

Official Community Plan and Zoning Amendment Application Z22/06

Regional Board Meeting
March 16, 2023

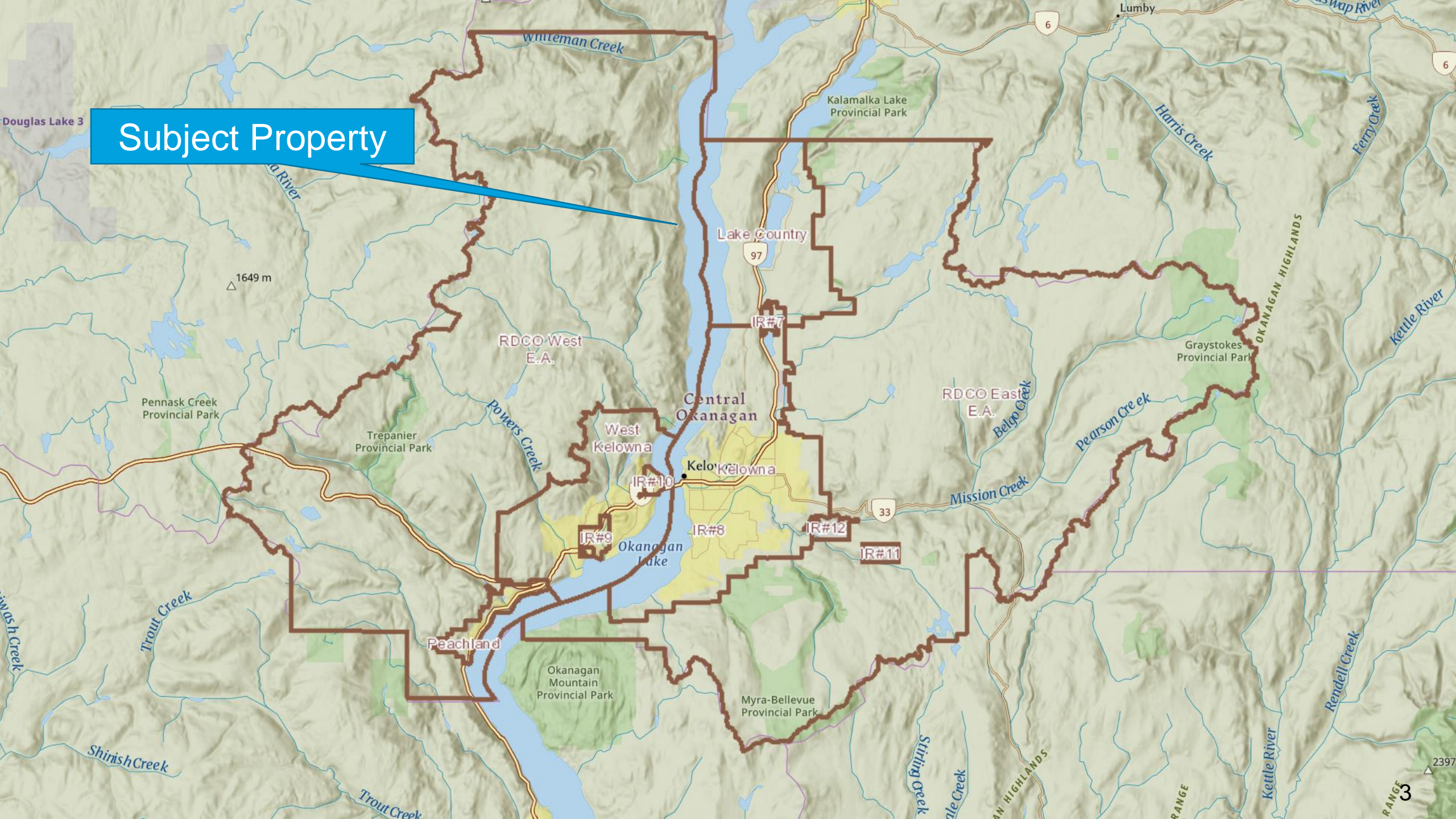
1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

To consider support for an application to amend the Rural Westside Official Community Plan to rezone the subject property and the discharge of three covenants.

