

# Rezoning Application Z22/05

Regional Board Meeting  
February 2, 2023

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1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
rdco.com

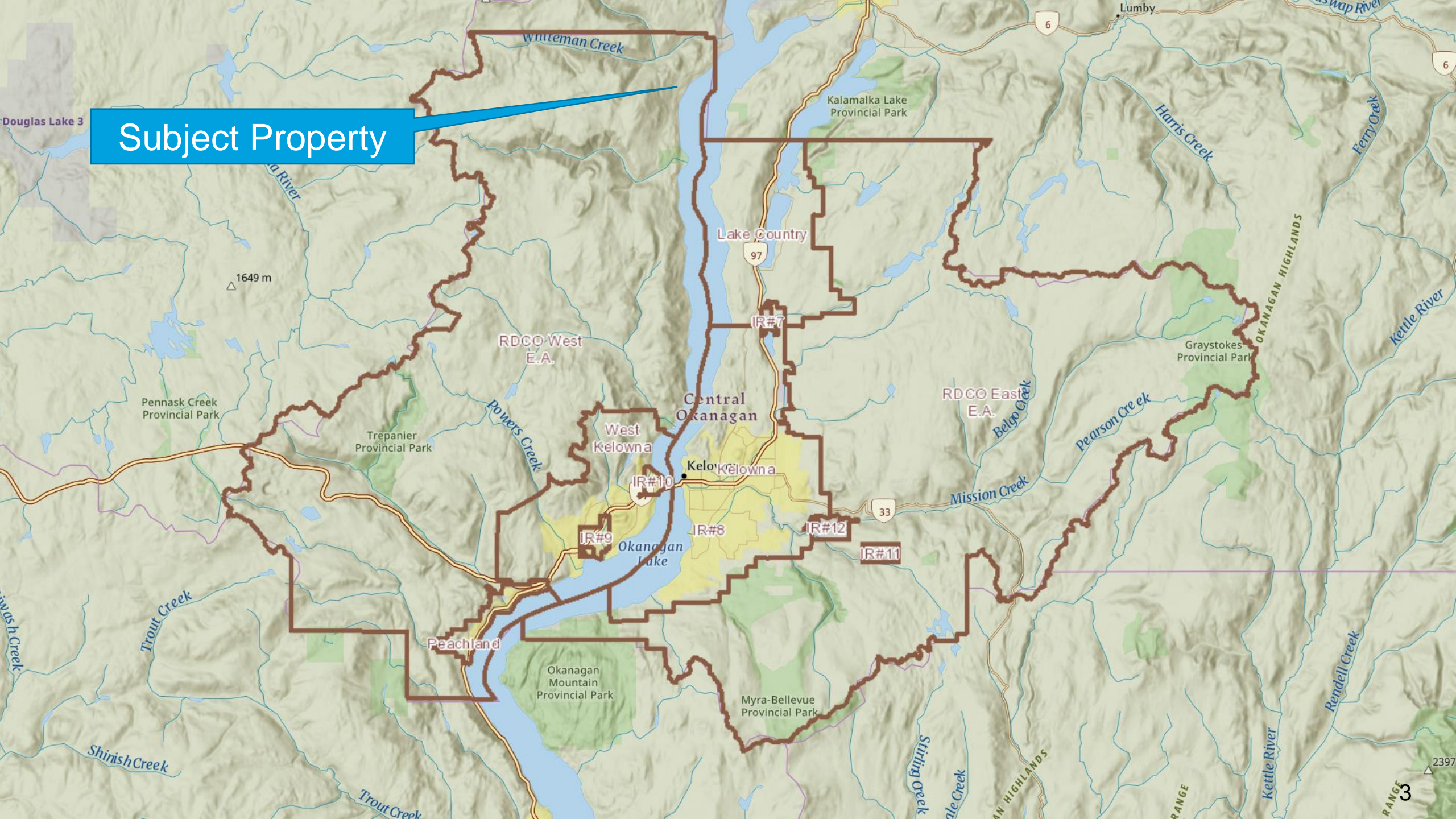


# Purpose

To permit a secondary suite by rezoning the property at 491 Killarney Way

- **From: RU5**
- **To: RU5s** (Secondary Suite)

