

Rezoning Application Z22/05

Regional Board Meeting
February 2, 2023

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

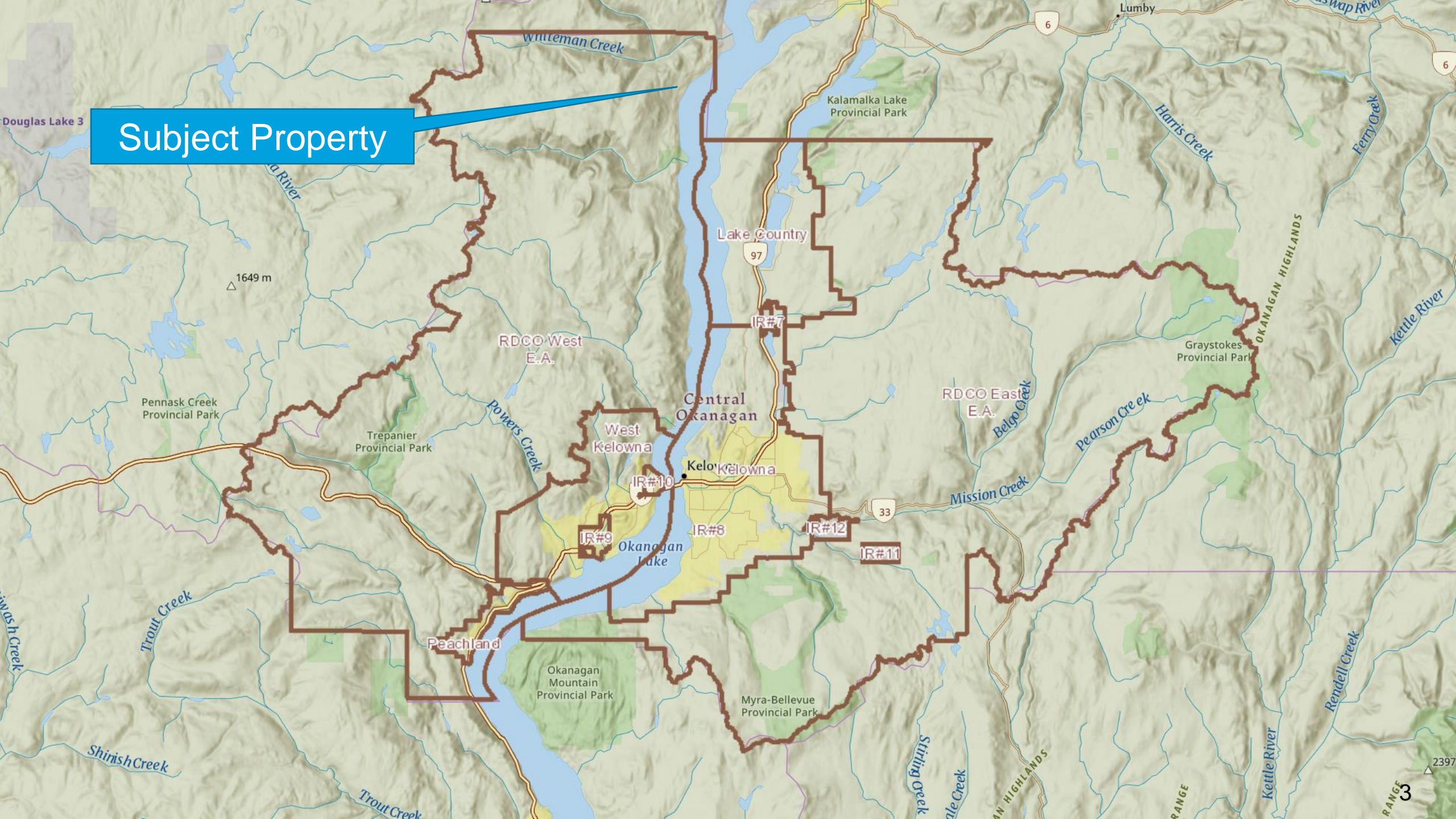


Purpose

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

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

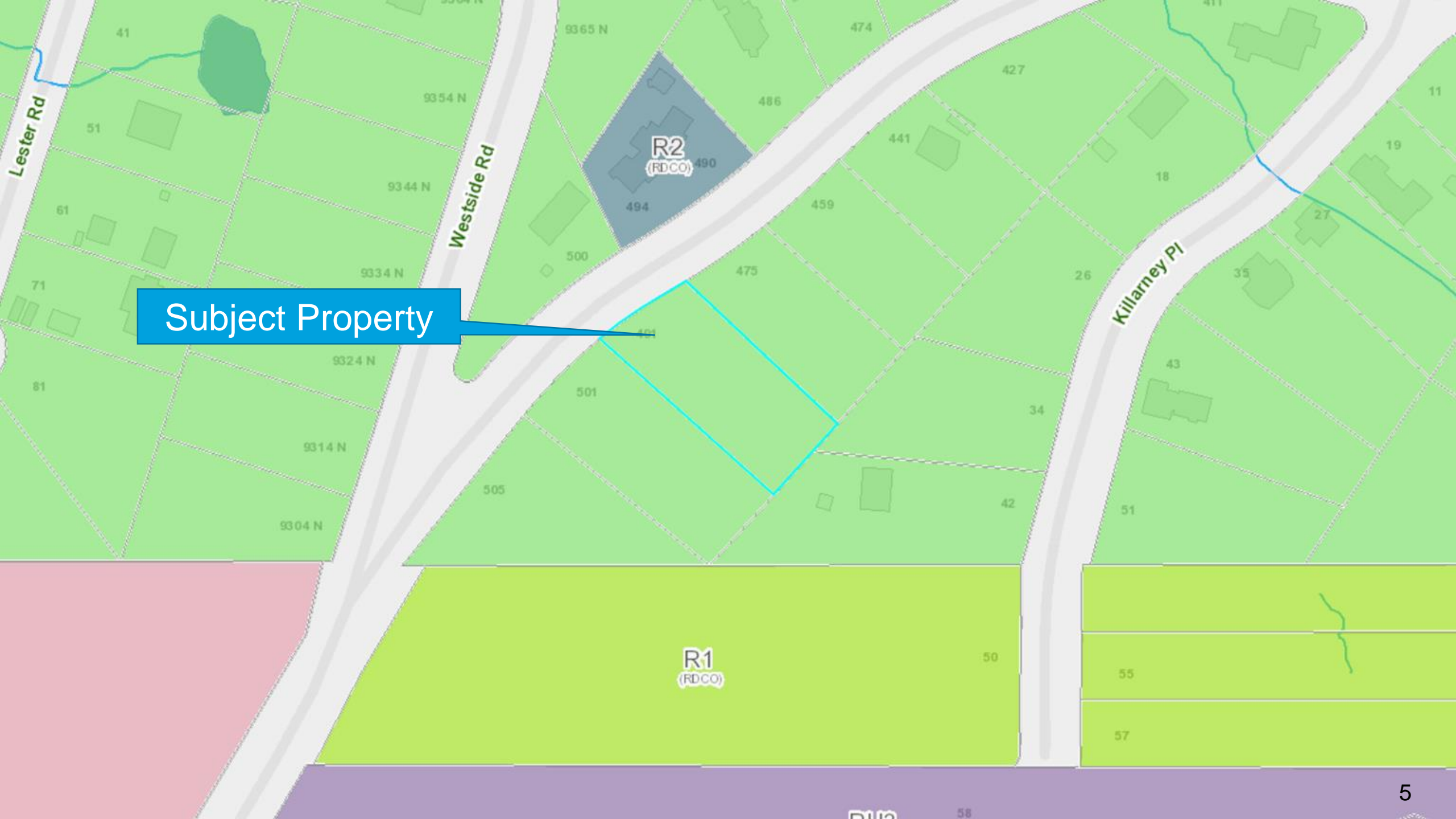
Subject Property



An aerial photograph of a coastal region, likely Okanagan Lake, showing a dense grid of property lines. A small, irregularly shaped property is highlighted with a red outline. A blue line, possibly a stream or road, runs through the area. The lake is visible on the right side of the image.

