

Re-designation Application RLUB-20-01 1876 Huckleberry Road

Regional District of Central Okanagan Board Meeting
October 26, 2020

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

- To permit a secondary suite by re-designating the subject property from SH-2 Small Holdings 2 to SH-2s Small Holdings 2 (Secondary Suite)



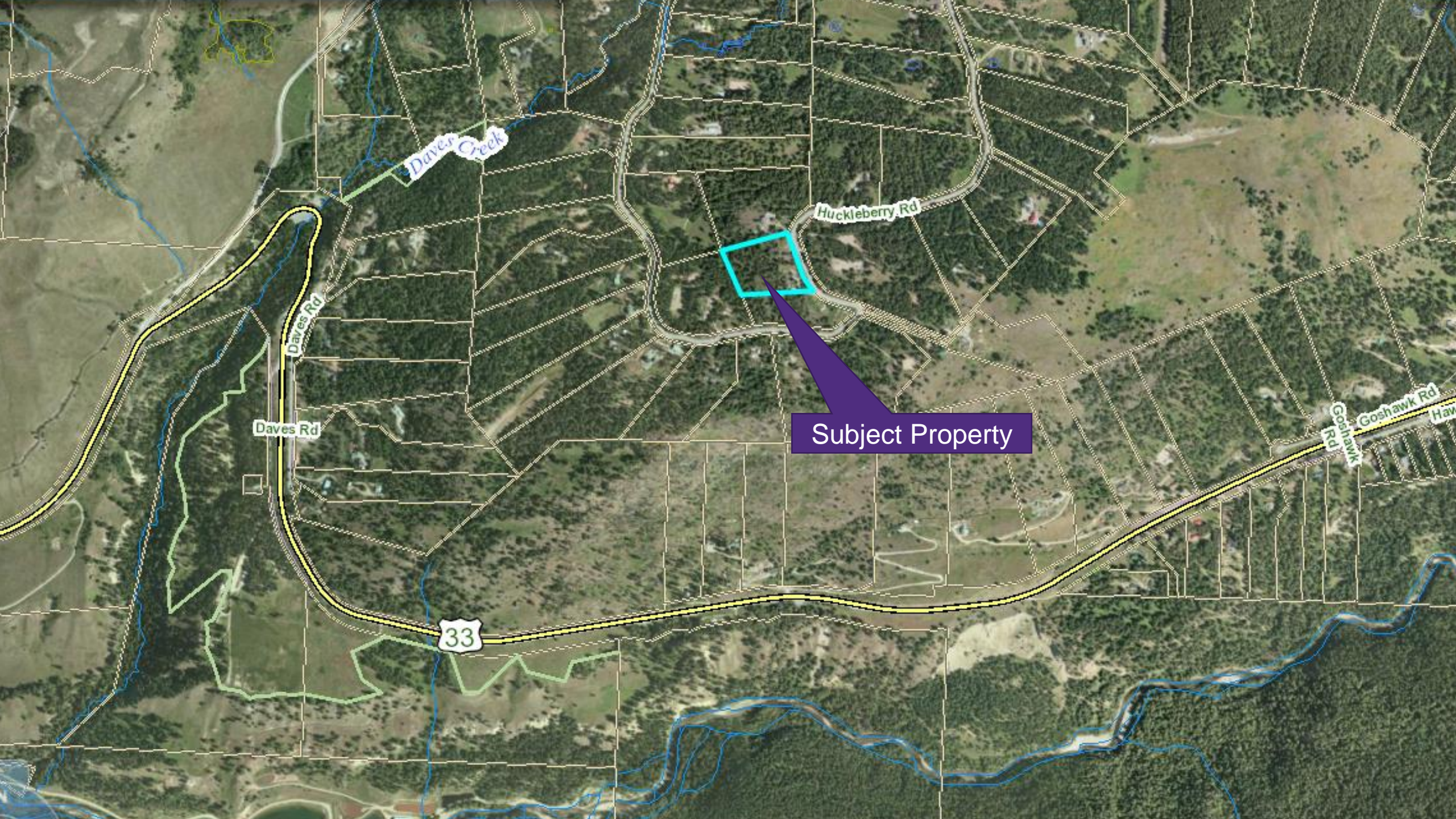
Subject Property

Davey Creek

33

Mission Creek

Mesa



Daves Creek

Huckleberry Rd

Daves Rd

Daves Rd

33

Subject Property

Goshawk Rd

Goshawk Rd

Haw

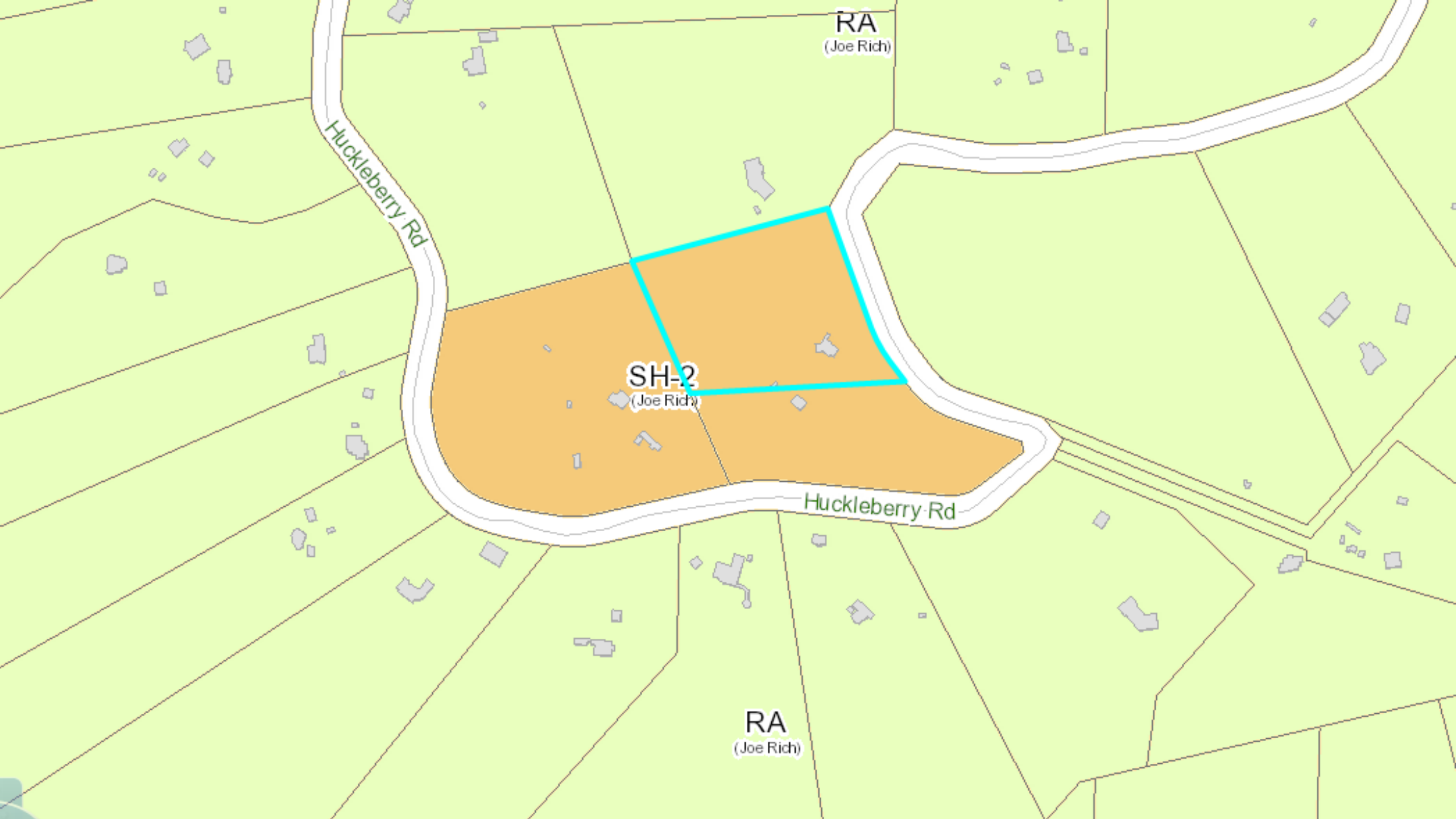


Davis Creek

Huckleberry Rd

Huckleberry Rd

Subject Property



RA
(Joe Rich)

Huckleberry Rd

SH-2
(Joe Rich)

Huckleberry Rd

RA
(Joe Rich)



pl 47086

Huckleberry Rd

1848

1843

Subject Property

pt 31351

1876

EPP35478

pl 48657

1898



Background

- Building Permits:
 - Single family dwelling
 - Accessory building with a loft
 - Addition connecting accessory building and single family dwelling

Proposal

- Legalize an existing secondary suite within the existing single detached house

Inspections Services

- Change of occupancy required
- Technical requirements will be addressed through the re-designation and building permit process
- Existing barn constructed without building permit and does not meet required side setback

Development Permit Areas

- no build/ no disturb covenant registered on title
- Owner must conform to covenant
- Development Permit not required

