

**Minutes of the PUBLIC HEARING of the Regional District of Central Okanagan held in the Woodhaven Board Room, Regional District Offices of Kelowna on Monday, June 25, 2012**

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Directors:

J. Baker (District of Lake Country)  
C. Basran (City of Kelowna)  
A. Blanleil (City of Kelowna)  
J. Edgson (Central Okanagan West Electoral Area)  
K. Fielding (District of Peachland)  
D. Findlater (District of West Kelowna)  
G. Given (City of Kelowna)  
W. Gray (City of Kelowna)  
P. Hanson (Central Okanagan East Electoral Area)  
R. Hobson (City of Kelowna)  
D. Ophus (District of West Kelowna)  
G. Zimmermann (City of Kelowna)

Staff:

M. Rilkoff, Deputy Chief Administrative Officer  
R. Fralick, Current Manager of Planning  
D. Plamondon, Director of Development Services  
B. Smith, Communications  
M. Drouin, Corporate Services Coordinator (recording secretary)

Chair Hobson brought the Public Hearings to order at 7:00 p.m.

Chair Hobson advised that this Special Meeting is being held for the purpose of considering amendments to the Ellison Official Community Plan Bylaw No. 1124, 2006 RDCO Zoning Bylaw No. 871, 2000 and Joe Rich Rural Land Use Bylaw No. 1195, 2007.

The Public Hearing was advertised on Friday, June 15 and Tuesday, June 19, 2012 in the Kelowna Capital News and an information notice was also placed in the Kelowna Daily Courier on Tuesday, June 19, 2012. A consultation notice was placed in the Capital News on Friday, June 8, 2012, along with a Notice of Proposed OCP Amendment in the Kelowna Daily Courier on Friday, June 8, 2012.

In accordance with Development Applications Procedure Bylaw No. 944 "Notice of Application" signs were also posted on the subject properties.

Chair Hobson stated that the role of the Regional Board is to hear representation from those persons who wish to provide comments regarding the proposed bylaw. Everyone who wishes to speak shall be given the opportunity to be heard. No one will be, or should feel, discouraged or prevented from making his or her views known. He added that it is important that all who speak at this meeting restrict their remarks to matters contained in the bylaw and it is his responsibility as Chair of this meeting to ensure that all remarks are so restricted.

He further noted that members of the Regional Board may if they so wish, ask questions following the presentation, however noted that the main function of the Regional Board members this evening is to listen to the views of the public. It is not the function of the Regional Board at this Public Hearing to debate the merits of the proposed bylaws with individual citizens.

No decision will be made at the Hearing, but the entire proceedings will be considered by the Regional Board at a subsequent meeting.

Submissions regarding the proposed bylaw may be received prior to or at this Hearing.

No further information or representations can be considered by the Regional Board after the Public Hearing is terminated.

The Chair introduced the following bylaw:

**APPLICANT:** Regional District of Central Okanagan

Joe Rich Rural Land Use Amendment Bylaw No. 1195-06  
Received First Reading April 12, 2012  
(Central Okanagan East Electoral Area)

**APPLICATION:** The proposed text amendments are primarily housekeeping and administrative, intended to ensure that the bylaw remains consistent with Board policy and direction, interpretation issues are corrected and development trends are reflected. One of the amendments includes introduction of the secondary suite provisions.

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Staff outlined the rationale for the proposed amendments, including:

- Components of the bylaw regarding secondary suites is intended to bring the Rural Land Use Bylaw into conformance with provisions of Zoning Bylaw No. 871.
- Inclusion of the secondary suite section does not allow outright approval for secondary suites; it simply will allow landowners to make application for a secondary suite within specified rural residential land use designations. Each application would be reviewed and assessed on its own merits with final approval at discretion of the Regional Board. This is the identical process followed under Zoning Bylaw No. 871.
- Secondary suites are an appropriate form of infill housing that provides affordable housing options without a significant impact on the character of a neighbourhood.
- The remainder of the amendments are proposed by staff to ensure that the bylaw remains consistent with Regional Board policy, interpretation issues are corrected and development trends are reflected.
- There is no data that provides an accurate assessment of the water consumption differences for a single family residence versus consumption of water for secondary suites, particularly where the water source is not from a community water system.
- Properties that are currently designated LH Large Holdings, RA Rural Acreage, SH-1 Small Holdings 1, SH-2 Small Holdings 2, and CR Country Residential on Schedule 'B' Land Use Designations of the Joe Rich RLUB would meet the criteria to allow for consideration of a secondary suite. The number of lots in the Joe Rich area with these designations is 481. RDCO staff estimates that there are approximately 473 residential dwellings that currently exist on these properties (based on addressing information).

