

# Development Application 2223 Westside Road

## VP-22-05

Regional Board Meeting  
March 16, 2023

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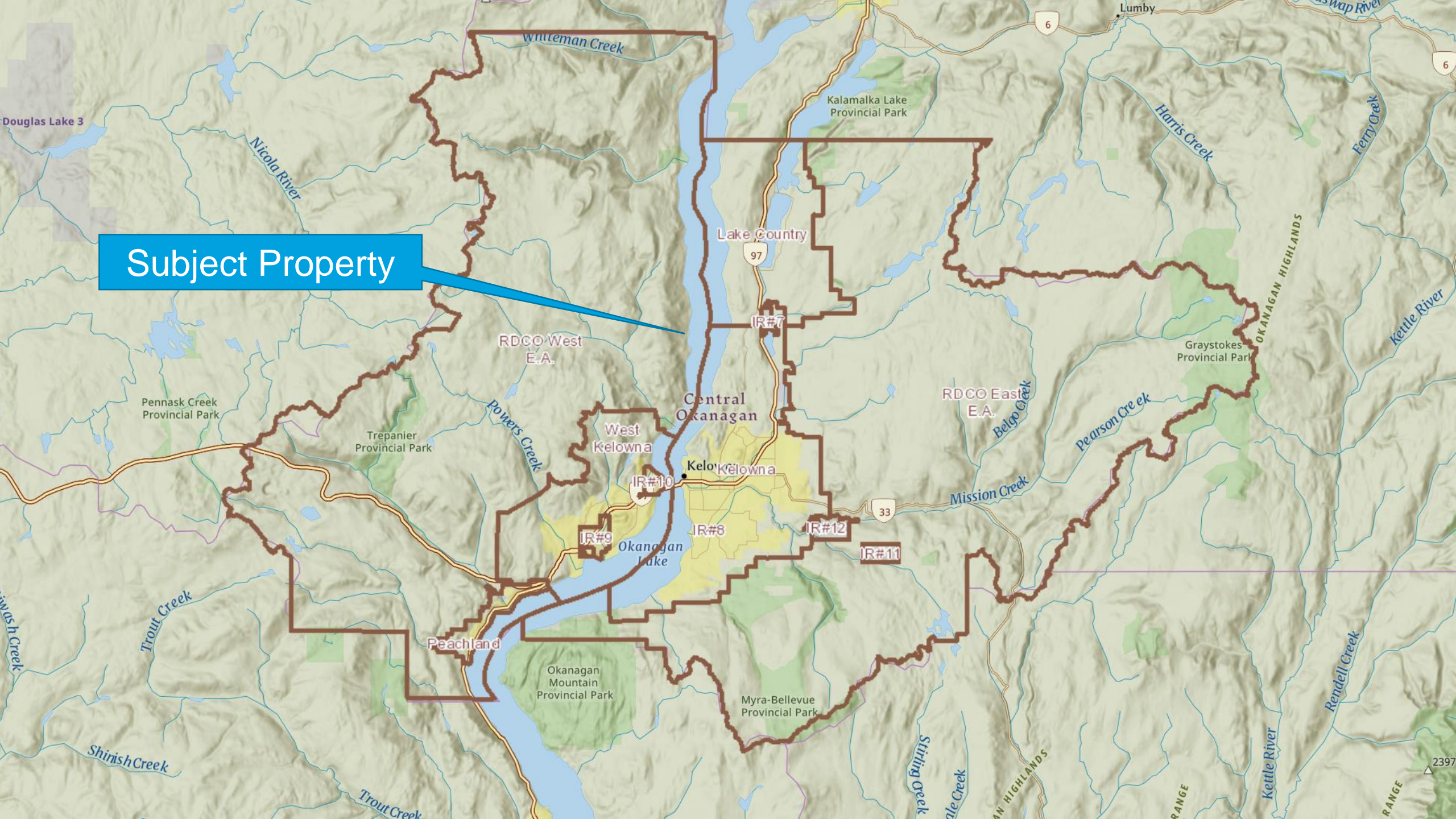
1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
rdco.com



# Purpose

To consider a Development Variance Permit application to allow a reduction to the front yard setback for a single-family dwelling.

