



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: April 26, 2021

SUBJECT: Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 (RLUB-20-02)
K. & P. Bartha, 8991 Highway 33 E
Central Okanagan East Electoral Area

Voting Entitlement: *Custom Vote—Electoral Areas & Kelowna Area—1 Director, 1 Vote – Simple Majority*

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).

Executive Summary:

The owners of 8991 Highway 33 E would like to add a secondary suite within their single detached house. The parcel is currently designated SH-2 Small Holdings 2, which does not permit a secondary suite. All technical requirements will be addressed in conjunction with the bylaw amendment and Building Permit process. Since first reading of Joe Rich Rural Land Use Bylaw No. 1195-24, the applicants have applied for and received approval of a Controlled Access Permit from the Ministry of Transportation and Infrastructure.

RECOMMENDATION:

THAT Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 be given second and third readings;

AND FURTHER THAT final adoption be withheld pending:

- approval of the bylaw by the Ministry of Transportation and Infrastructure.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Todd Cashin".

Todd Cashin
Director of Community Services

Approved for Board's Consideration

A handwritten signature in black ink, appearing to read "Brian Reardon".

Brian Reardon, CAO

Prepared by: Danika Dudzik, Senior Planner

Implications of Recommendation:

Strategic Plan:	Granting further readings of the bylaw amendment achieves the Regional Board Strategic Priorities 2019-2022 with respect to “Sustainable Communities”.
Policy:	Granting further readings of the bylaw amendment complies with: <ul style="list-style-type: none">• Regional Growth Strategy Bylaw No. 1336• Joe Rich Rural Land Use Bylaw No. 1195
Legal/Statutory Authority:	Granting further readings of the bylaw amendment is in compliance with <i>Local Government Act</i> , Sections 457 and 479.

Background:

Joe Rich Rural Land Use Bylaw (RLUB) Amendment No. 1195-24 received first reading on January 25, 2021, and a Public Hearing was held on April 26, 2021, prior to the regular Board Meeting.

The property is located within 800 metres of a Controlled Access Highway. As such, the bylaw must be forwarded to the Ministry of Transportation and Infrastructure (MOTI) for signature after it has achieved 3rd reading. Since first reading, the applicants have applied for and received approval of a Controlled Access Permit from MOTI.

Planning staff recommends that Joe Rich RLUB Amendment No. 1195-24 be given second and third readings.

Alternative Recommendation:

Based on staff’s analysis of the application and feedback received to date, staff does not propose an alternative recommendation.

Considerations not applicable to this report:

- *Financial Considerations*
- *Organizational Issues*
- *External*

Attachment:

- Joe Rich RLUB Amendment No. 1195-24