

Rezoning Application Z23/07

4440 Maxwell Road

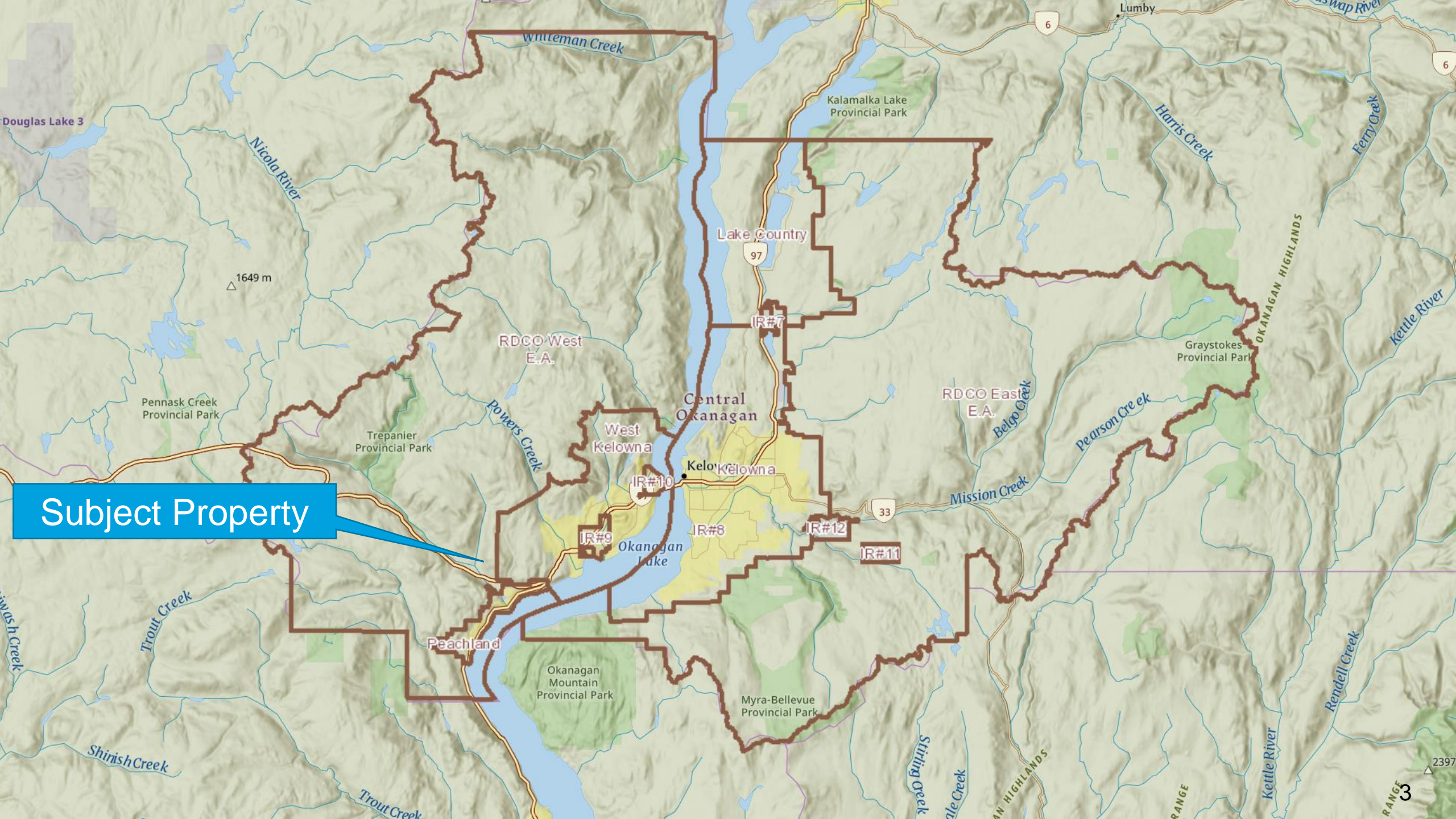
Regional Board Meeting
February 22, 2024