Public Notification

- Zero (0) letters of opposition
- Zero (0) letters of support



Recommendation

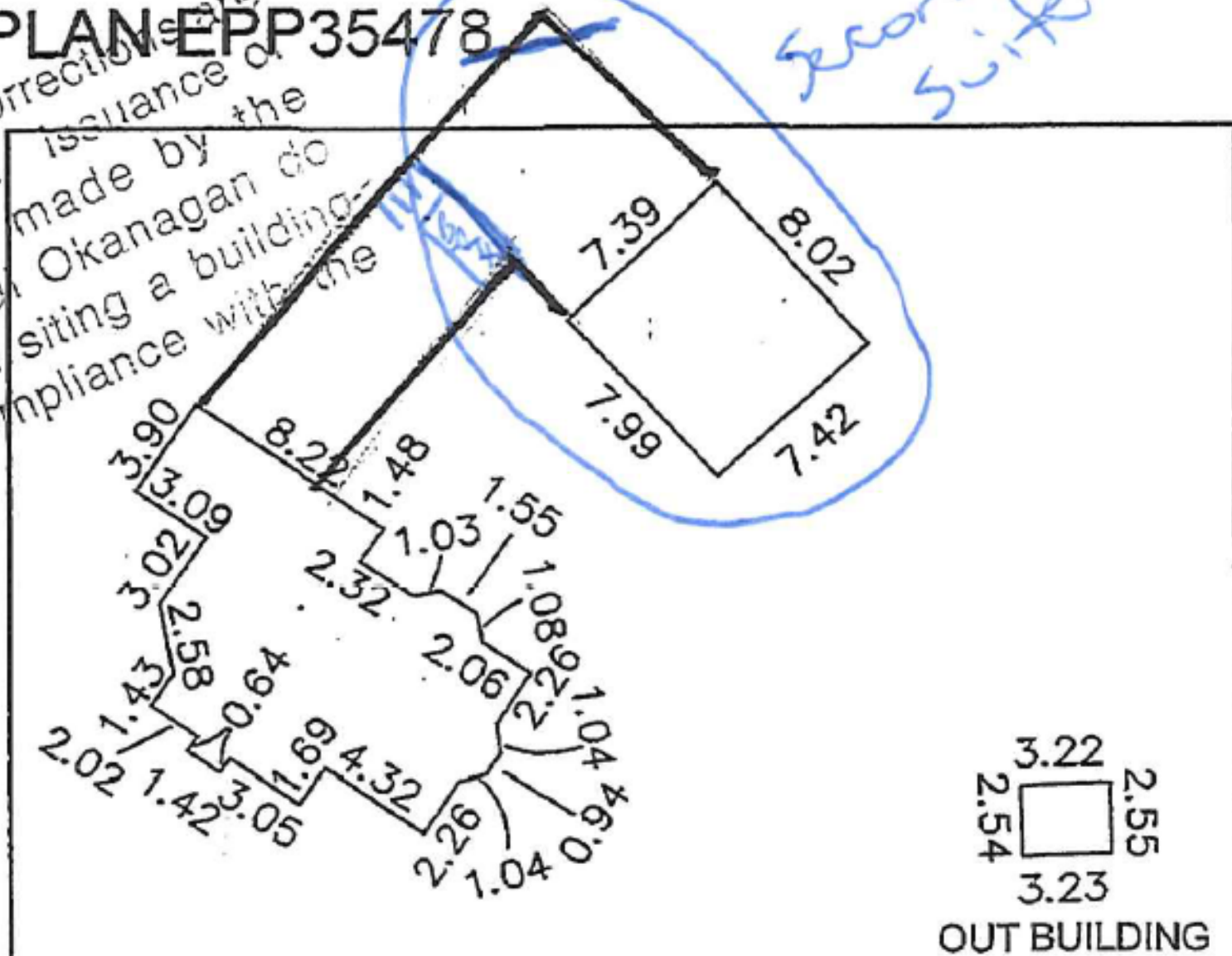
THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-23 for N. Dray located at 1876 Huckleberry Road be given first reading;