Subject Property



Subject Property

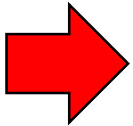
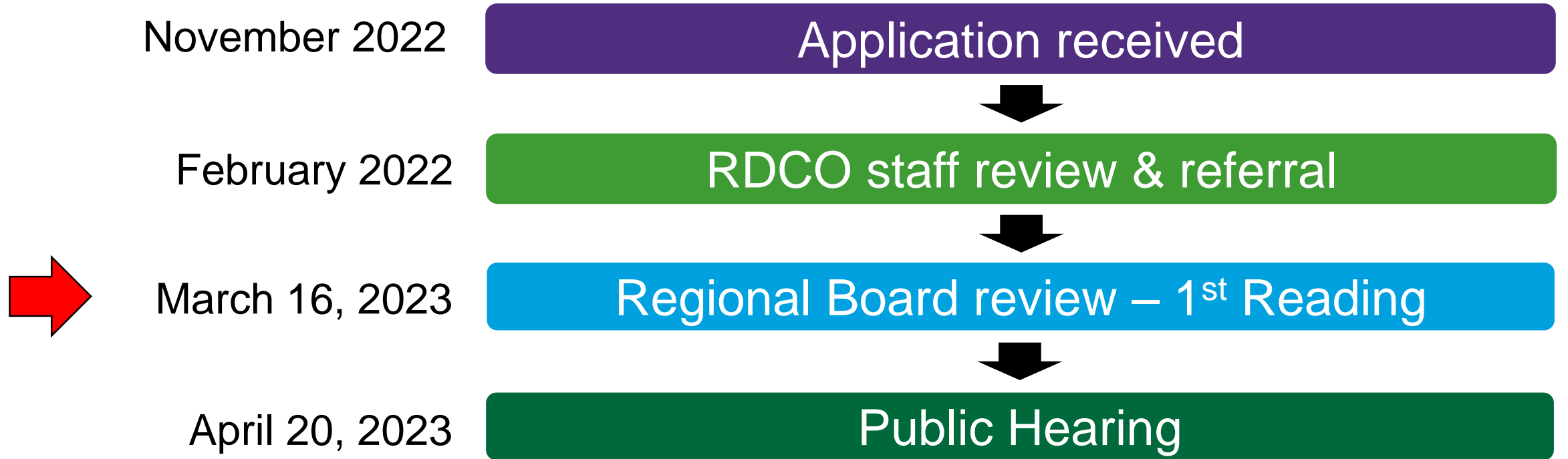