Subject Property





Subject Property



Okanagan Lake





Subject Property  
2223 Westside Road





# Background

## Historical Use

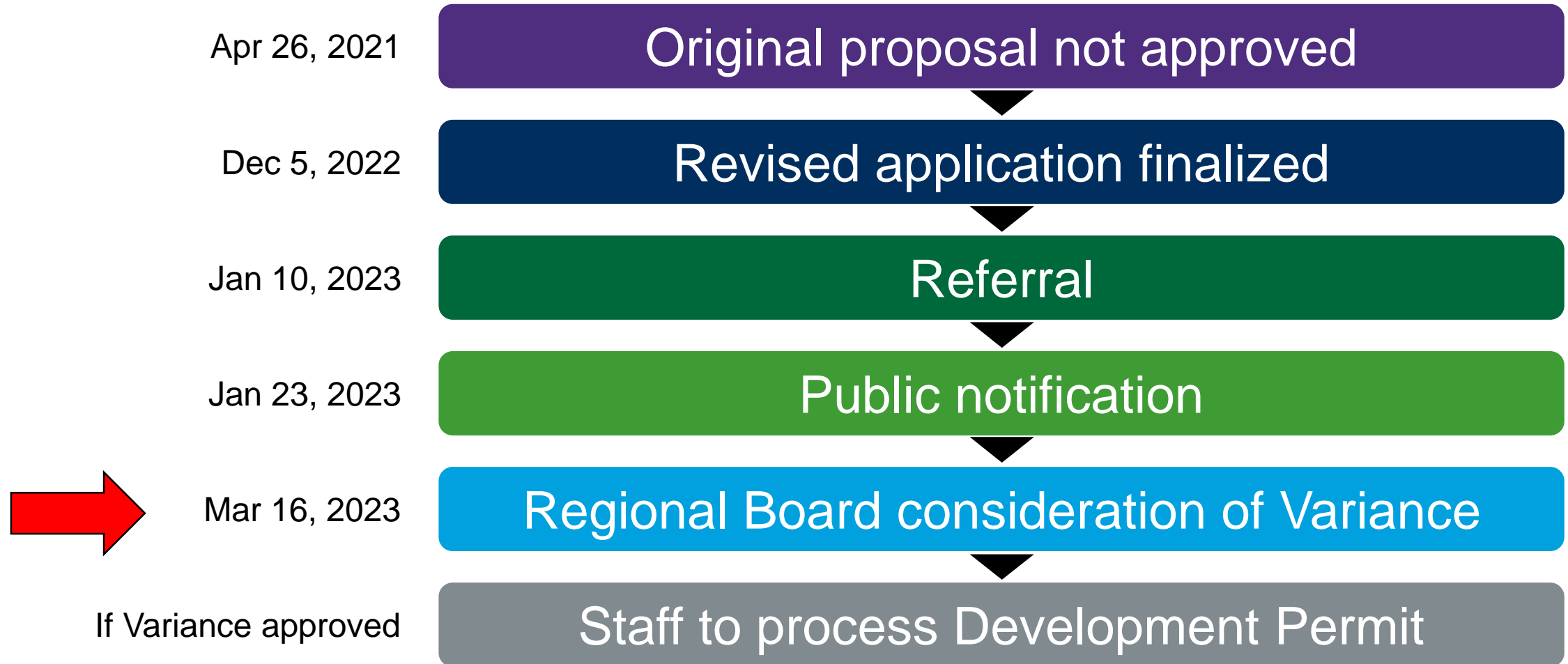
- Developed for recreation use
- No dwelling

## 2021 SFD Proposal

- 209m<sup>2</sup> building footprint
- Variance to reduce front setback from 6.0m to 2.29m
- Floodplain Exemption to reduce the lake setback to 10m
- Development Permit