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



Purpose

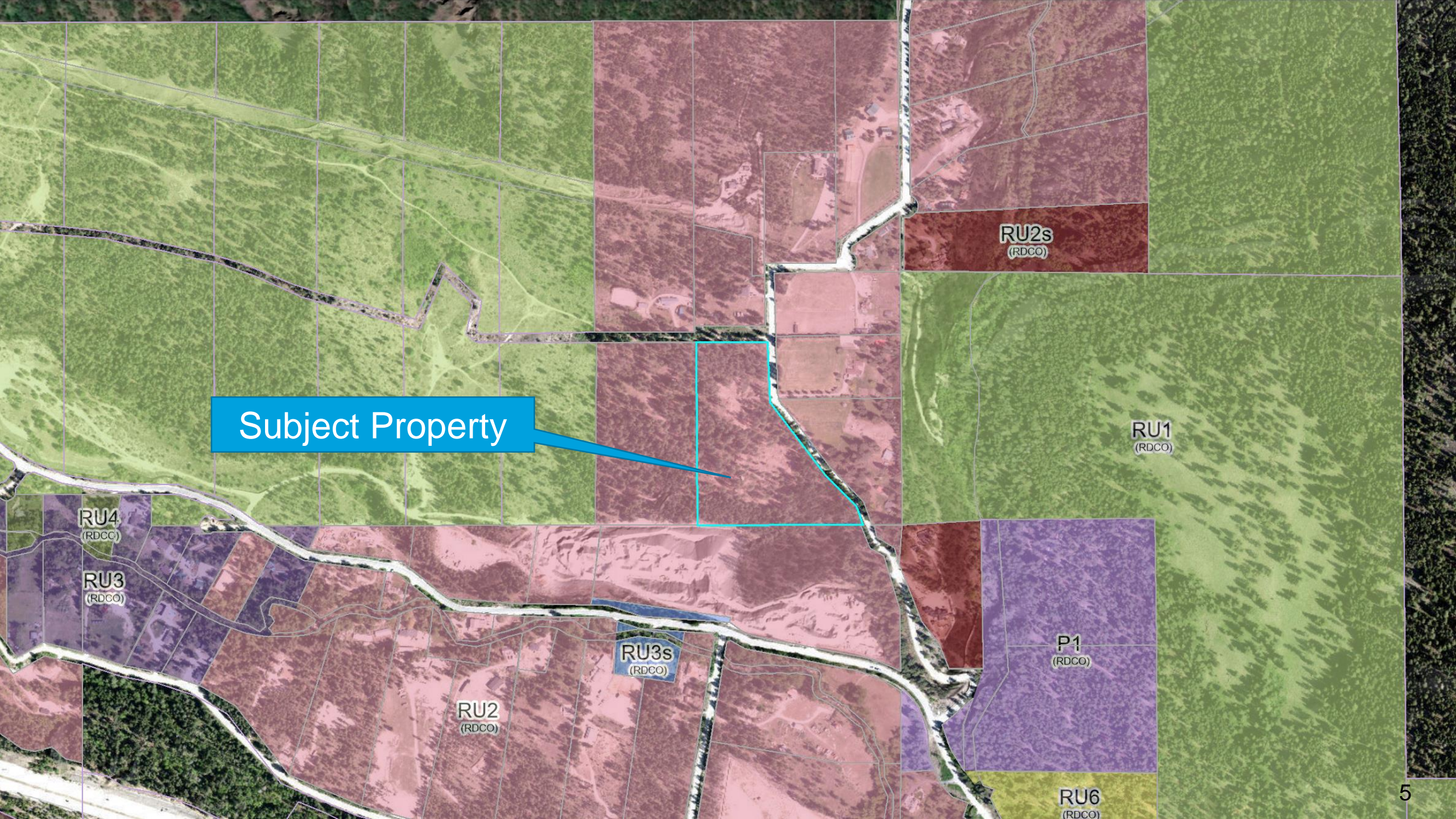
To consider a site-specific text amendment to Zoning Bylaw No. 871 to permit an accessory home with a gross floor area of up to 186m² on the subject property.



