



Agenda No: 6.4

Mtg. Date: October 26, 2015

Regional Board Report

TO: Regional Board

FROM: Ron Fralick
Manager of Planning

DATE: October 19, 2015

SUBJECT: Zoning Amendment Bylaw No. 871-230
Application Z15/04 (R. & K. Ensign)
Lot 1, Plan KAP91594, District Lot 1380, ODYD (4508 Trepanier Road)

Purpose:

To amend the zoning on the subject property from RU3 Rural 3 to RU3s Rural 3 (Secondary Suite). In accordance with the bylaw amendment, the owners intend to develop a legal suite within the proposed single detached house.

Executive Summary:

All technical requirements will be addressed in conjunction with the zoning amendment and Building Permit process. The Ministry of Transportation and Infrastructure approved Zoning Amendment Bylaw No. 871-230.

RECOMMENDATION:

THAT Zoning Amendment Bylaw No. 871-230, application Z15/04, be adopted.

Respectfully Submitted:

R. Fralick, MCIP, RPP
Manager of Planning

C. Radford
Director of Community Services

Prepared by: Janelle Taylor, Planner 1

Approved for Board's Consideration

Brian Reardon, CAO

Implications of Recommendation:**Strategic Plan:**

The RDCO Strategic Plan Vision 2020 – Planning for the Future articulates the need for, or value in, a regional role in setting affordable housing policies.

Policy:

The issue of secondary suites was discussed at the May 12, 2004, Planning and Environment Committee meeting. The Committee recommended that the provision of secondary suites continue to be supported in all applicable zones subject to meeting technical requirements (ie: on-site parking, sewage disposal, water supply, etc.).

Brent Road/Trepanier Official Community Plan Bylaw No. 1304, Section 6.2, Policy No. P7 states, “secondary suites are recognized as an appropriate form of infill housing that provides affordable rental/special needs housing options without a significant impact on the character of a neighbourhood.”

Regional Growth Strategy Bylaw No. 1336, Policy No. 3.2.6.1 “Preserve and enhance existing neighbourhoods through encouragement of a variety of housing types, densities, choices and affordability”.

Legal/Statutory Authority:

In accord with Section 791 of the Local Government Act (Voting on Resolutions and Bylaws), all resolutions and every reading and the adoption, amendment or repeal of all bylaws must be decided by a majority of the votes cast, and in accord with all applicable provisions. Voting on the bylaw amendment lies with all Directors.

Background:

Zoning Amendment Bylaw No. 871-230 received first reading August 24, 2015, a Public Hearing was held on September 28, 2015, and second and third readings granted the same evening.

At time of considering 2nd and 3rd readings, the Board was advised that the property is located within 800 metres of a Controlled Access Highway and that Ministry of Transportation and Infrastructure (MOTI) approval of the Zoning Amendment Bylaw is required after 3rd reading pursuant to Section 52(3)(a) of the *Transportation Act*.

Conclusion:

The Ministry of Transportation and Infrastructure approved Zoning Amendment Bylaw No. 871-230 on October 1, 2015. Planning staff recommends that the amending bylaw be adopted.

Attachment(s):

Bylaw No. 871-230

Considerations not applicable to this report:

- Financial Considerations
- Alternatives
- Organizational Issues
- External Implications

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 871-230

A Bylaw to Amend Regional District of Central Okanagan Zoning Bylaw 871, 2000

WHEREAS the Regional Board of the Regional District of Central Okanagan is desirous of amending Zoning Bylaw No. 871 under the provisions of the Local Government Act.

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan, in an open meeting enacts as follows:

1. This bylaw shall be cited as Regional District of Central Okanagan Zoning Amendment Bylaw No. 871-230.
2. That the Regional District of Central Okanagan Zoning Bylaw No. 871, 2000 is hereby AMENDED by changing the zoning on Lot 1, Plan KAP91594, District Lot 1380, ODYD as shown on Schedule 'A' attached to and forming part of this bylaw from RU3 Rural 3 to RU3s Rural 3 (Secondary Suite).
3. That the Regional District of Central Okanagan Zoning Bylaw map being Schedule 'B' of the bylaw be AMENDED to depict the change.

