



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: May 31, 2021

SUBJECT: Zoning Amendment Bylaw No. 871-267 (Z21/02)
J. & S. White (owners/applicants)
7155 Dunwaters Road, Central Okanagan West Electoral Area

Voting Entitlement: *Customer Vote – Electoral Areas – 1 Director, 1 Vote*

Purpose: To permit a secondary suite by rezoning the subject property from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite).

Executive Summary:

The owners of Lot 63, District Lot 3842, ODYD, Plan 16594, would like to add a secondary suite within a single detached house. The parcel is currently zoned R1 Single Detached Housing, which does not permit a secondary suite. All technical requirements will be addressed in conjunction with the zoning amendment and building permit process.

Interior Health Authority has expressed concerns regarding the size of the parcel and long-term viability of the property for sewage disposal. The Advisory Planning Commission (APC) also expressed concerns regarding small lot size and setting precedent for zoning amendments for secondary suites in the Fintry neighbourhood. Based on the proposal and supporting technical documentation, servicing requirements for water and wastewater are addressed as required in the Zoning Bylaw, and therefore Planning Services staff are supportive of the application.

RECOMMENDATION:

THAT Zoning Amendment Bylaw No. 871-267 for J. & S. White located at 7155 Dunwaters Road, Lot 63, District Lot 3842, ODYD, Plan 16594, 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 Consideration

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

Brian Reardon, CAO

Prepared by: Michael Czarny, 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 reading of the bylaw amendment complies with: <ul style="list-style-type: none">• Regional Growth Strategy Bylaw No. 1336• Rural Westside Official Community Plan No. 1274
Legal/Statutory Authority:	Granting further readings of the bylaw amendment is in compliance with the <i>Local Government Act</i> , Section 479.

Background:

Zoning Amendment Bylaw No. 871-267 received first reading on March 29, 2021, and a Public Hearing was held on May 31, 2021, prior to the regular Board Meeting.

The subject 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.

Planning staff recommends that Zoning Amendment Bylaw No. 871-267 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*
- *Organizations Issues*
- *External*

Attachment(s):

- Zoning Amendment Bylaw No. 871-267