

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

Regional District of Central Okanagan Board Meeting
November 23, 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

pl 47086

Huckleberry Rd

1848

1843

1876

pt 31551

EPP35478

1898

pl 48657





Background

- Received first reading on October 26, 2020
- Public Hearing held on November 23, 2020
- Legislative requirements met
- MOTI approval of bylaw not required

Recommendation

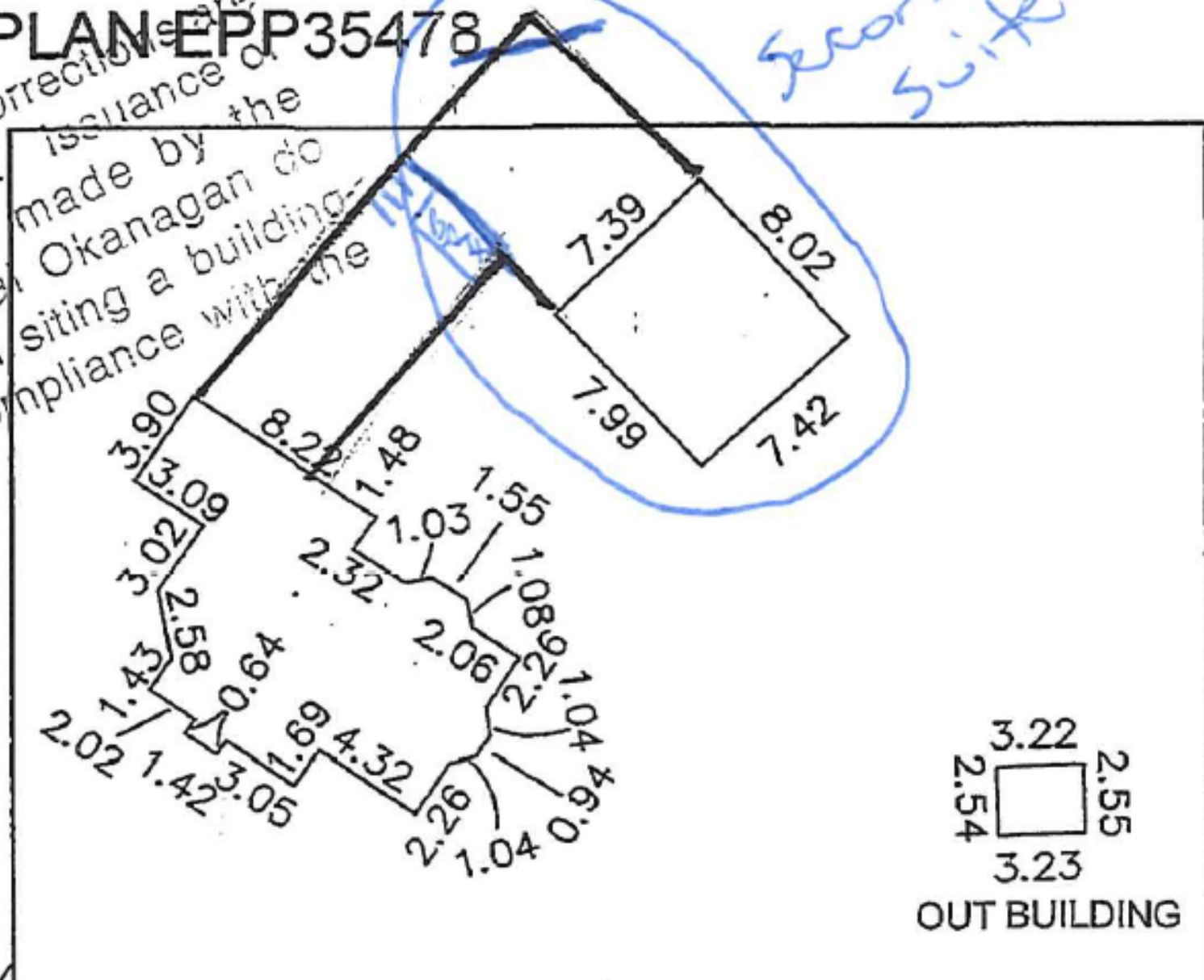
THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-23 for N. Dray (owner) located at 1876 Huckleberry Road be given second and third readings;

AND FURTHER THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-23 be adopted.