READ A FIRST TIME this 24th day of August 2015

PUBLIC HEARING HELD PURSUANT TO THE LOCAL GOVERNMENT ACT this 28th day of September 2015

READ A SECOND TIME this 28th day of September 2015

READ A THIRD TIME this 28th day of September 2015

Approved under the Transportation Act this _____ day of _____

Approved pursuant to section 52(3)(a) of the Transportation Act
this 1 day of October, 20 15
Sudrie Henry
for Minister of Transportation

Ministry of Transportation & Infrastructure


ADOPTED this _____ day of _____

Chairman

Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Zoning Bylaw No. 871-230 as read a third time by the Regional District of Central Okanagan the 28th day of September 2015

Dated at Kelowna, this 29th day of September 2015



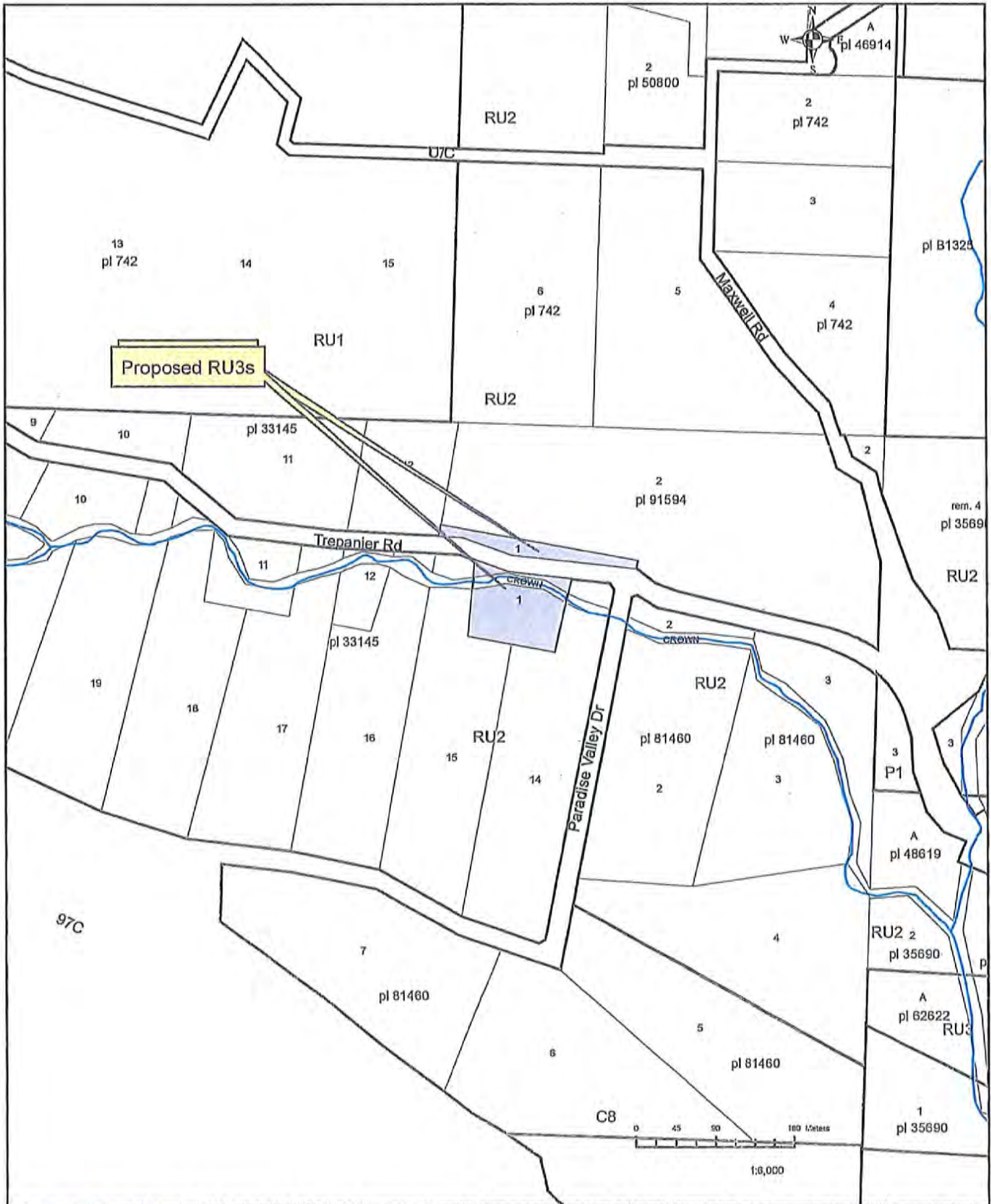
Director of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Zoning Bylaw No. 871-230 which was Adopted by the Regional District of Central Okanagan on the _____ day of _____

Dated at Kelowna, this _____ day of _____

Director of Corporate Services

SCHEDULE 'A'



I hereby certify this to be a true and correct copy of Schedule 'A' as described in Bylaw No. 871-230 and read a third time by the Regional District of Central Okanagan on the 28th day of September 2015

Blessie R. Reddon
 Director of Corporate Services