



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: May 31, 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. All technical requirements will be addressed in conjunction with the Building Permit process.

Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 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 Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 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

Implications of Recommendation:

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• Joe Rich Rural Land Use Bylaw No. 1195
Legal/Statutory Authority:	Approval of the amendment bylaw is in compliance with <i>Local Government Act</i> , Sections 457 and 479, and <i>Transportation Act</i> , Section 52.

Background:

Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 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 Regional Board directed that final consideration be withheld pending Ministry of Transportation and Infrastructure (MOTI) approval of the amendment bylaw. MOTI approved Joe Rich Rural Land Use Amendment Bylaw No. 1195-24.

Conclusion:

All the requirements identified by the Regional Board for final consideration of the bylaw amendment have been satisfied; therefore, Planning staff recommends that Joe Rich Rural Land Use Amendment Bylaw No. 1195-24 be adopted.

Considerations not applicable to this report:

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

Attachment:

- Joe Rich Rural Land Use Amendment Bylaw No. 1195-24