OF LOCATION OF YD, PLAN EPP35478

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

*secondary
 suite*



3.22
 2.55
 3.23
 2.54
 OUT BUILDING

LAND SURVEYOR'S CERTIFICATE OF LOCATION OF A, SECTION 14, TOWNSHIP 27, ODYD, PLAN EPP35478

KLEBERRY ROAD, KELOWNA

ation of improvement(s) named
of the described parcel.

exclusive use of the client named

om Land Title Office records.

efine property lines or corners.

signatory accept no responsibility
is and liabilities for:

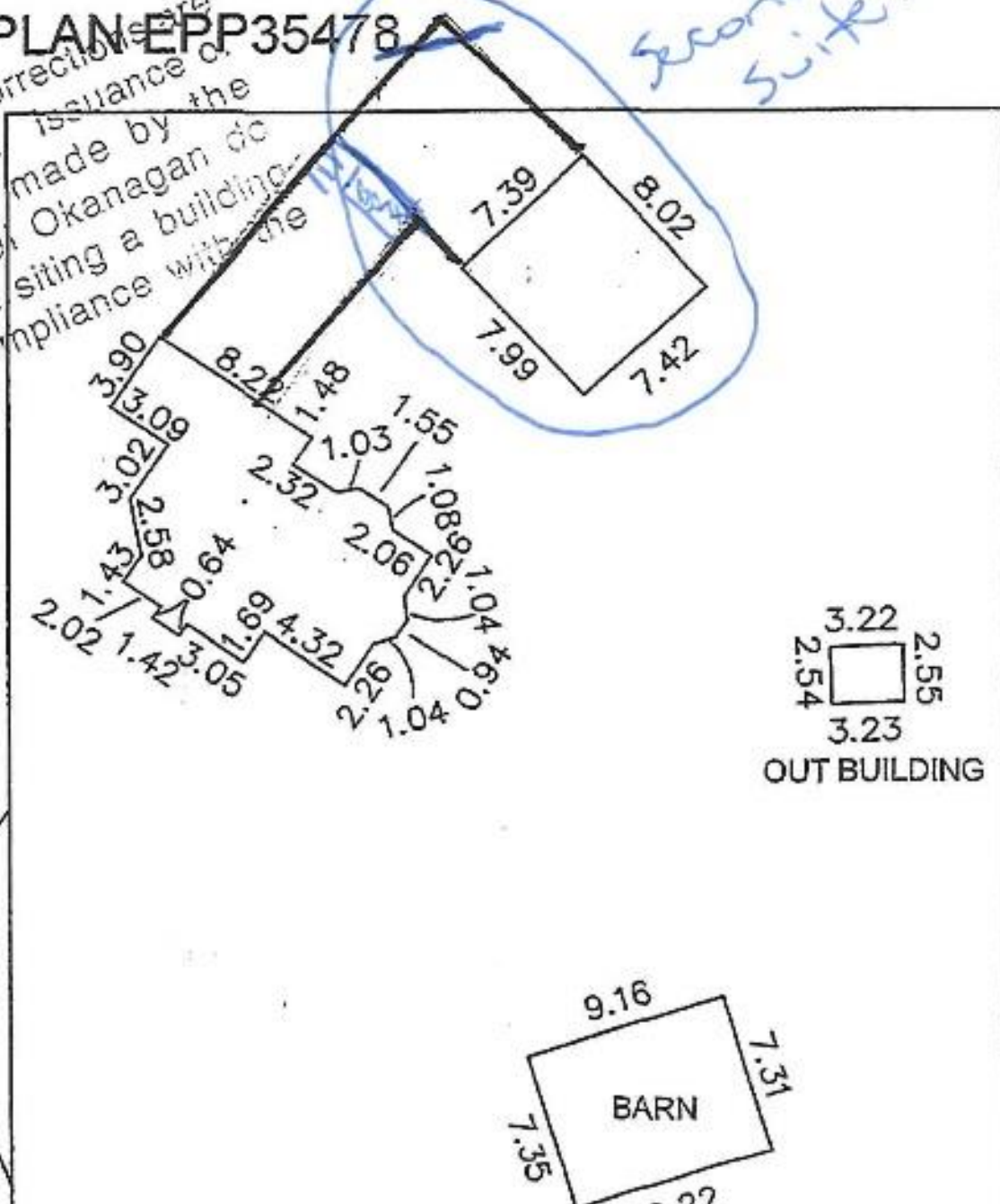
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copy, reproduce, transmit or alter this
the express written consent of

decimals thereof.

These design and plan check corrections are
accepted for a building permit
a permit and inspections made by the
Regional District of Central Okanagan do
not relieve an owner from siting a building
and constructing it in compliance with the
appropriate bylaws.



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.