



Joe Rich Rural Land Use Bylaw Amendment

What is the Joe Rich Rural Land Use Bylaw (RLUB)?

The Joe Rich RLUB is a set of regulations and policies that govern the area located in the vicinity of Highway 33, east of the City of Kelowna. The RLUB is a bylaw which designates land uses for a rural area. It contains some of the elements of a zoning bylaw and an official community plan. A RLUB is intended to be a simple, comprehensive document for a rural area. Each land use designation has a set of regulations and permitted uses.

When a use or density is proposed on a specific property that does not meet the RLUB regulations, a RLUB amendment application may be submitted for consideration by the Regional Board.

How do RLUB Policies Affect an Application?

The RLUB also contains policies that provide a framework for making land use decisions. These policies help guide Regional Board decisions related to proposed amendments to the RLUB.

All development must conform to the relevant policies of the RLUB.

It is important to remember that the land use policies reflect the objectives of the community and are the result of a long process involving considerable public input.

How is a Re-Designation Application Made?

Community Services has application packages that outline required information, drawings and fees. It is important to make an appointment with staff before submitting a formal application to review submission requirements.

Submitting an application does not guarantee approval.

Application Costs

- Application fee
- Documents/plans necessary to complete application requirements
- Sign requirements

Other costs may include:

- Offsite requirements such as road improvements or fire protection
- Professional reports
- Legal fees

How Long does the Application Process Take?

Applications typically take 4 to 8 months to proceed through the evaluation and approval process. More complex applications may take up to 12 months.

Additional information may be requested during the process, which may increase the application processing time.

Public Notification

- Notice of Application Sign(s) to be posted on subject property (Applicant)
- Written notices are mailed to surrounding owners and posted in the newspaper (Regional District)

Public Input

- Advisory Commissions
- Public Hearing
- Public Notice

Applications are referred to various Regional District Advisory Commissions for

review and comment. These comments are considered by the Regional Board when making a decision.

What is the Role of the Ministry of Transportation & Infrastructure (MOTI)?

MOTI is responsible for all public roads within the Electoral Areas.



The Amendment Process

Discuss Proposal with Staff

Submit Complete Application

Application Review

Relevant agencies, Regional District departments, and applicable public Advisory Commissions are asked to review the submission and provide comments. When comments have been compiled, staff will prepare a report to the Regional Board.

Public Notification

The applicant is required to place a notification sign(s) on the property. Prior to Public Hearing the Regional District notifies the community through ads and letters.

Consideration of 1st Reading by the Regional Board

At first reading the Regional Board may:

- not approve the bylaw,
- defer and request more information, or
- give first reading to the bylaw. The Regional Board may require some conditions be met before setting a date for the public hearing.

Public Hearing

A public hearing provides the opportunity for the public and the applicant to present their comments to the Regional Board.

Consideration of 2nd and 3rd Readings by the Regional Board

The Regional Board may:

- not approve the bylaw, or
- give further reading(s) to the bylaw. The Regional Board may require that certain conditions be met prior to further consideration.

Consideration of Adoption

This is the last step in the process. Adoption means that the RLUB designation is officially changed.