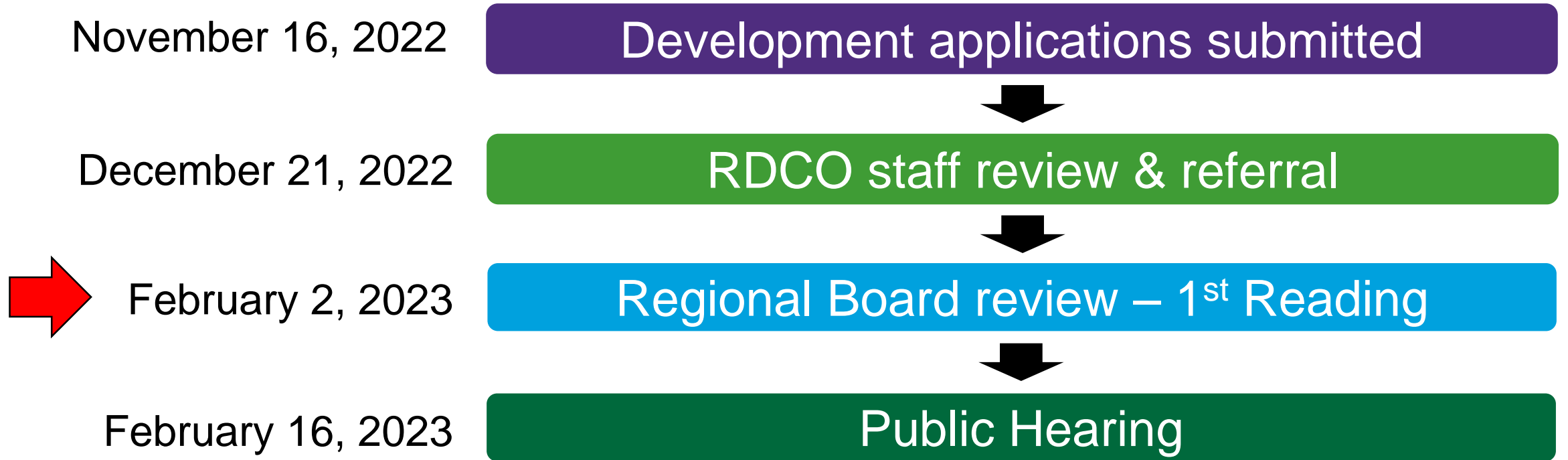
Subject Property

Okanagan Lake



Subject Property

Process overview



Background

- Existing dwelling destroyed by White Rock Lake Wildfire

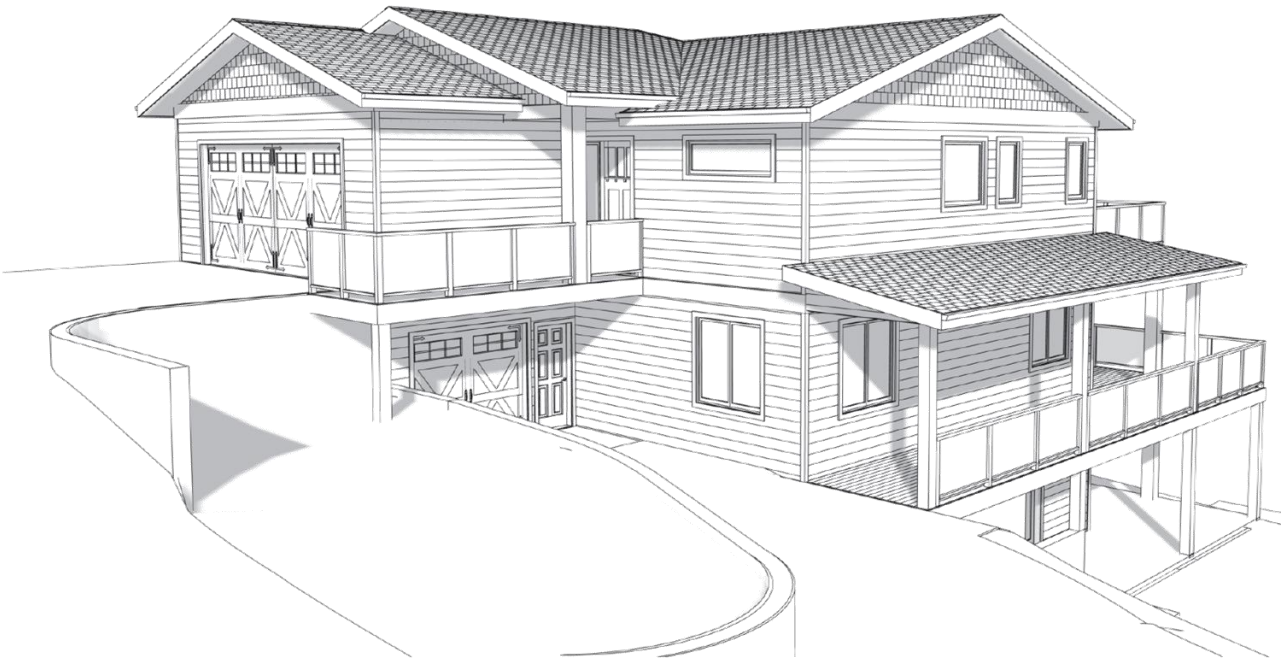


Proposal

