

Rezoning Application Z20/06

Regional District of Central Okanagan Board Meeting
April 26, 2021

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



Purpose

- To permit a secondary suite by rezoning the subject property from A1 Agricultural to A1s Agricultural (Secondary Suite)

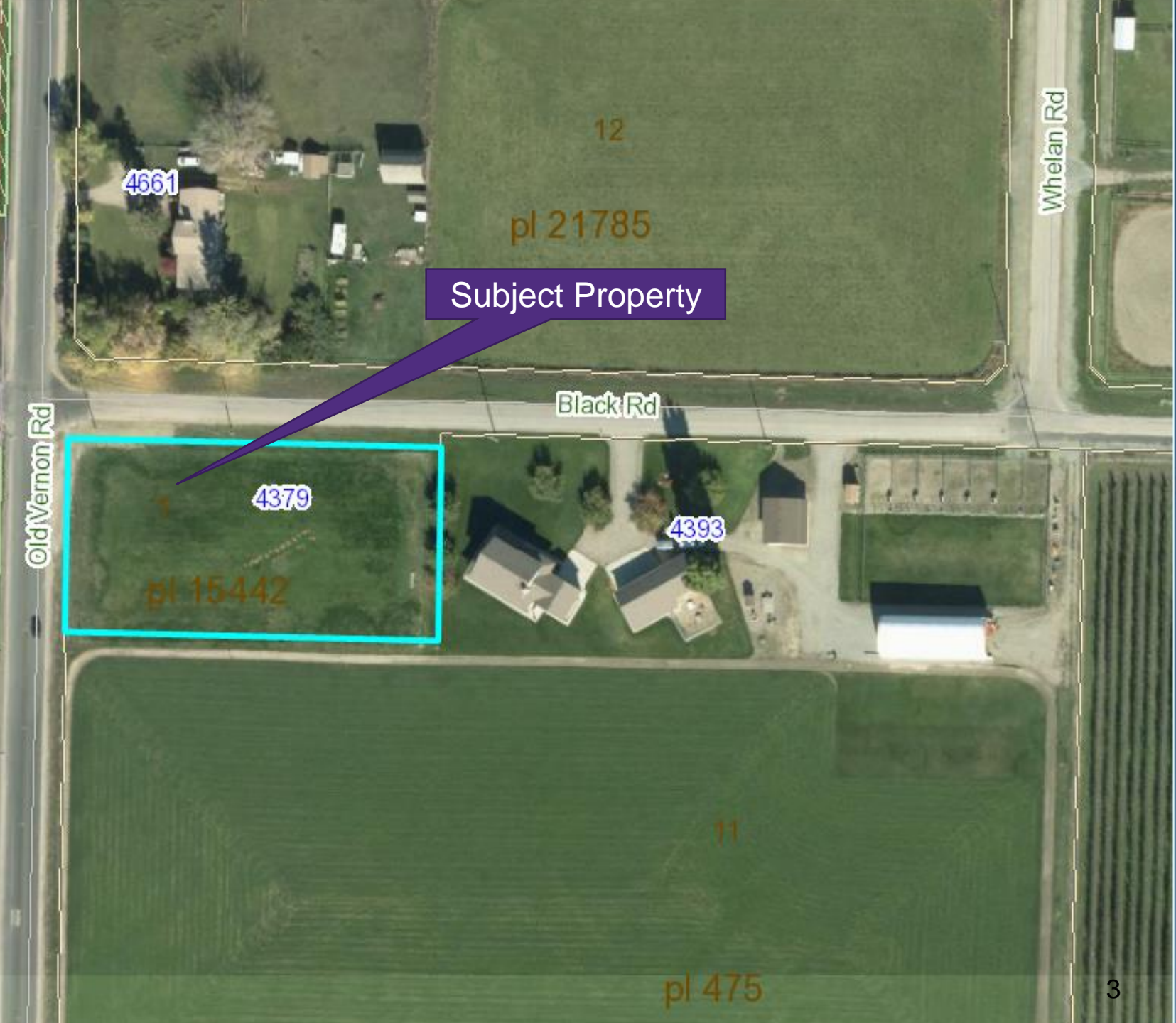


High Noon Park

Ellison Dog Park



70m



4661

12

pl 21785

Subject Property

Black Rd

4379

4393

pl 15442

11

pl 475

Old Vernon Rd

Whelan Rd

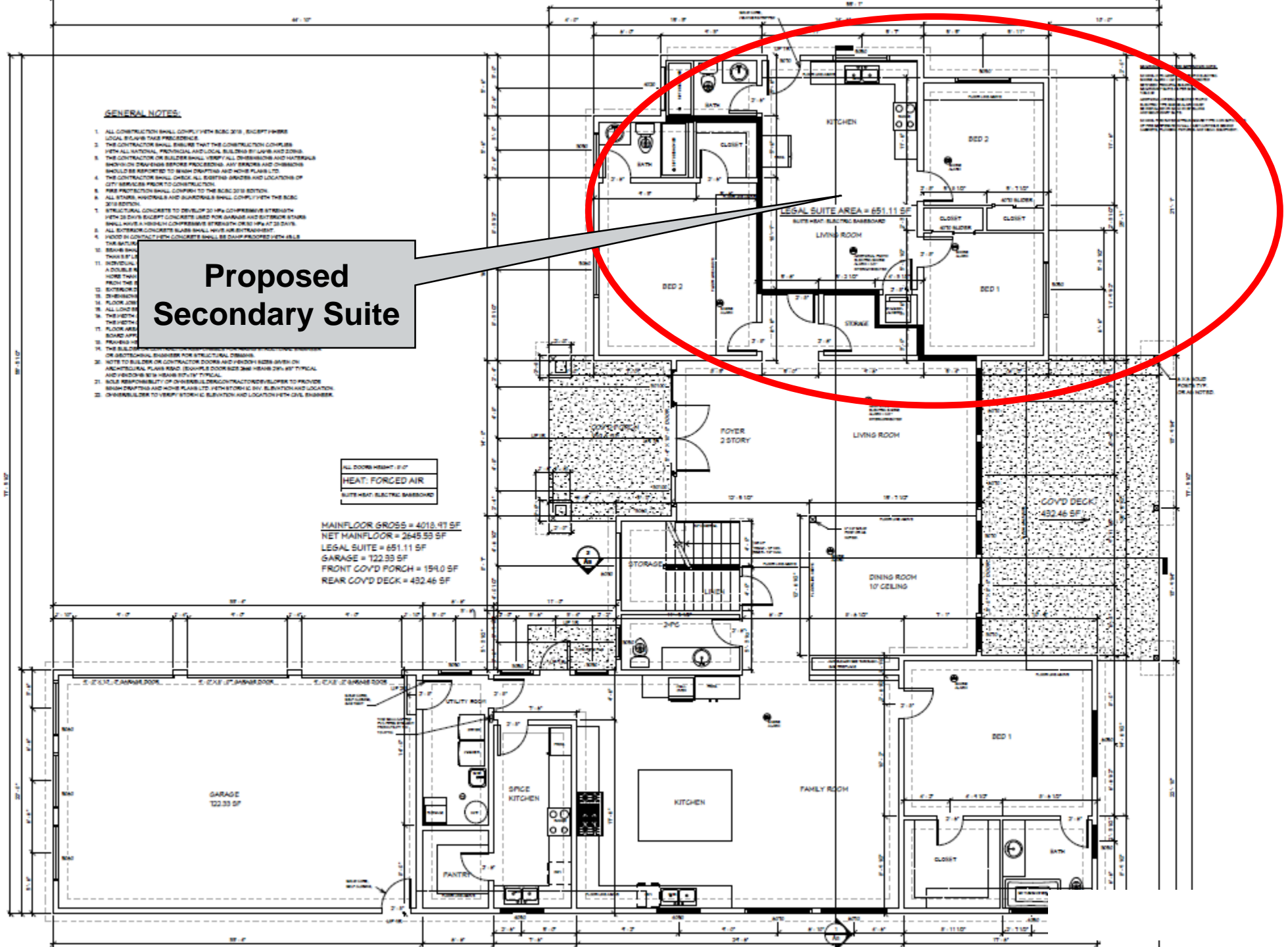
GENERAL NOTES:

