

Minutes of the PUBLIC HEARING of the Regional District of Central Okanagan held in the Regional District's Woodhaven Boardroom, 1450 KLO Road on Monday, April 26, 2021

Directors: J. Baker (District of Lake Country)
M. Bartyik (Central Okanagan East)
C. Basran (City of Kelowna)
W. Carson (Central Okanagan West Electoral Area) *(via electronic attendance)*
M. DeHart (City of Kelowna)
C. Fortin (District of Peachland) *(via electronic attendance)*
G. Given (City of Kelowna)
C. Hodge (City of Kelowna) *(via electronic attendance)*
G. Milsom (City of West Kelowna) *(via electronic attendance)*
B. Sieben (City of Kelowna) *(via electronic attendance)*
L. Stack (City of Kelowna) *(via electronic attendance)*
L. Wooldridge (City of Kelowna) *(attended electronically)*
J. Coble (Westbank First Nation) *(via electronic attendance)*

Absent: S. Johnston (City of West Kelowna)

Staff: B. Reardon, Chief Administrative Officer
T. Cashin, Director of Community Services
D. Dudzik, Senior Planner
M. Drouin, Manager Corporate Services (recording secretary)

Chair Given brought the Public Hearing to order at 7:00 p.m. and acknowledged that this Public Hearing is being held on the traditional territory of the Syilx/Okanagan Peoples.

Roll call was taken as some board members were in attendance electronically due to physically distancing for COVID-19 pandemic.

In accordance with Provincial Health Officer Orders regarding gatherings and events, the public is currently not permitted to attend Public Hearings in-person. Participation by the applicant and any members of the public will be by electronic means only and confirmed no later than 4:00 p.m. on April 26. As an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.

This Special Meeting is being held for the purpose of considering amendments to the RDCO Zoning Bylaw No. 871 and the Joe Rich Rural Land Use Bylaw No. 1195.

The Public Hearing was advertised (pursuant to the *Local Government Act*) in the Kelowna Capital News on Thursday, April 15 and April 22, 2021.

In accordance with Development Applications Procedure Bylaw No. 944 'Notice of Application' signs were posted on the subject properties.

No decision will be made at the Hearing, but the entire proceedings will be considered by the Regional Board at a subsequent meeting.

The Chair introduced the following bylaw:

1. **APPLICANT:** M. Basra
(RDCO File: Z20/06) Zoning Amendment Bylaw No. 871-264
Received First Reading: January 25, 2021
(Central Okanagan East Electoral Area)

To amend the zoning from A1 Agricultural to A1s Agricultural (Secondary Suite), Lot 1, District Lot 121, ODYD, Plan 15442, located adjacent to Black Road (Central Okanagan East Electoral Area)

Staff:

Staff report outlined the application. Staff presented the amendment to the bylaw.

The owner proposes to add a secondary suite within the single detached house currently under construction. The parcel is currently zoned A1 Agricultural, which does not permit a secondary suite. The property is within the Agricultural Land Reserve however, restrictions on the use of agricultural land contained within the *Agricultural Land Commission Act* and the Agricultural Land Reserve Use Regulation do not apply to the parcel. All technical requirements will be addressed in conjunction with the zoning amendment and building permit process.

The property is located within the Ellison Fire Protection Area and is serviced by Glenmore Ellison Irrigation District and on-site sewerage disposal system.

Agency referrals were highlighted.

Letter of opposition received:

- An objection from an adjacent property owner regarding the siting of the dwelling.

Two letters of support have been received.

Board:

There were no questions by the Board.

Public:

The applicant did not have any comments to add to the report. There were no members of the public who registered to speak.

There were no further comments and the Public Hearing for this application was terminated at 7:10 p.m.

2. **APPLICANT:** K. & P. Bartha

Joe Rich Rural Land Use Bylaw No. 1195-24
(RDCO File: RLUB-20-02)
Received First Reading: January 25, 2021
(Central Okanagan East Electoral Area)

To amend the land use designation from SH-2 Small Holdings 2 to SH-2s Small Holdings 2 (Secondary Suite) on Lot A, District Lot 4051, ODYD, Plan 34622, located adjacent to Highway 33. E. (Central Okanagan East Electoral Area)

Staff:

Staff report dated November 23, 2020 outlined the application. Staff presented the amendment to the bylaw.

The owners of 8991 Highway 33 E propose 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.

The property is currently developed with one single detached house and accessory structures (barns and out buildings).

The property is serviced by a private water source and the Joe Rich Fire Department.

Agency referrals were highlighted.

No letters of opposition have been received. One letter of support was received.

Board:

A question was raised regarding the size of the secondary suite. Staff noted there is no regulation in terms of size of the secondary suite.

Public:

The applicant did not have any comments to add to the report. There were no members of the public who registered to speak.

This application was terminated and the Public Hearing closed at 7:21 p.m.

CERTIFIED TO BE TRUE AND CORRECT

G. Given (Chair)

B. Reardon (Director of Corporate Services)