Subject Property

Westside Rd

Process overview



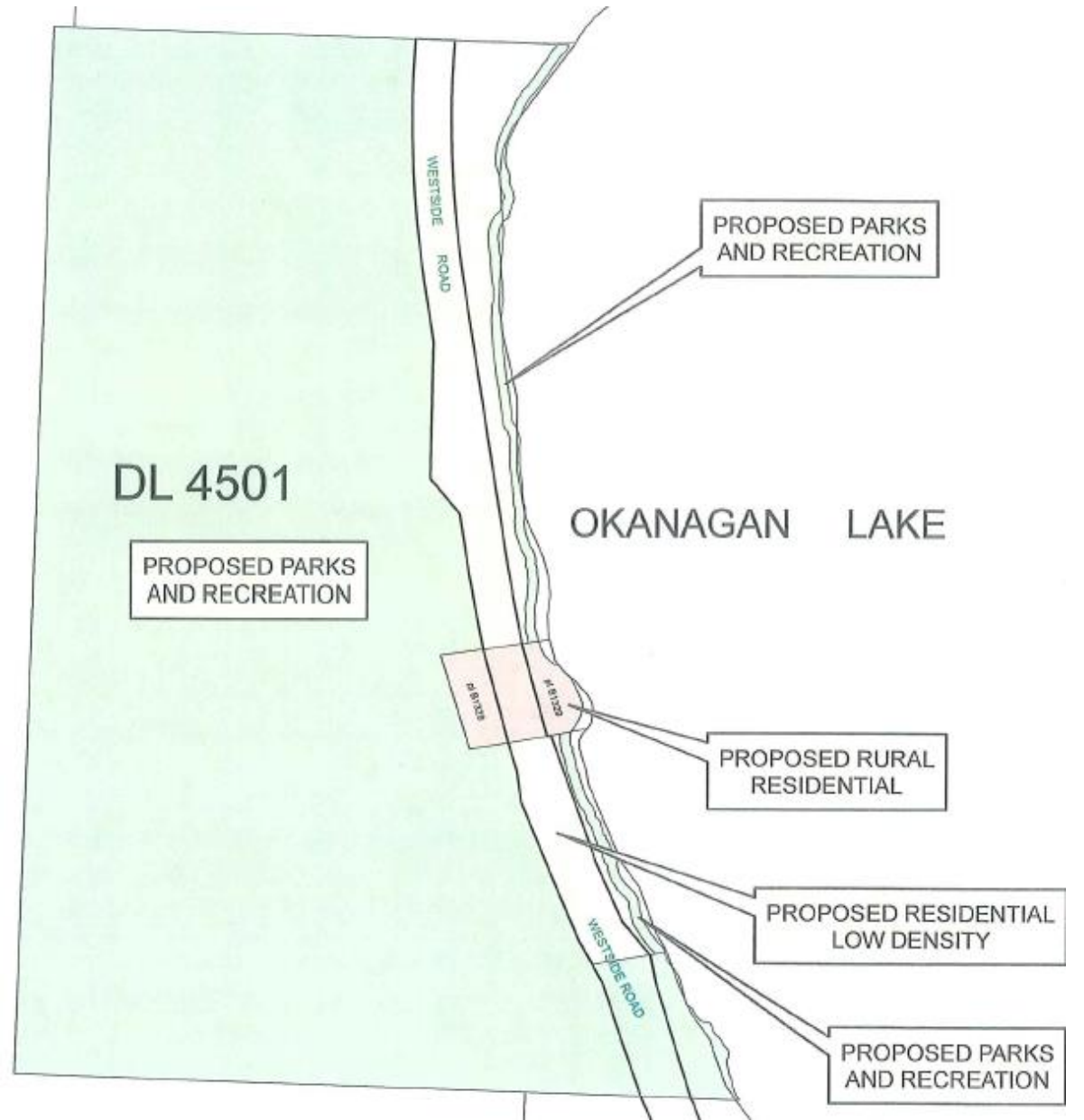
Background

- Z07/26 finalized in 2011
- To facilitate a 43-lot residential subdivision



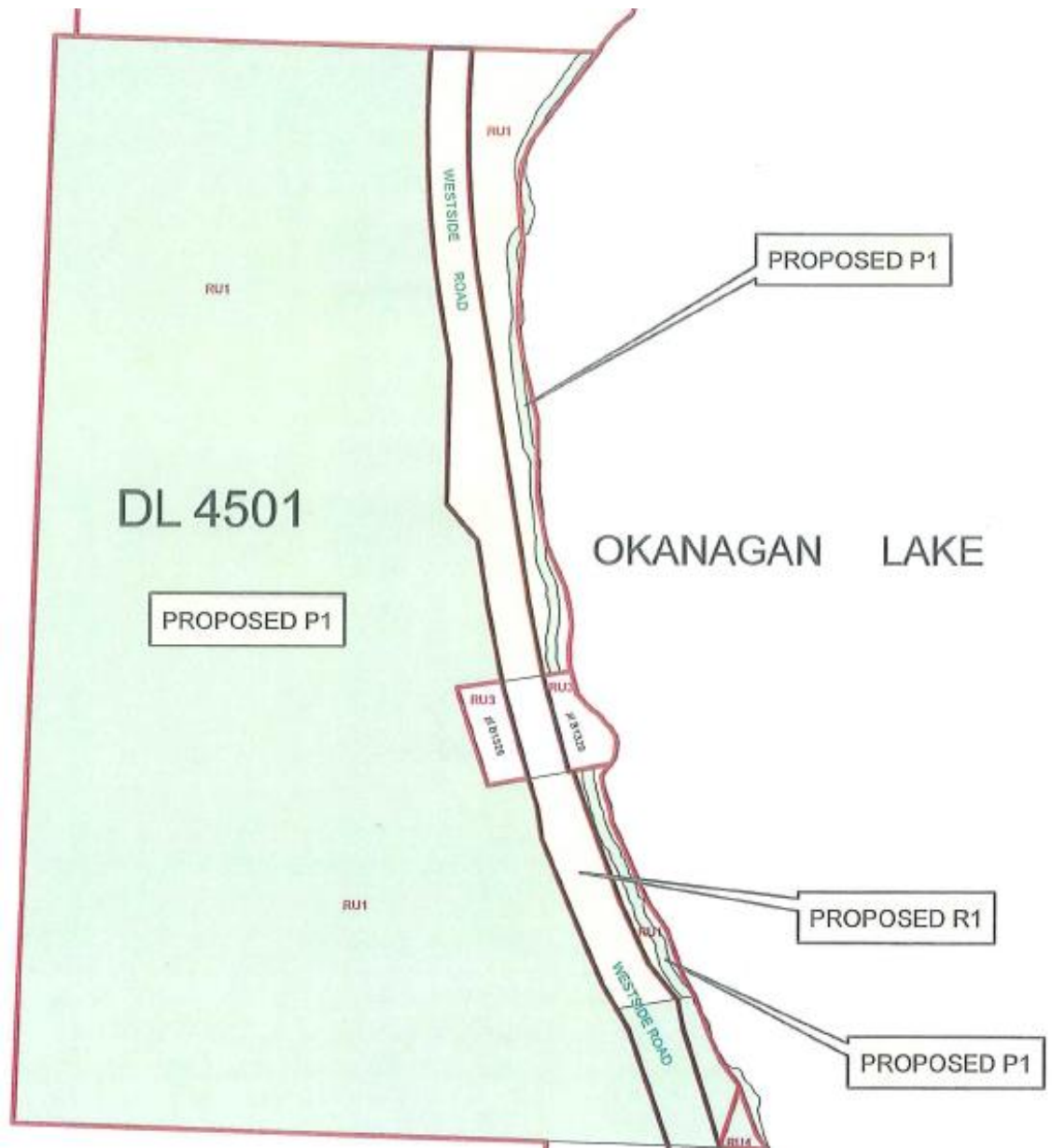
Background

- Z07/26 finalized in 2011
- OCP amendment:
 - **From:** Large Holdings
 - **To:** Parks and Recreation and Residential Low Density



Background