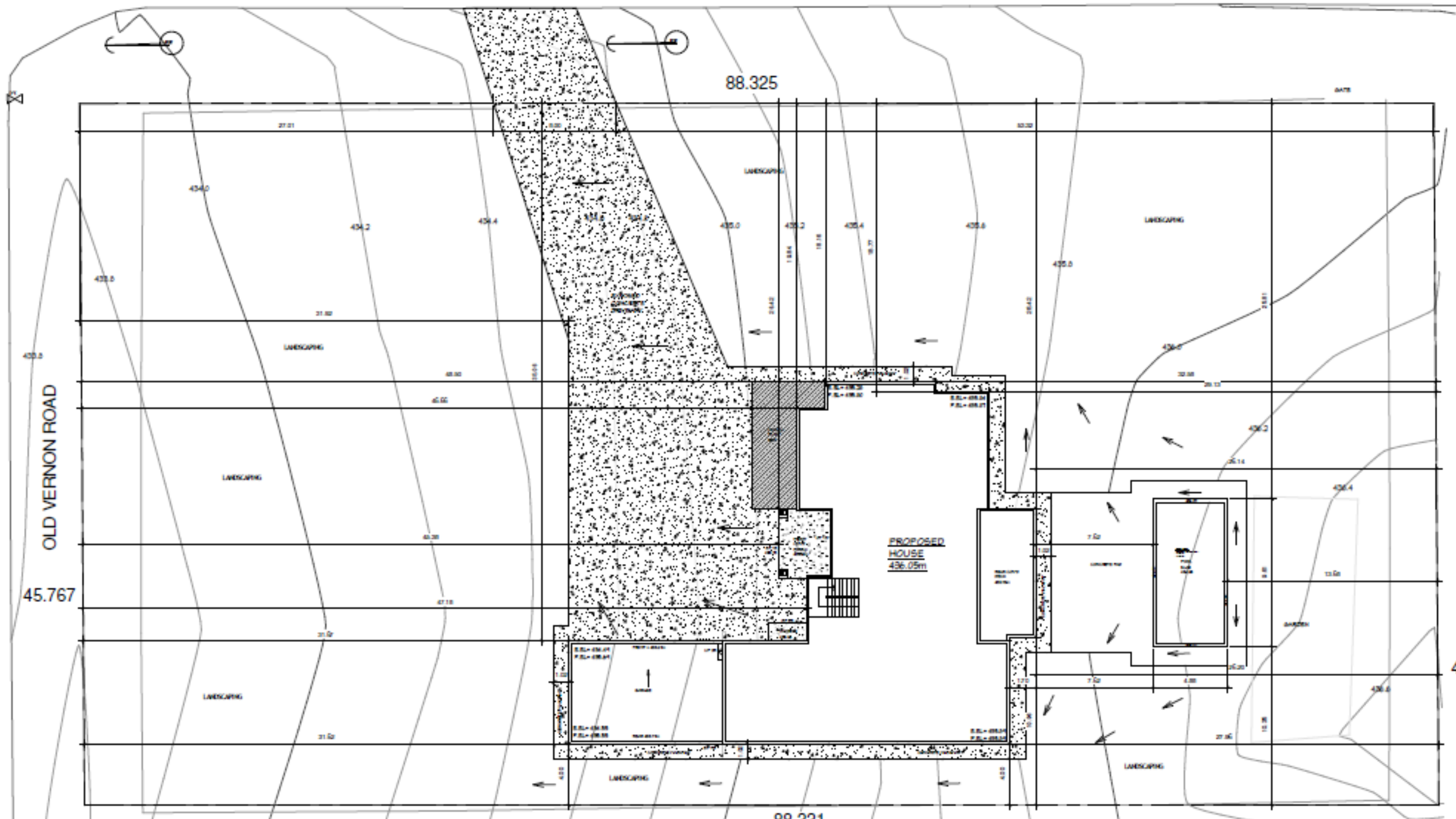
1. ALL CONSTRUCTION SHALL COMPLY WITH IBC/C 2018, EXCEPT WHERE LOCAL LAWS TAKE PRECEDENCE.
2. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, FEDERAL AND LOCAL BUILDING BY LAWS AND ZONING.
3. THE CONTRACTOR OR BUILDER SHALL VERIFY ALL DIMENSIONS AND MATERIALS SHOWN ON DRAWINGS BEFORE PROCEEDING. ANY ERRORS AND OMISSIONS SHOULD BE REPORTED TO BISH DRAFTING AND HOME PLANS, LTD.
4. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
5. FIRE PROTECTION SHALL CONFORM TO THE IBC/C 2018 EDITION.
6. ALL STAIRS, WINDERS AND GUARDRAILS SHALL COMPLY WITH THE IBC/C 2018 EDITION.
7. STRUCTURAL CONCRETE TO DEVELOP 30 MPa COMPRESSIVE STRENGTH WITH 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS.
8. ALL EXTERIOR CONCRETE SLABS SHALL HAVE AIR ENTRAINMENT.
9. FLOOD IN CONTACT WITH CONCRETE SHALL BE CURED PRIOR TO SETTING.
10. THE BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.1. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.2. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.3. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.4. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.5. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.6. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.7. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.8. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.9. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.10. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.11. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.12. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.13. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.14. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.15. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.16. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.17. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.18. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.19. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.20. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.21. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.22. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.23. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.24. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.25. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.26. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.27. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.28. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.29. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.30. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.31. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.32. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.33. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.34. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.35. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.36. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.37. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.38. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.39. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.40. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.41. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.42. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.43. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.44. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.45. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.46. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.47. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.48. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.49. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.50. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.51. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.52. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.53. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.54. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.55. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.56. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.57. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.58. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.59. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.60. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.61. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.62. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.63. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.64. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.65. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.66. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.67. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.68. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.69. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.70. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.71. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.72. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.73. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.74. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.75. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.76. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.77. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.78. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.79. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.80. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.81. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.82. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.83. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.84. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.85. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.86. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.87. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.88. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.89. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.90. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.91. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.92. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.93. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.94. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.95. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.96. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.97. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.98. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.99. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
 - 10.100. BATHS SHALL BE BUILT TO THE FOLLOWING DIMENSIONS:
11. INDIVIDUAL A DOUBLE END HORN SHALL BE PROVIDED FROM THE REAR EXTERIOR TO THE BATHS.
12. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
13. ALL LIGHTS SHALL BE PROVIDED FROM THE REAR EXTERIOR TO THE BATHS.
14. THE FLOOR AREA SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
15. PROVIDE AN ELECTRICAL SHOWER FOR STRUCTURAL DRAWING.
16. NOTE TO BUILDER OR CONTRACTOR DOORS AND WINDOWS SHALL BE AS SHOWN ON ARCHITECTURAL PLANS EXCEPT DOOR SIZES SHALL BE AS SHOWN ON TYPICAL AND WINDOWS SHALL BE AS SHOWN ON TYPICAL.
17. SOLE RESPONSIBILITY OF DIMENSIONAL CONTRACTOR/SUPPLIER TO PROVIDE BISH DRAFTING AND HOME PLANS LTD WITH ELEVATION BY ELEVATION AND LOCATION.
18. DIMENSIONAL CONTRACTOR/SUPPLIER TO VERIFY STOREY ELEVATION AND LOCATION WITH CIVIL ENGINEER.