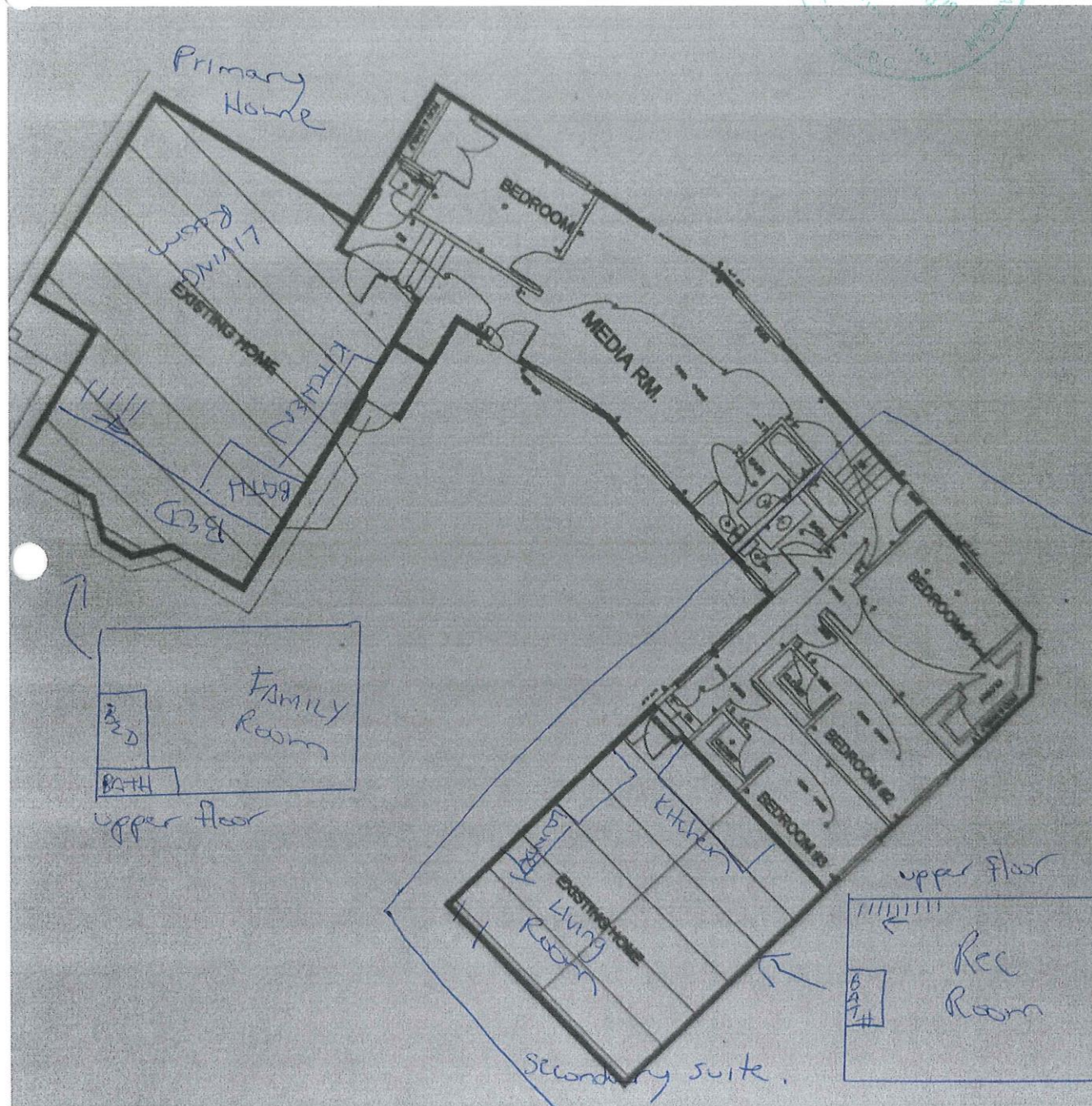
AND FURTHER THAT application RLUB-20-01 be scheduled for a Public Hearing.

OF LOCATION OF
 YD, PLAN EPP35478

*secondary
 suite*

check correction
 a permit issuance of
 ections made by the
 Central Okanagan do
 er from siting a building
 it in compliance with the
 WS.





Alternative Recommendation

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-23 is not given first reading.

Changes to the BC Building Code

- Recently adopted changes regarding secondary suites:
 - No limit to floor space of a secondary suite;
 - No limit to the percentage distribution of the secondary suite to the habitable space of the building;
 - Increasing the types of buildings where secondary suites are allowed;
 - Increasing fire safety and alignment with the National Building Code.

BCBC Definition of Secondary Suite

- Secondary suite means a self-contained dwelling unit located within a building or portion of a building:
 - Completely separated from other parts of the building by a vertical fire separation that has a fire-resistance rating of not less than 1 hour and extends from the ground or lowermost assembly continuously through or adjacent to all storey and spaces including services spaces of the separated portions;
 - Of only residential occupancy that contains only one of dwelling unit and common spaces; and,
 - Where both dwelling units constitute a single real estate entity.