- Z07/26 finalized in 2011
- Zoning Amendment
 - **From:** RU1
 - **To:** P1 and R1



Background

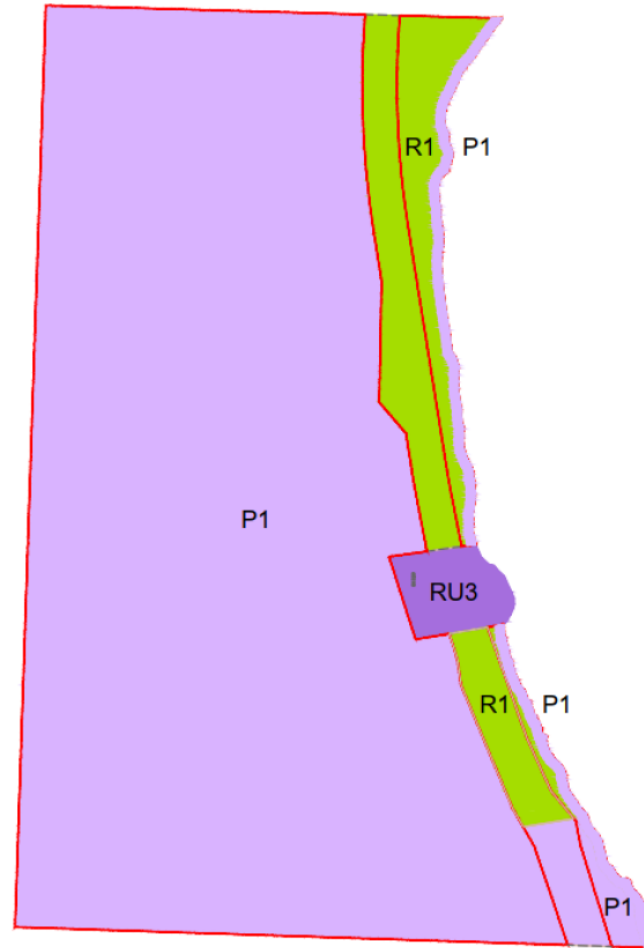
- Three covenants were registered in 2011
 - Securities to be paid to the RDCO for:
 - Road improvements
 - Fire protection improvements
 - Park construction
 - Completion of environmental studies
 - Limiting subdivision to 43 R1 lots
 - Ensuring foreshore protection