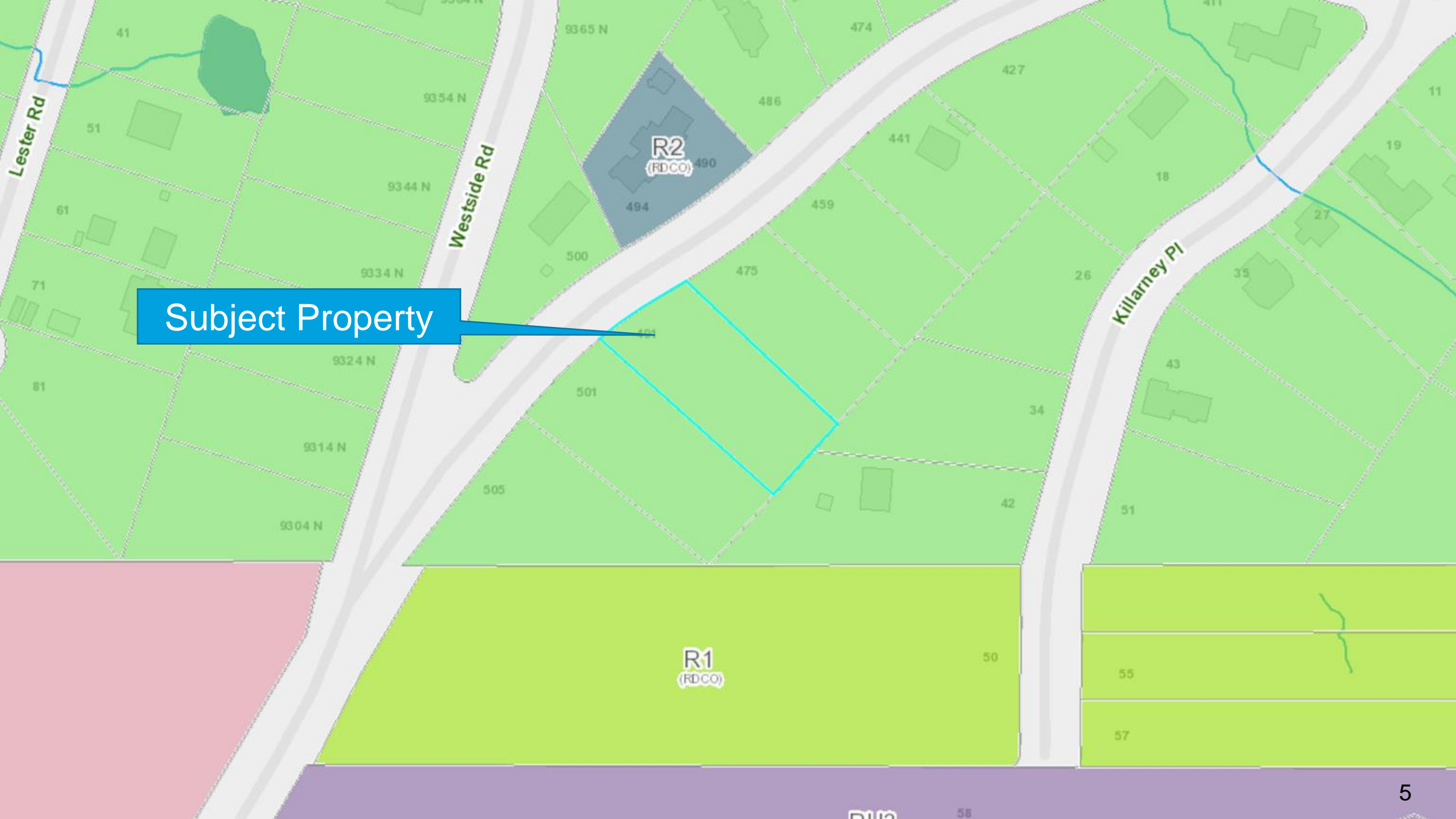
Subject Property



An aerial photograph of a residential neighborhood with a white property line overlay. A small cyan rectangle highlights a specific property. A cyan line extends from this rectangle to a blue callout box on the left. The area is bordered by a dark green forest on the left and a large body of water on the right.