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

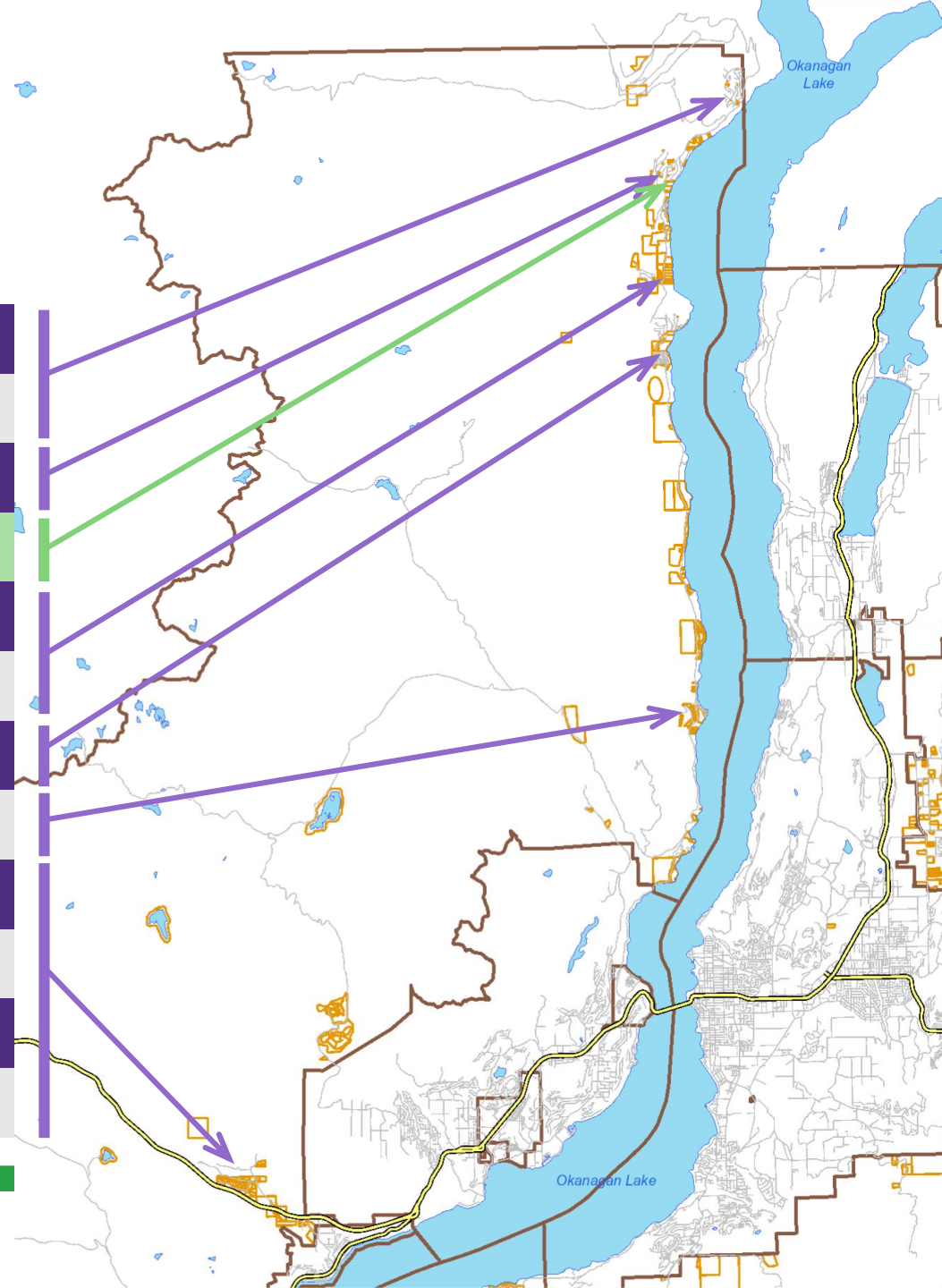


Proposal



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

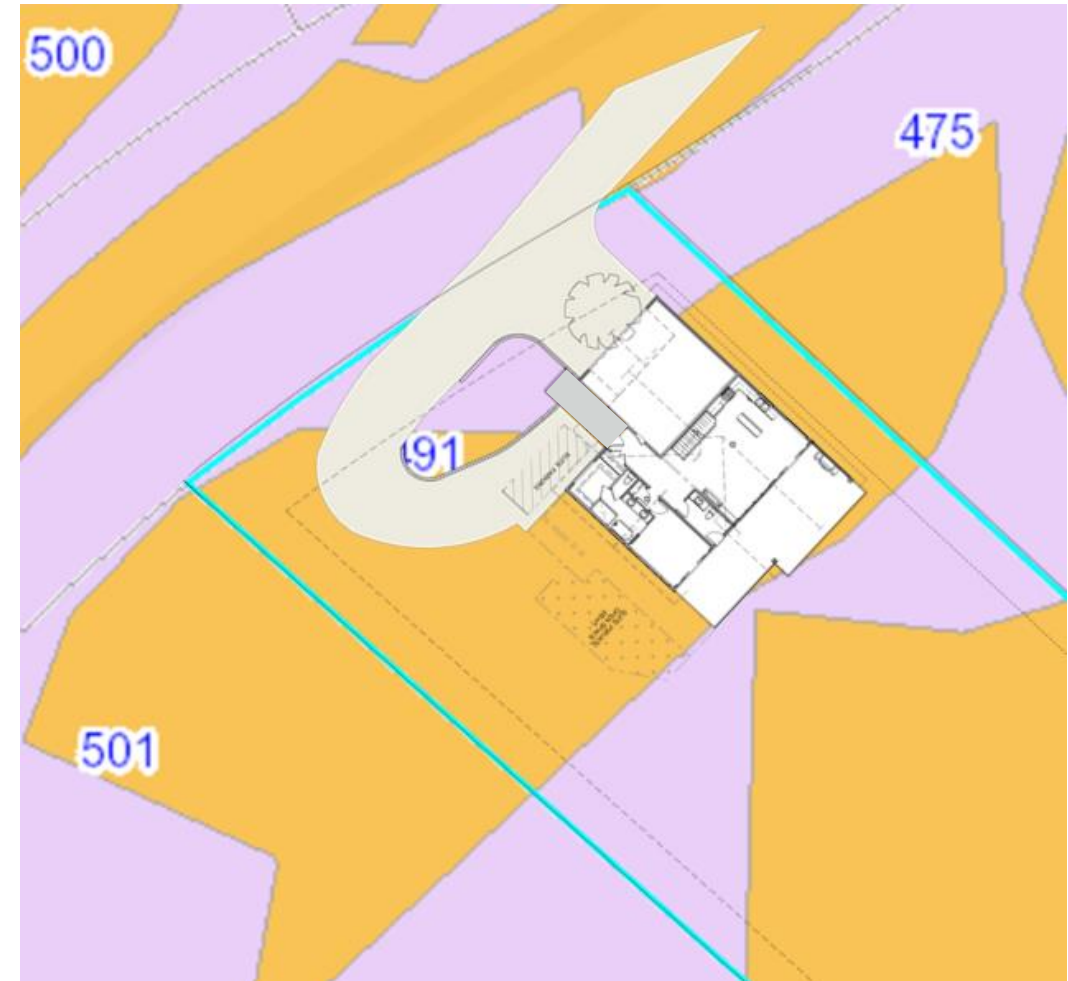
Within Wildfire DPA

- 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

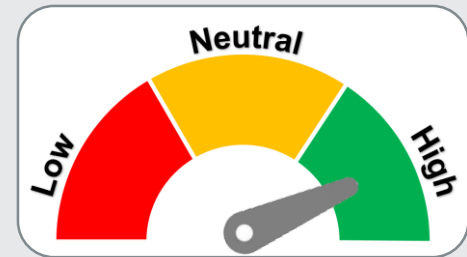


Onsite Wastewater system

RDCO Policy Alignment

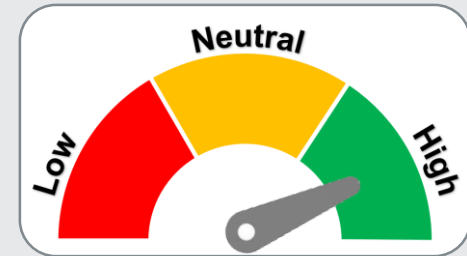
Regional Growth Strategy policy

- 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