Subject Property

Subject Property





Subject Property

RU2s
(RDCO)

RU1
(RDCO)

RU4
(RDCC)

RU3
(RDCO)

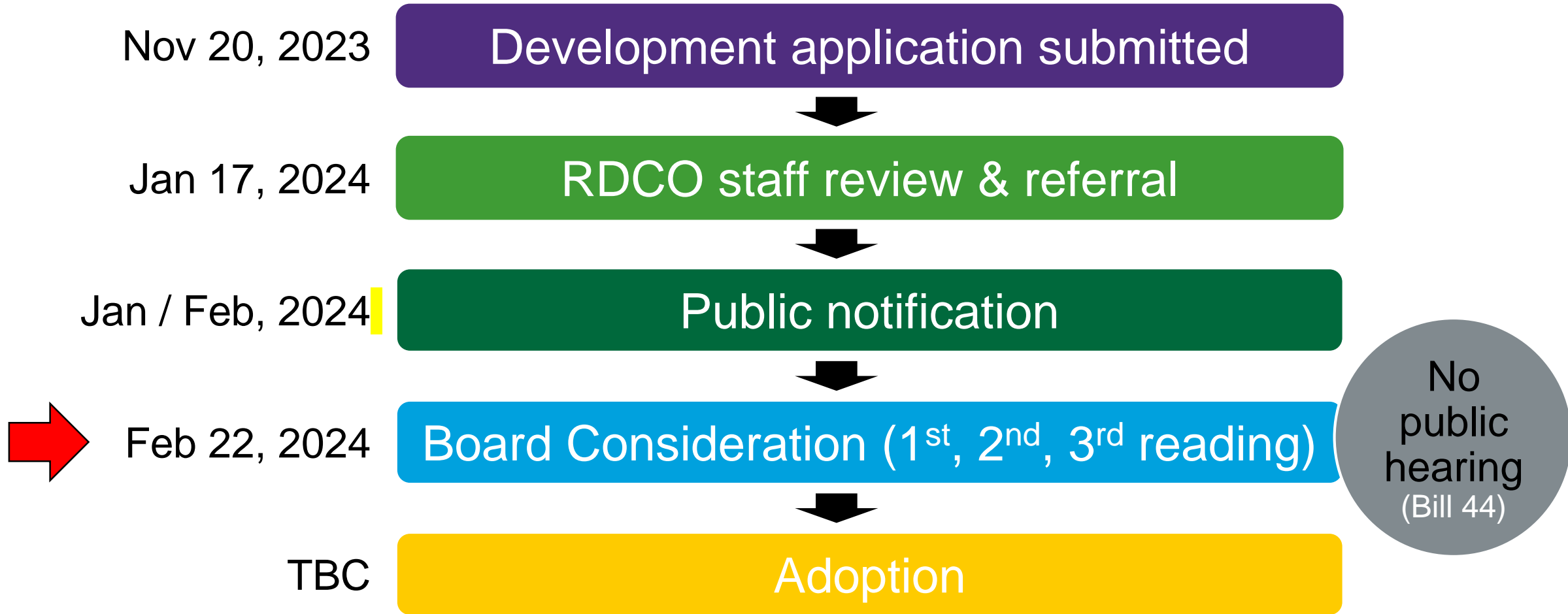
RU3s
(RDCO)

P1
(RDCO)

RU2
(RDCO)

RU6
(RDCO)