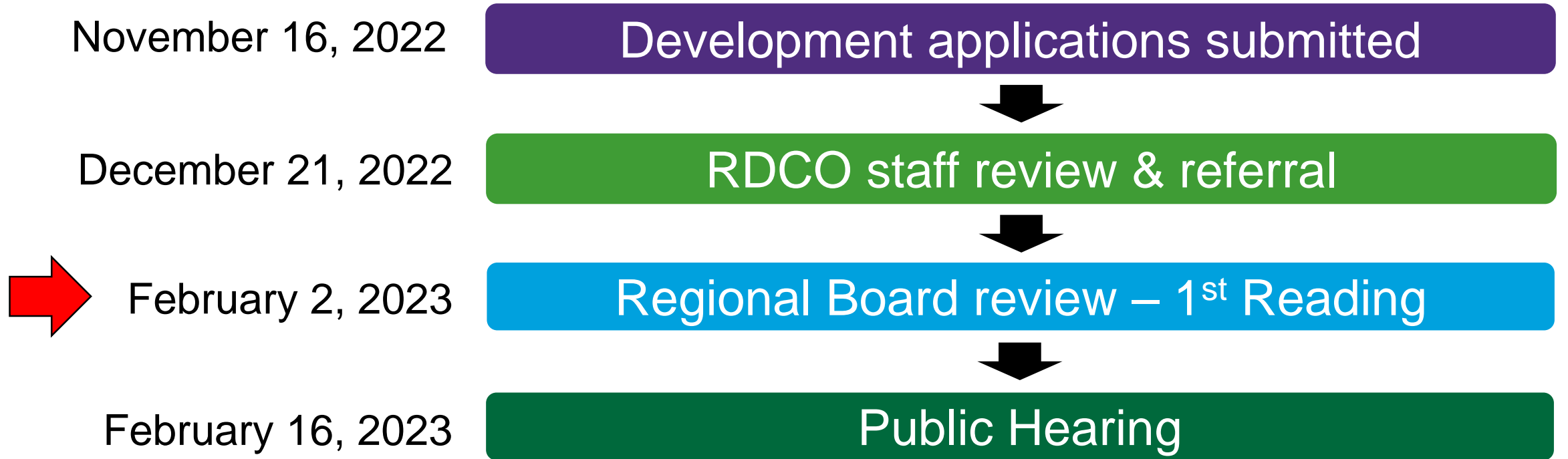
Subject Property

*Okanagan Lake*



Subject Property

# Process overview



# Background

- Existing