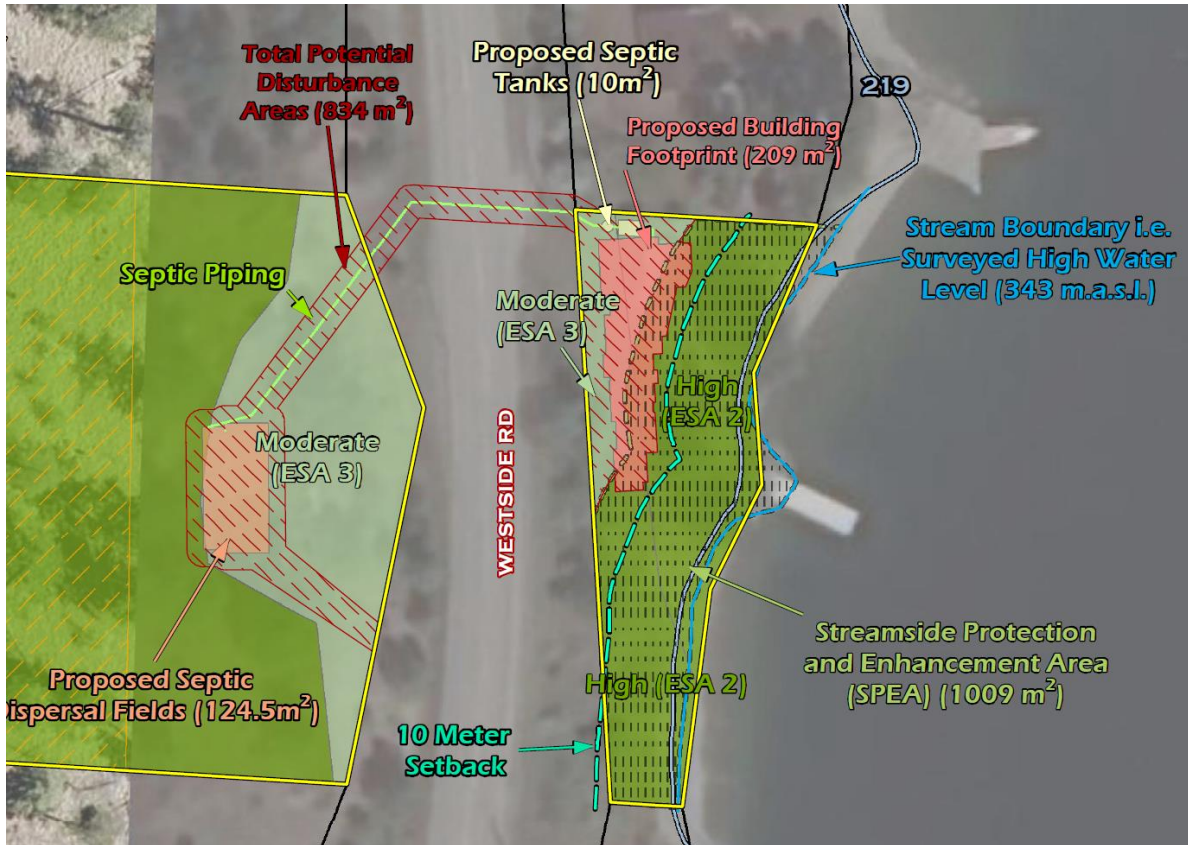
# Application Process





# 2021 Proposal

Building footprint = 209m<sup>2</sup>  
Disturbance area = 834m<sup>2</sup>



# Current Proposal

Building footprint = 88m<sup>2</sup> **58% less**  
Disturbance area = 394m<sup>2</sup> **53% less**