**Proposed
Secondary Suite**

ALL DOOR HEIGHT: 2' 0"
HEAT: FORCED AIR
SUITE HEAT: ELECTRIC RADIANT

MAINFLOOR GROSS = 4018.91 SF
NET MAINFLOOR = 2645.53 SF
LEGAL SUITE = 651.11 SF
GARAGE = 122.33 SF
FRONT GOV'D PORCH = 159.0 SF
REAR GOV'D DECK = 432.46 SF





88.325

OLD VERNON ROAD

45.767

PROPOSED HOUSE
436.05m

88.331

45.7

27.01

434.0

434.2

434.4

434.2

435.0

435.2

435.4

435.6

LANDSCAPING

21.80

LANDSCAPING

43.00

43.00

LANDSCAPING

43.30

47.10

21.50

LANDSCAPING

21.50

4.00

LANDSCAPING

4.00

4.00

LANDSCAPING

27.30

12.30

LANDSCAPING

13.50

435.4

435.2

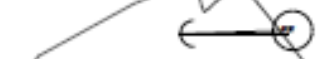
435.0

435.0

24.81

LANDSCAPING

GATE



1.84

18.18

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

18.17

<

Background

- Received first reading on January 25, 2021
- Public Hearing held on April 26, 2021

Recommendation

THAT Zoning Amendment Bylaw No. 871-264 be given second and third readings;

AND FURTHER THAT final adoption be withheld pending receipt of a registered covenant on title recognizing the location of the subject property within an area that is actively farmed.