dwelling destroyed by White Rock Lake Wildfire



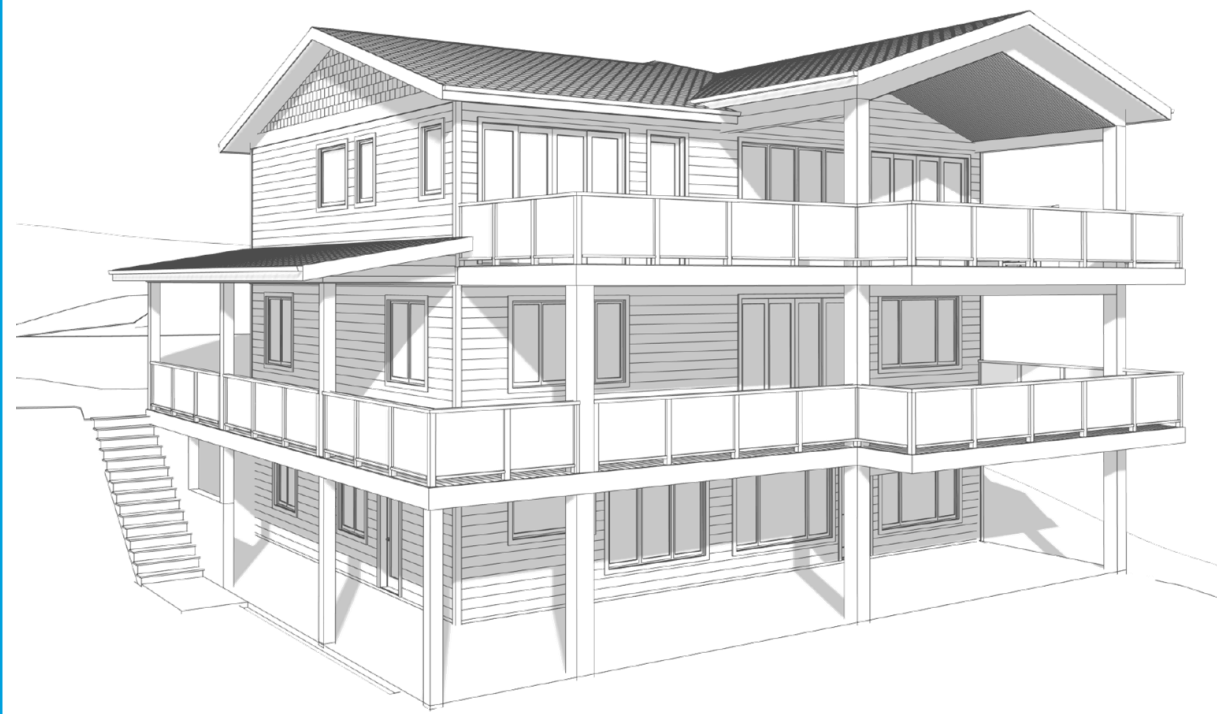
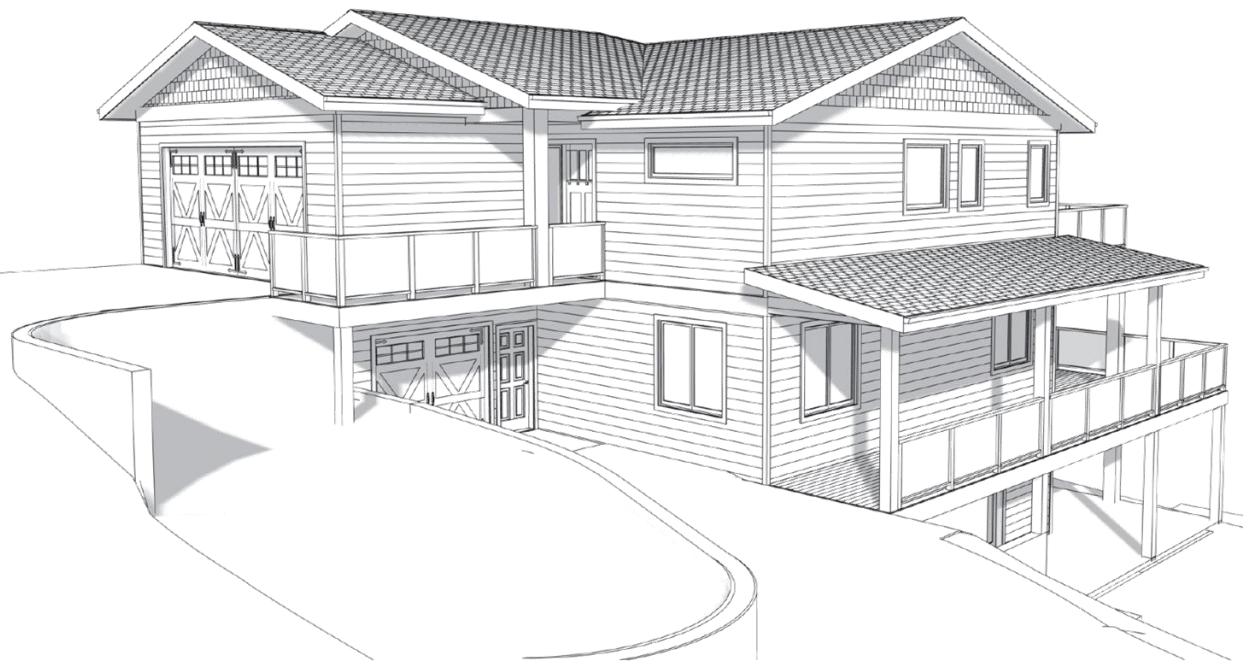
# Proposal