# Proposal

Surveyed high water mark

15m riparian setback

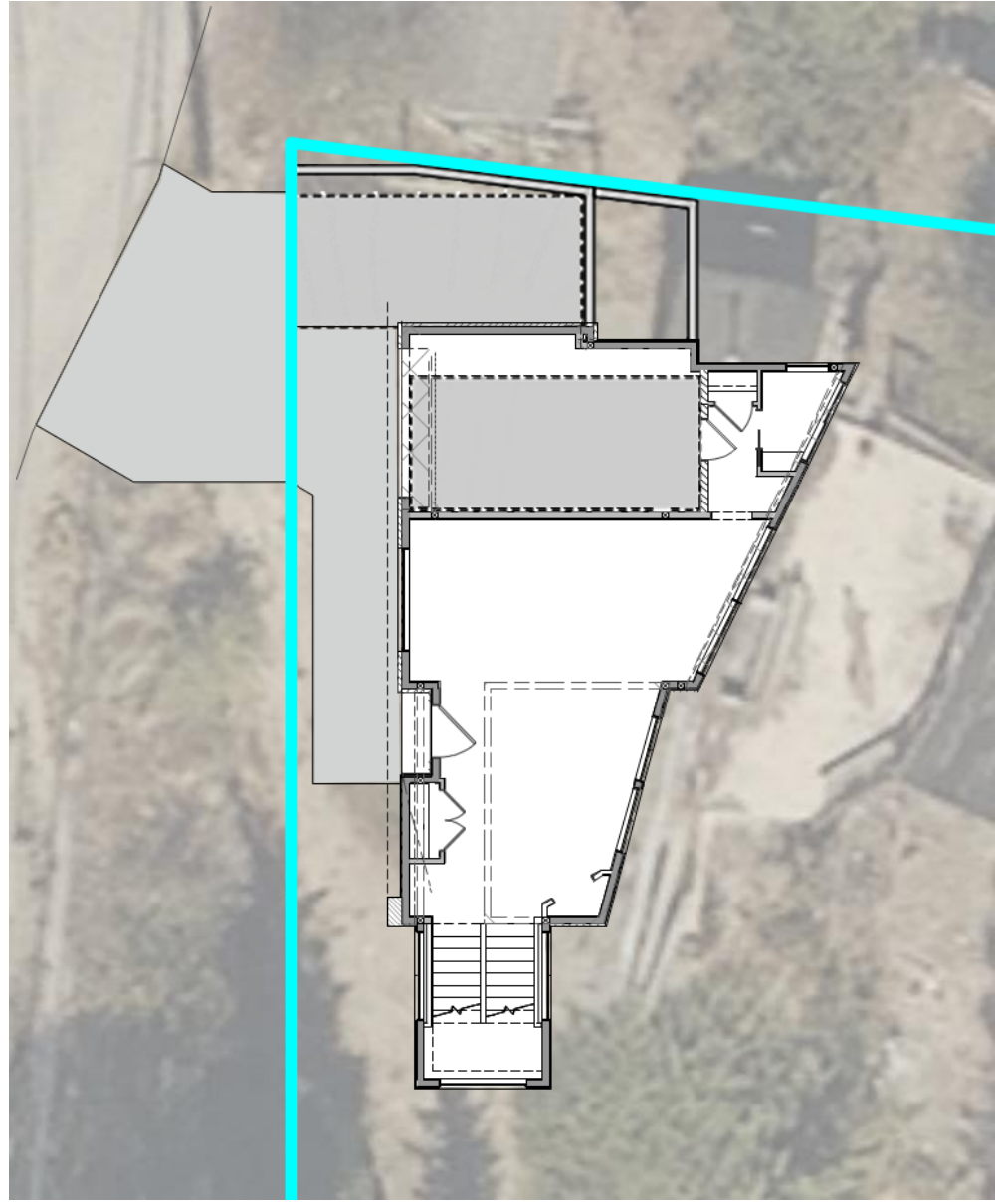
