

**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, May 31, 2021**

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

Absent: S. Johnston (City of West Kelowna)

Staff: B. Reardon, Chief Administrative Officer  
T. Cashin, Director of Community Services  
M. Czarny, Planner  
D. Dudzik, Senior Planner  
J. Foster, Director of Communication & Information Services  
C. Griffiths, Director of Corporate Services  
D. Komaike, Director of Engineering Services  
S. Horning, Supervisor-Corporate Services (recording secretary)

Chair Given brought the Public Hearing to order at 7:01 p.m. and acknowledged that this Public Hearing is being held on the traditional territory of the Syilx/Okanagan Peoples.

*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 May 31. As an open meeting, a live audio-video feed is being broadcast and recorded on rdco.com.*

A moment of silence was observed to honour the 215 lives that were lost and recently discovered at the site of the Kamloops Residential School.

Chair Given read a statement acknowledging the tragic news of the discovery of the burial site on the Kamloops Residential School property. Flags at Regional District facilities will remain at half mast as a symbol of remembrance of this heart-rending discovery and in support of a more inclusive and caring community for our indigenous members.

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

This Special Meeting is being held for the purpose of considering amendments to the RDCO Zoning Bylaw No. 871.

The Public Hearing was advertised (pursuant to the *Local Government Act*) in the Kelowna Daily Courier on Saturday, May 22, 2021 and Tuesday, May 25, 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. **OWNER/APPLICANT:** L & D Ketler  
(RDCO File: Z21/01) Zoning Amendment Bylaw No. 871-266  
Received First Reading: March 29, 2021  
(Central Okanagan East Electoral Area)

To amend Zoning Bylaw No. 871 to permit an accessory home on a parcel less than 3.8 ha (9.4 acres) on Lot 7, District Lot 121, ODYD, Plan 21785 located adjacent to Lindley Road, Whelan Road, and Old Vernon

**Staff:**

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

The applicants are requesting approval of a site-specific rezoning application that will permit an additional dwelling on the subject property. The property is within the Agricultural Land Reserve however, in accordance with s. 32 of the ALR Use Regulation, a property in the ALR may have a manufactured home as an additional residence. All technical requirements will be addressed in conjunction with the zoning amendment and Building Permit process.

The existing single detached homes is currently serviced by Glenmore-Ellison Irrigation District and an existing well can provide potable water to the proposed accessory home.

The property is located within the Airport zoning regulations under the *Aeronautics Act* regulated by Transport Canada.

Agency referrals were highlighted.

No letters of opposition have been received.

Nine (9) letters of support have been received.

**Board:**

A question was raised regarding the location of the original structure. Staff confirmed that the accessory building will be constructed where the original structure was located.

A question was raised regarding the agricultural plan referred to in the report. Staff clarified the intent of the agricultural plan.

**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 7:20 p.m.

2. **OWNER/APPLICANT:** J & S White

(RDCO File: Z21/02) Zoning Amendment Bylaw No. 871-267  
Received First Reading: March 29, 2021  
(Central Okanagan East Electoral Area)

To amend the zoning from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite) on Lot 63, District Lot 3842, ODYD, Plan 16594 located adjacent to Dunwaters Road (Central Okanagan East Electoral Area)

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

The owner 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.

The subject property is currently vacant. The owners intend to develop the site by constructing a single detached house with a secondary suite.

The property is located in the community of Fintry and within the North Westside Road Fire Protection Area.

This parcel will be serviced by the RDCO's Upper Fintry – Shalal Road – Valley of the Sun community water distribution system and an on-site sewerage disposal system is proposed.

Agency referrals were highlighted.

No letters of opposition or support have been received.

**Board:**

A question was raised regarding the number of bedrooms being proposed. Staff advised that the number of bedrooms is three (3).

**Public:**

The Applicant appeared by telephone conference and confirmed that there will be three (3) bedrooms.

The Applicant responded to a question from the Board regarding on-site parking and confirmed that there is adequate on-site parking as the property is over 160 feet wide. The Applicant also advised that a safe water practitioner designed the septic system field to ensure that there is adequate room for the septic system.

There were no members of the public who registered to speak.

There were no further comments and the application was terminated and the Public Hearing closed at 7:31 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**

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G. Given (Chair)

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B. Reardon (Chief Administrative Officer)

/slh