- To build a single-detached home.
- Include a 1 bedroom ground-floor suite



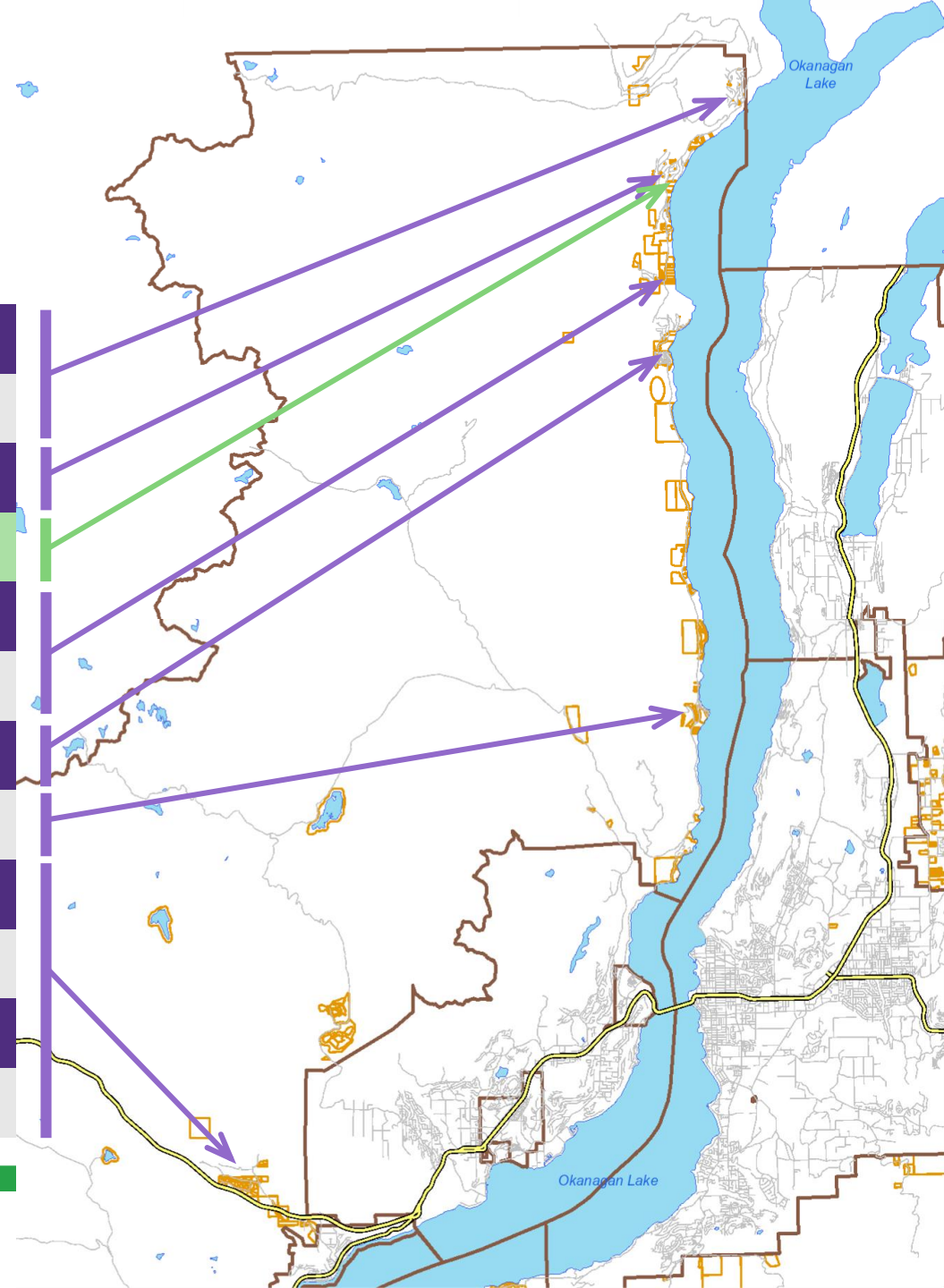


# Proposal



# Secondary Suite Rezoning

10357 Columbia Way (RU5s)	1.16 ac	Z14/03	West Shore
10331 Columbia Way (R1s)	0.37 ac	Z11/01	West Shore
530 Moody Cr (RU5s)	0.63 ac	Z22/01	Killiney Beach
491 Killarney Way	0.65 ac	Z22/05	Killiney Beach
775 Wood Rd (R1s)	0.59 ac	Z22/03	Valley of the Sun
7951 Westside Rd (RU2s)	10.0 ac	Z09/04	Muirellen
7155 Dunwaters Rd (R1s)	0.34 ac	Z21/02	Fintry
1890 Banff Rd (RU3s)	2.46 ac	Z13/02	Wilson Landing
4495 Maxwell Rd (RU2s)	6.22 ac	Z16/02	Trepanier
4355 Maxwell Rd (RU2s)	10.0 ac	Z08/21	Trepanier
4508 Trepanier Rd (RU3s)	2.47 ac	Z15/04	Trepanier
4901 Star Pl (RU3s)	3.16 ac	Z09/08	Trepanier