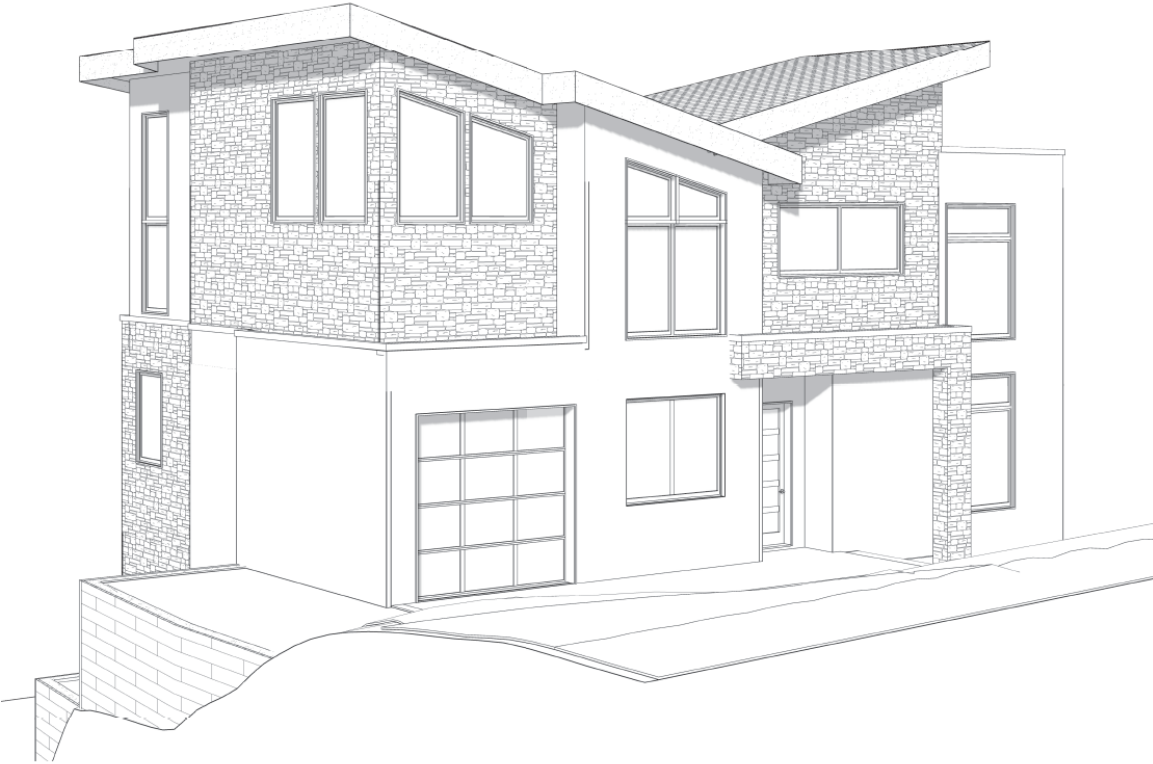
6m front setback per RU3 Zone

