



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: May 31, 2021

SUBJECT: Zoning Amendment Bylaw No. 871-264 (Z20/06)
M. Basra, 4379 Black Road
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 rezoning the subject property from A1 Agricultural to A1s Agricultural (Secondary Suite).

Executive Summary:

The owner of 4379 Black Road would like to add a secondary suite within the single detached house currently under construction. All technical requirements will be addressed in conjunction with the Building Permit process.

Zoning Amendment Bylaw No. 871-264 received first reading on January 25, 2021. A Public Hearing was held on April 26, 2021, and second and third readings were granted the same evening. All the requirements identified by the Regional Board for final consideration of the amendment bylaw have been satisfied.

RECOMMENDATION:

THAT Zoning Amendment Bylaw No. 871-264 be adopted.

Respectfully Submitted:

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

Todd Cashin
Director of Community Services

Approved for Board Consideration

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

Brian Reardon, CAO

Prepared by: Danika Dudzik, Senior Planner

Strategic Plan:	Approval of the amendment bylaw achieves the Regional Board Strategic Priorities 2019-2022 with respect to “Sustainable Communities”.
Policy:	Approval of the amendment bylaw complies with: <ul style="list-style-type: none">• Regional Growth Strategy Bylaw No. 1336• Ellison Official Community Plan Bylaw No. 1124
Legal/Statutory Authority:	Approval of the amendment bylaw is in compliance with <i>Local Government Act</i> , Section 479.

Background:

Zoning Amendment Bylaw No. 871-264 received first reading on January 25, 2021. A Public Hearing was held on April 26, 2021, and second and third readings were granted the same evening.

The subject 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 under s. 23(1) of the ALC Act.

The Regional Board directed that final consideration be withheld pending receipt of a registered covenant on title recognizing the location of the subject property within an area that is actively farmed. A covenant has been prepared and registered.

Conclusion:

All the requirements identified by the Regional Board for final consideration of the bylaw amendment have been satisfied; therefore, Planning staff recommends that Zoning Amendment Bylaw No. 871-264 be adopted.

Considerations not applicable to this report:

- *Financial Considerations*
- *Organizational Issues*
- *External*
- *Alternative Recommendation*

Attachment:

- Zoning Amendment Bylaw No. 871-264