Process overview



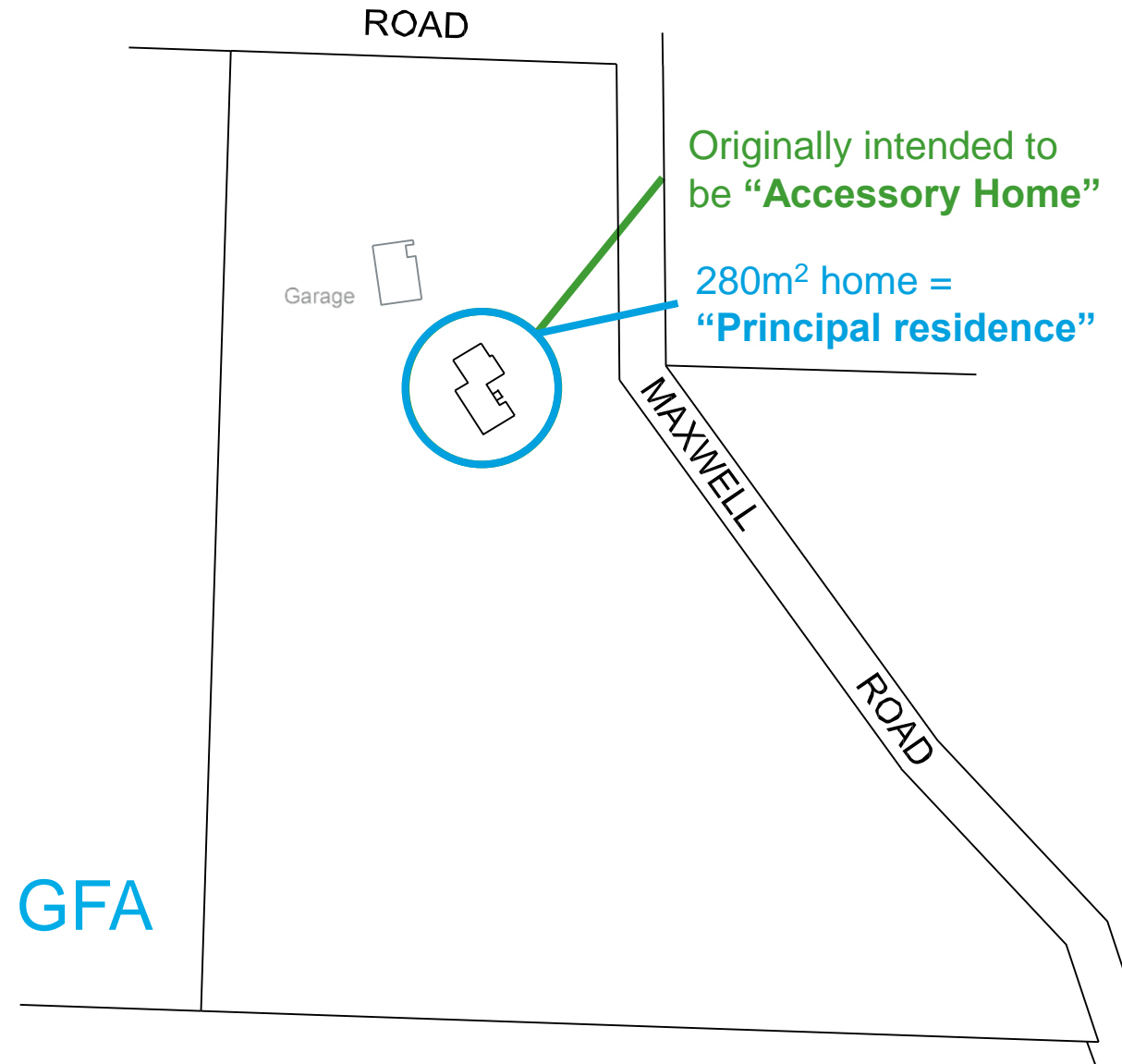
Background

- RU2 zoned lot meets minimum size requirement for accessory home

- Existing residence on property
140m² footprint

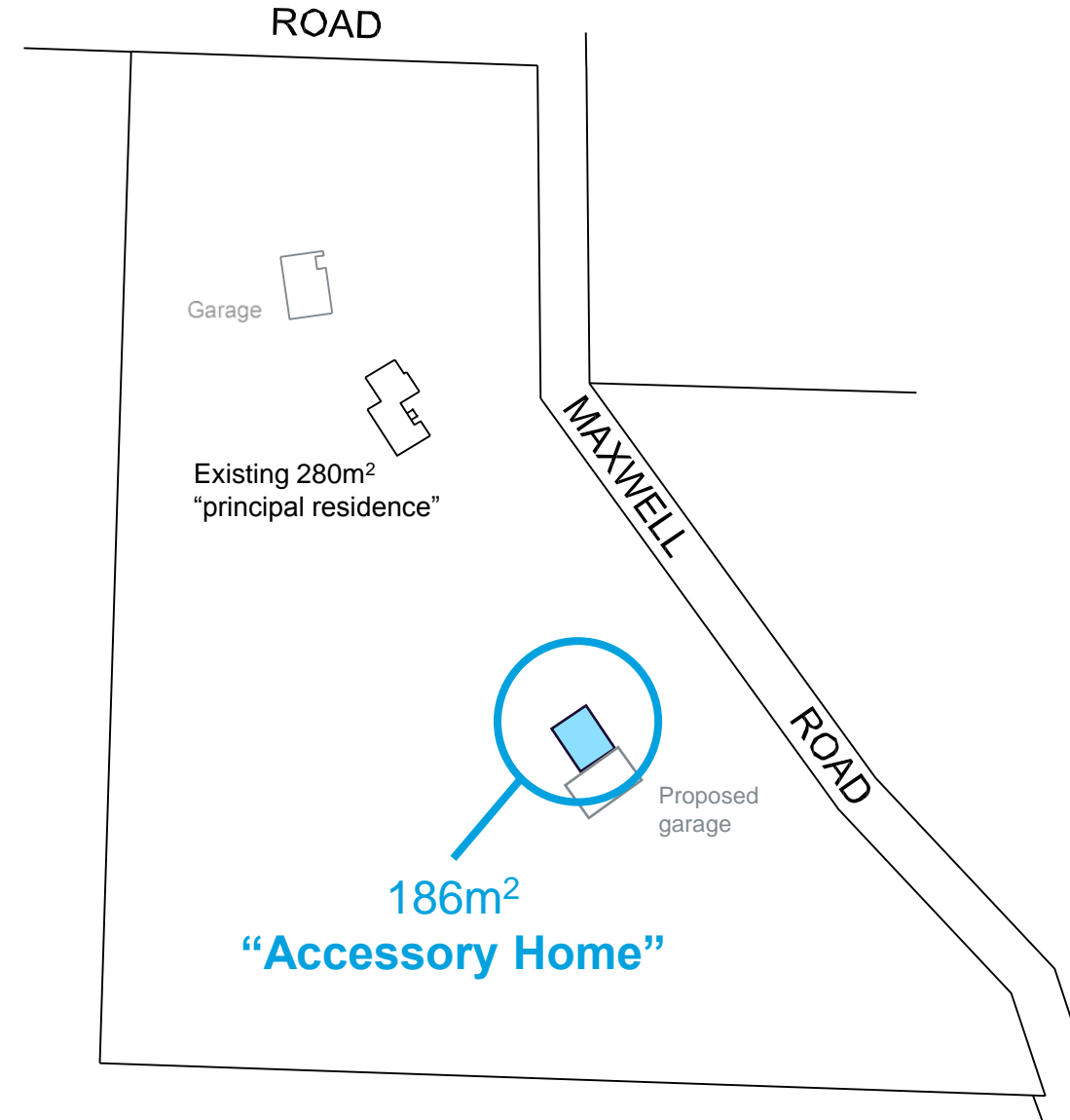
Upper floor living space	140m ²
Finished basement	140m ²
Total GFA	280m²

- Exceeds permitted Accessory Home GFA



Proposal

- The proposed residence must be the designated as the “Accessory Home”
- Exceeds maximum permitted GFA
- Zoning bylaw text amendment required



RDCO Policy

Regional Growth Strategy

- Seeks to preserve and enhance existing neighbourhoods through a variety of housing types, densities, choices, and affordability..

Official Community Plan

- Encourages housing in areas with services and infrastructure to support growth...

Zoning Bylaw – Accessory Homes

- Permitted on A1, RU1 and RU2 lots over 3.8 hectares
- 140m² maximum GFA
- Shall be used for the household of an agricultural worker or caretaker.

Site Servicing



Not within a fire protection area



Onsite water sources



Onsite wastewater system

Referral Comments



Inspections Services

- Each dwelling will require an appropriately designed septic system.
- Domestic water requirements for each dwelling.
- Wildfire hazard covenant required.

Public Notification



Mailed notices

- January 24



Onsite signage

- February 5



Newspaper ads

- Westside Weekly – February 14
- West K News – February 16

Letter of support from each neighbouring residential property



Committee Recommendation



Presented to the RDCO Planning Advisory
Committee – February 20

Summary

- Sufficient property size and zoning to permit accessory home.
- Proposed home exceeds maximum GFA
- No concerns raised by
 - Referral agencies
 - The public

Recommendations

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

THAT the Regional Board gives first, second and third reading to Zoning Amendment Bylaw No. 871-284.