Requested 2.29m setback variance



# Proposal

View from Northwest





# Proposal





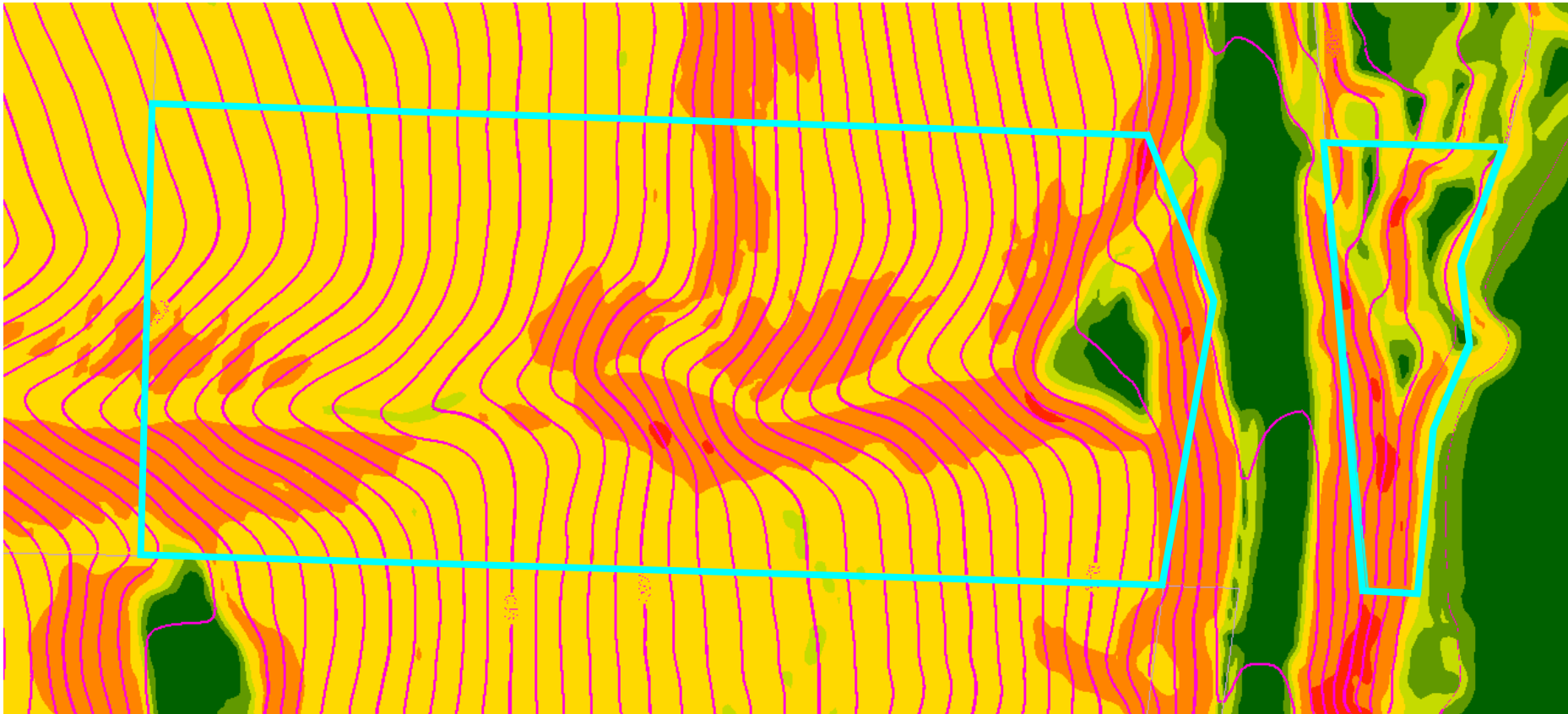
# Demolition requirements





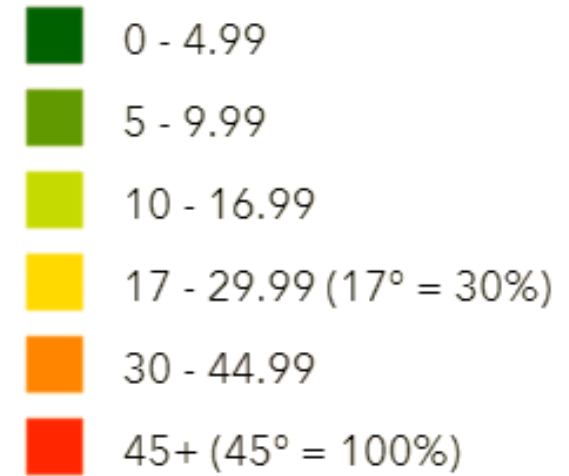
# Rationale for Building Location

## Hillside Development Permit Area



### Terrain

#### Slope Degrees



# Rationale for Building Location

## Terrestrial Ecosystem Development Permit Area



### Environmental Sensitivity Rating

- High (ESA 2)
- Moderate (ESA 3)
- Proposed covenant area



# Site Servicing



Onsite wastewater system



Private water source



Wilsons Landing Fire Protection Area

50mm pipe      Pump chamber      Septic tank



Disposal field

# RDCO Policy Alignment

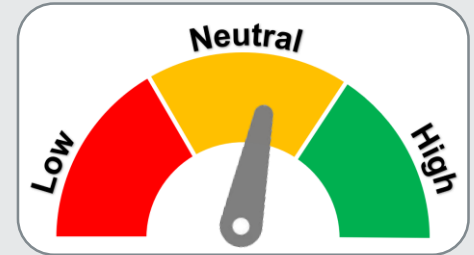
## Regional Growth Strategy policy

### Our Water Resources

- Consider water resources in land use planning decisions

### Our Ecosystems

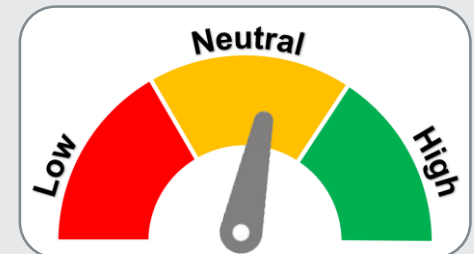
- Manage growth to minimize disturbance to habitat, watershed and natural drainage areas and systems



## Official Community Plan policy

### Chapter 3 Natural Environment

- Ensure vegetated leave strips for erosion and sediment control and riparian protection are established and protected





# Referral Comments

## RDCO Inspections Services

- Wildfire Development Permit Area – covenant required.
- The bylaw contravention notice should be addressed before additional building permit applications are considered.

# Referral Comments

## Ministry of Transportation

- Permits Issued:
  - Controlled Access Highway Permit (access)
  - Highway Setback Permit (front setback)
  - Highway Construction Permit (sanitary sewer crossing)