Staff advise that subsequent to introduction of the secondary suite provision into Zoning Bylaw No. 871 in August of 2000, the Board considered and approved a total of only eight (8) secondary suites within the Central Okanagan West and Central Okanagan East Electoral Areas (not including lands within the Joe Rich RLUB). Based on the number of secondary suite applications considered over the twelve year period for all of the other rural areas within the Regional District, it is believed that introduction of this provision into the Joe Rich RLUB will not trigger a proliferation of applications for secondary suites and therefore the overall impact on the aquifer should be minimal.

**Letters received:**

Subsequent to first reading and public notification, no correspondence has been received.

**Board:**

No questions.

**Gallery:**

P. Holman, 1230 Greystokes Road - supports secondary suite proposal. Has lived in the area for 37 years and wants to remain living in the area as they age and have family members live on the property as well. The bylaw would allow individuals to start the process.

Judy Saura, 6991 Hwy 33 East – supports secondary suites. Lives on a five acre property and would like to remain on the property and have other family member to live on property.

Jeff Holman, 12280 Greystokes – supports the secondary suite proposal.

**Board:**

Have staff looked at a similar process to the City of Kelowna's to consider secondary suite applications instead of going through a zoning process which includes a public hearing? As the area is rural with large lot sizes would it not be more suitable to allow secondary suites? Staff noted no they have not considered Kelowna's process and expressed concern that in Joe Rich, even with the large lot size, there is the concern whether water is viable in some areas. Rural areas have water supply issues unlike an urban area. Applicants would have to prove out the water supply and sewer with their application.

There were no further comments.

The Public Hearing was terminated and closed at 7:17 p.m.

The Chair introduced the following bylaw:

**OWNER:**

D. & L. Tulloch, V. Jefferies, D & G. Caruk

Ellison Official Community Plan Amendment Bylaw No. 1124-03  
Received first reading: May 28, 2012  
(Central Okanagan East Electoral Area)

Zoning Amendment Bylaw No. 871-213 (Our file: Z12/03)  
Received first reading May 28, 2012  
(Central Okanagan East Electoral Area)

**APPLICATION:**

To amend the Ellison Official Community Plan Bylaw No. 1124 from Rural 4 Ha to Rural 2 HA and RDCO Zoning Bylaw No. 871 from RU2 Rural 2 to RU6 Small Holdings on Lot 1, Section 24, Township 23, and of Sections 19 and 30, Township 24, ODYD, Plan 40541 and Lot 4, Section 24, Township 23, and of Section 19, Township 24, ODYD, Plan 40540 located adjacent to Postill Lake Road.

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Staff outlined the amendments:

In accordance with the bylaw amendments, the applicants propose to subdivide the two properties to create two new lots each equalling or exceeding 2 ha in size.

The policy of the Ellison Official Community Plan indicates that any future subdivision in the Ellison hillsides must lie within a fire protection boundary. The properties are within the Ellison Fire Protection Area. One of the key policies to support 2 ha lot sizes within the Ellison Hillside Neighbourhood Plan Area is the provision of a community water supply system with ensured adequate water supply.

Approval of the OCP amendment/rezoning will not provide for any additional homes to be constructed on either of the properties as two residences currently exist on each parcel.

The application is not deemed to be precedent setting as the subject properties represent the only parcels within the Neighbourhood Plan Area that are connected to, and supplied with community water.

The applicant has submitted a letter from the Glenmore Ellison Improvement District noting there would be sufficient water for all four residences. The applicant agrees if there is an increase need for water supply they would be required to upgrade the water supply. Water supply meets the fire requirements.

Revised plan of subdivision has been submitted as requested at first reading.

**Letters received:**

Further to the Public Hearing notification process, a petition letter signed by four neighbouring property owners has been received indicating that they support the subdivision proposal.

**Applicant:**

Don Tulloch addressed the Board noting that they are in discussion with the Glenmore Ellison Improvement District and are renegotiating the water volume to work for all properties. The worst case scenario is they will have to settle for less and they are prepared to do that.

**Board:**

Are the surrounding neighbours in agreement with the bylaw amendment? As far as the applicant is concerned there is no opposition expressed. It is a very private neighbourhood.

**Gallery:**

No comments

There were no further comments.

The Public Hearing was terminated and closed at 7:27 p.m.

**CERTIFIED TO BE TRUE AND CORRECT**



R. Hobson (Chair)



P. Macklem (Chief Administrative Officer)