# Development Permits Areas

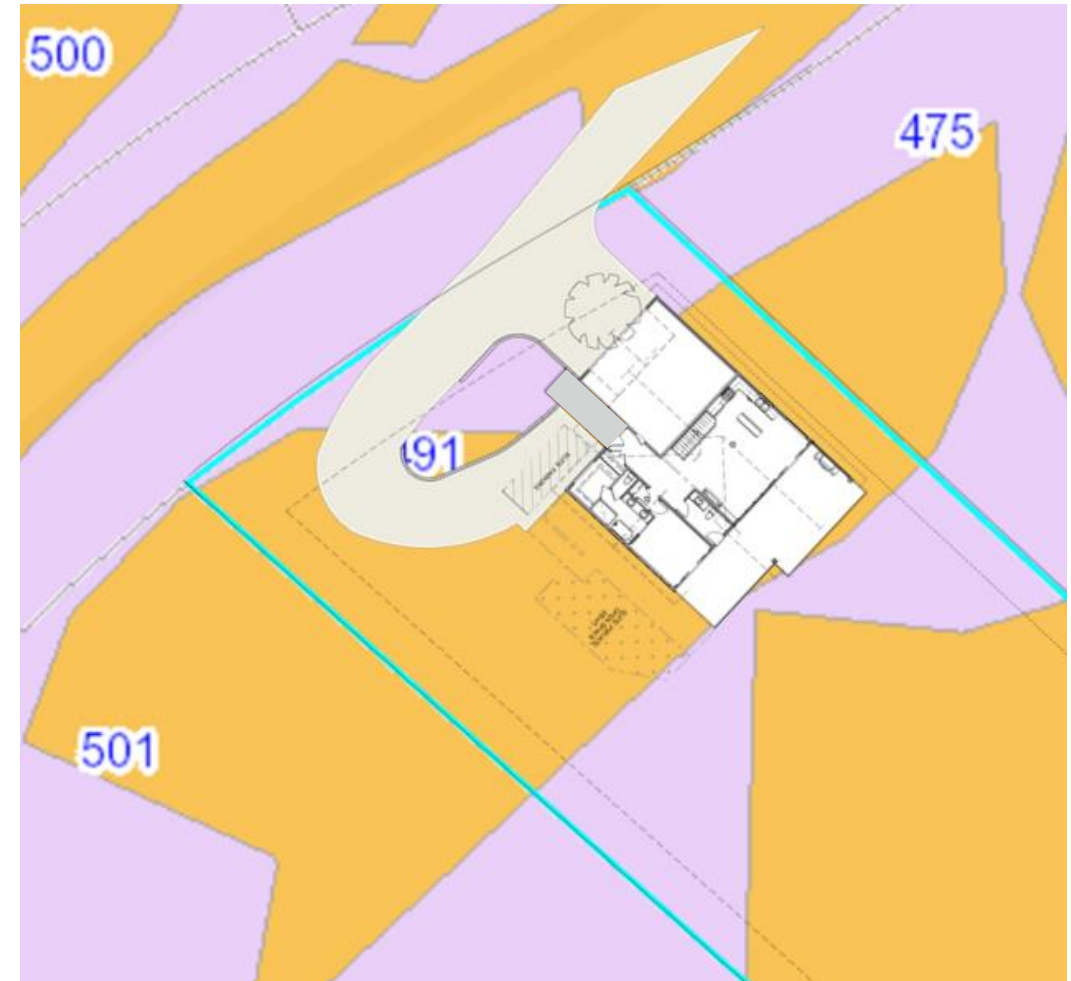
## Within Wildfire DPA

- Must comply with Design Guidelines
- Restrictive covenant required

## Partly within Hillside DPA

- Limited building encroachment
- Engineering schedules required for building permit

Development Permit not required



# Site Servicing



North Westside Fire Protection Area



Killiney Beach water service area

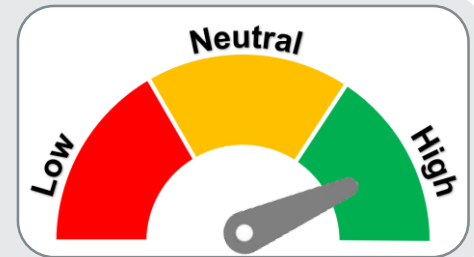


Onsite Wastewater system

# RDCO Policy Alignment

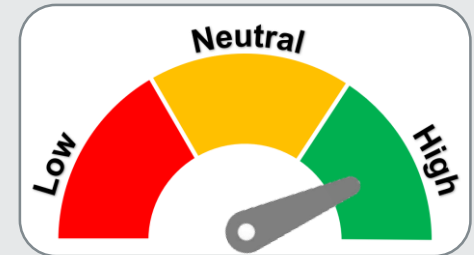
## Regional Growth Strategy policy

- Preserve and enhance existing neighbourhoods through encouragement of a variety of housing types, densities, choices, and affordability..



## Official Community Plan policy

- Encourage new housing on existing vacant lots ...
- Review the need to provide more affordable housing using secondary suites, manufactured homes within existing and new developments, while maintaining sensitivity to the existing rural character ...



# Summary

- Secondary suite within a proposed dwelling
- Proposal aligns with RGS and OCP
- Wildfire and Hillside DPA guidelines addressed at Building Permit stage
- No concerns received from referral agencies

# Recommendation

*Custom Vote – Electoral Area West Unfringed Area – Electoral Area Directors only*

**THAT** the Regional Board receives the report from the Director of Community Services, dated February 2, 2023, with respect to RDCO File: Z22/05 for the property located at 491 Killarney Way and legally described as Lot 80, District Lot 2197, ODYD, Plan KAP11592 (“the Subject Property”);

**AND THAT** Zoning Amendment Bylaw No. 871-276 for the Subject Property be given first reading;

**AND FURTHER THAT** the Regional Board schedule a Public Hearing on February 16, 2023, for Zoning Amendment Bylaw No. 871- 276, RDCO File: Z22/05.