# Referral Comments

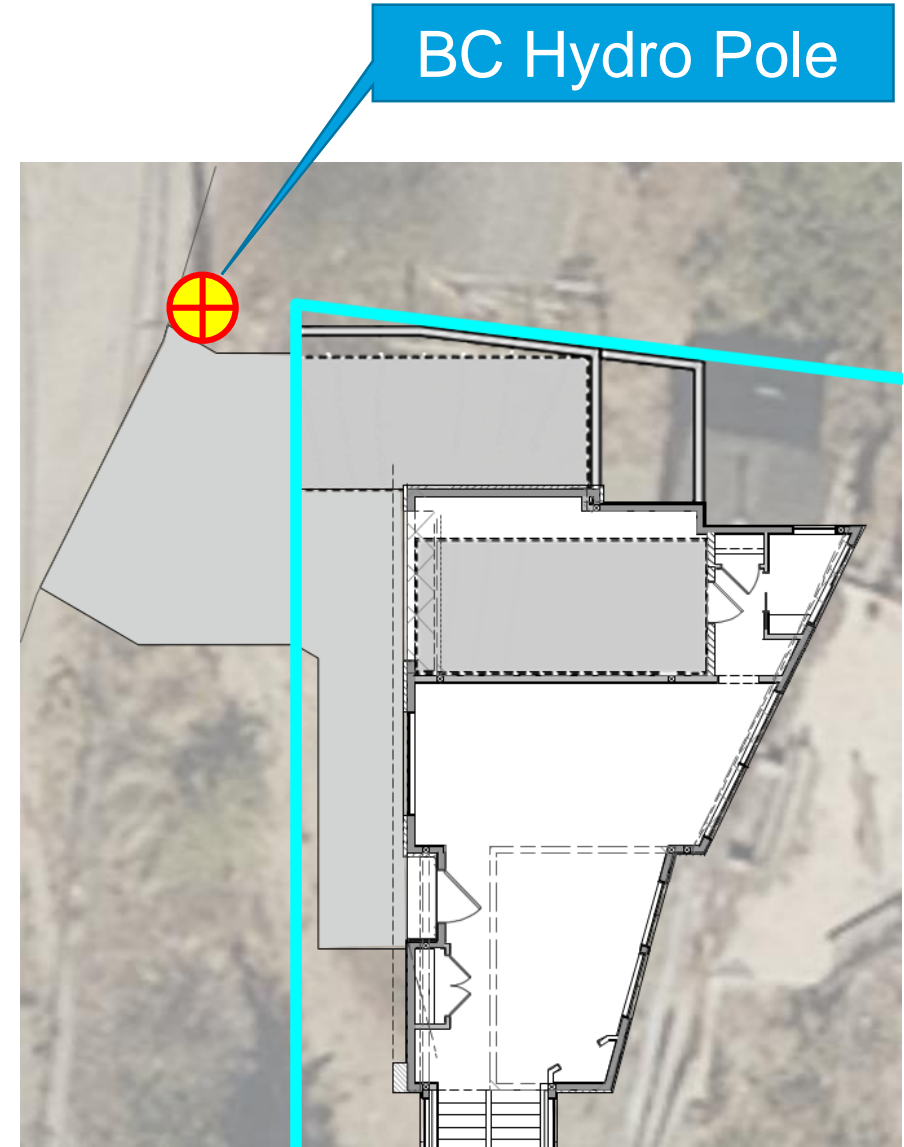
## Interior Health

- Understands that 2235 Westside Road intends to locate a septic disposal field on the subject property
- Recommends that a legal mechanism be established to define rights and responsibilities of each owner.

# Referral Comments

## BC Hydro

- Pole located near lot line.
- Owners architect and electrical engineer must ensure that safe working clearances are maintained.
- Owner may work with BC Hydro to relocate existing infrastructure.
- BC Hydro may require a right of way.





# Public Comment



Mail



Onsite signage

# Summary

- 2.29 m front yard setback allows for a building design which minimises environmental impacts.
- Technical reports indicate the proposed location is safe for development.
- 6m wide driveway, with shared access to highway.
- MoTI approval of access and reduced setback.



# Recommendations

*Custom Vote – Electoral Area West & West Kelowna Fringe & Kelowna Fringe Area – Electoral Area  
Directors, West Kelowna, Kelowna - 1 Director, 1 Vote*

**THAT** the Regional Board receives the report from the Director of Community Services, dated March 16, 2023, with respect to RDCO file VP-22-05, for the property located at 2223 Westside Road, legally described as Lot 2, Plan KAP14249, District Lot 3745, ODYD, Except Plan KAP47451 (“the subject property”);

**AND THAT** Development Variance Permit application VP-22-05, to vary Section 6.3.4 of Zoning Bylaw No. 871 is approved to reduce the minimum front setback of the principal dwelling from 6.0 m (19.7 ft.) to 2.29 m (7.5 ft.), based on the designs prepared by Mullins Design Group dated September 29, 2022.