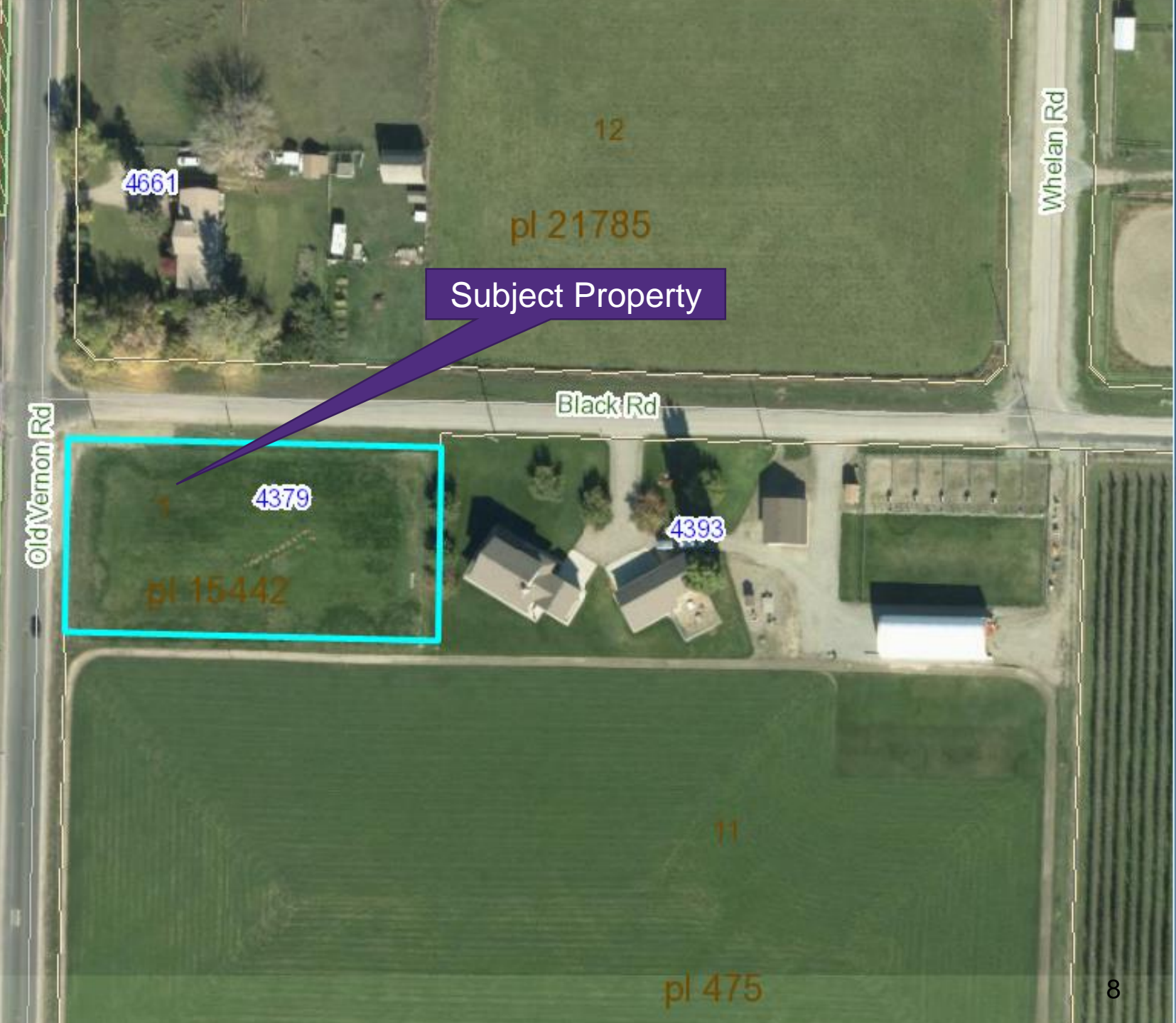


High Noon Park

Ellison Dog Park



70m



Subject Property

4661

12

pl 21785

Whelan Rd

Black Rd

Old Vernon Rd

4379

pl 15442

4393

11

pl 475



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