Proposal

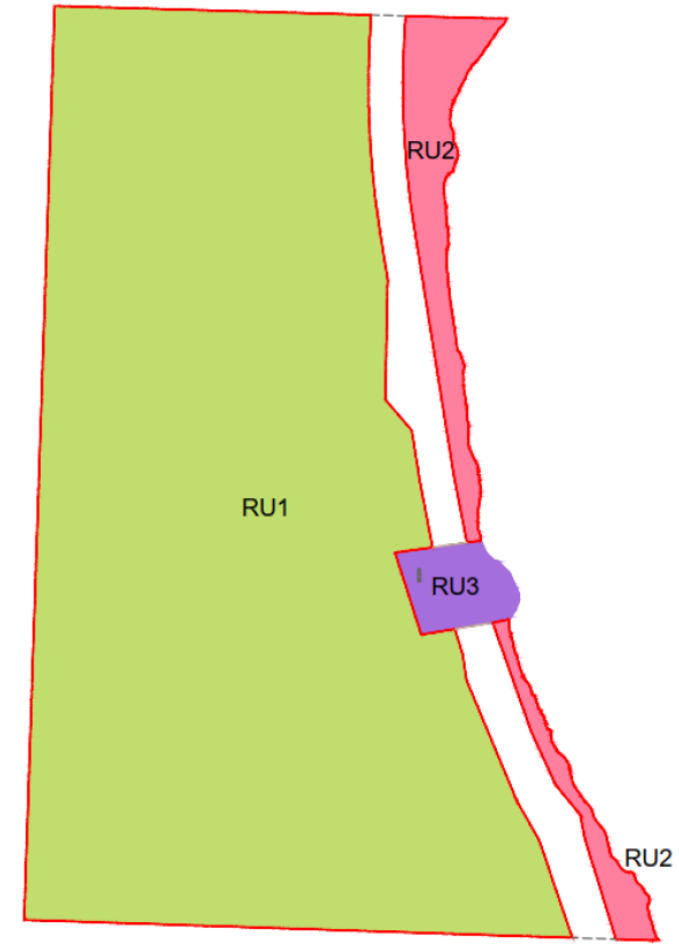
- Amend the OCP future land use designation:
 - **From:** Parks and Recreation and Residential Low Density
 - **To:** Large Holdings

Proposal

- Amend the zoning:
 - **From:** P1 and R1
 - **To:** RU1 and RU2
- Discharge covenants associated with the previous proposal



EXISTING ZONE – R1 & P1



PROPOSED ZONE – RU2 & RU1

Site Servicing



Not within a Fire Protection Area



No existing water service

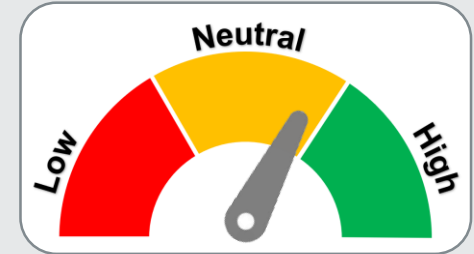


No existing wastewater service

RDCO Policy Alignment

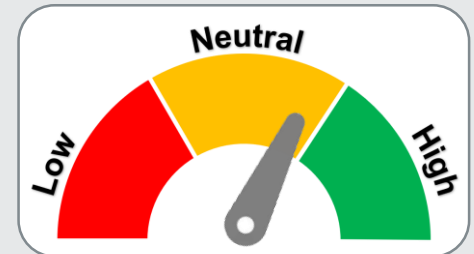
Regional Growth Strategy

- Support the protection of the rural areas that offer a rural lifestyle choice



Rural Westside Official Community Plan

- Support rural character of their communities
- Large Holdings future land use designation supports community vision



Zoning Bylaw

Purpose of the RU1 and RU2 zones:

- to accommodate rural residential, agricultural, home industry, and limited resource management uses

Referral Comments

RDCO Parks Services

- No objections with the applicant's proposal
- No objections to discharging the covenant for Park Construction Improvements

Referral Comments

No concerns from other agencies

Awaiting Comments from

- Ministry of Transportation and Infrastructure
- Ministry of Environment and Climate Change Strategy

Summary

- Proposal to downzone the subject property and discharge three covenants
- Proposal aligns with RGS and OCP
- No concerns received from referral agencies

Recommendation

*Custom Vote – Electoral Area West & West Kelowna Fringe Area – Electoral Area Directors,
West 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: Z22/06 for the property known as Rockchild Landing legally described as District Lot 4501, ODYD, Except Plans B1329 and 36131 (“the subject property”);

AND THAT OCP Amendment Bylaw No. 1274-13 for the subject property be given first reading;

AND THAT Zoning Amendment Bylaw No. 871-277 for the subject property be given first reading;

Recommendation

AND THAT upon adoption of OCP Amendment Bylaw No. 1274-13 and Zoning Amendment Bylaw No. 871-277, the Regional Board support for the discharge of covenants CA2266460, CA2219468, and CA2219466 from the subject property;

AND FURTHER THAT the Regional Board schedule a Public Hearing on April 20, 2023, for OCP Amendment Bylaw No. 1274-13 and Zoning Amendment Bylaw 871-277, RDCO file: Z22/06.