

Rezoning Application Z21/01

Public Hearing

May 31, 2021

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



Purpose

- To amend Zoning Bylaw No.871 to permit an accessory home on Lot 7, District Lot 121, ODYD, Plan 21785.



Subject Property

Quail Ridge Blvd

Lochrem Rd

Matrix Cr

97

Pier Mac Way

Kel Mac Ct

Circuit Rd

Pier Mac Way

Airport Way

Fleet Ct

Aerospace Dr

Opic Ct

Wolfe Dr

Black Rd

Teather Rd

Teather Cr

Whitetail Rd

Lindley Rd

Anderson Rd

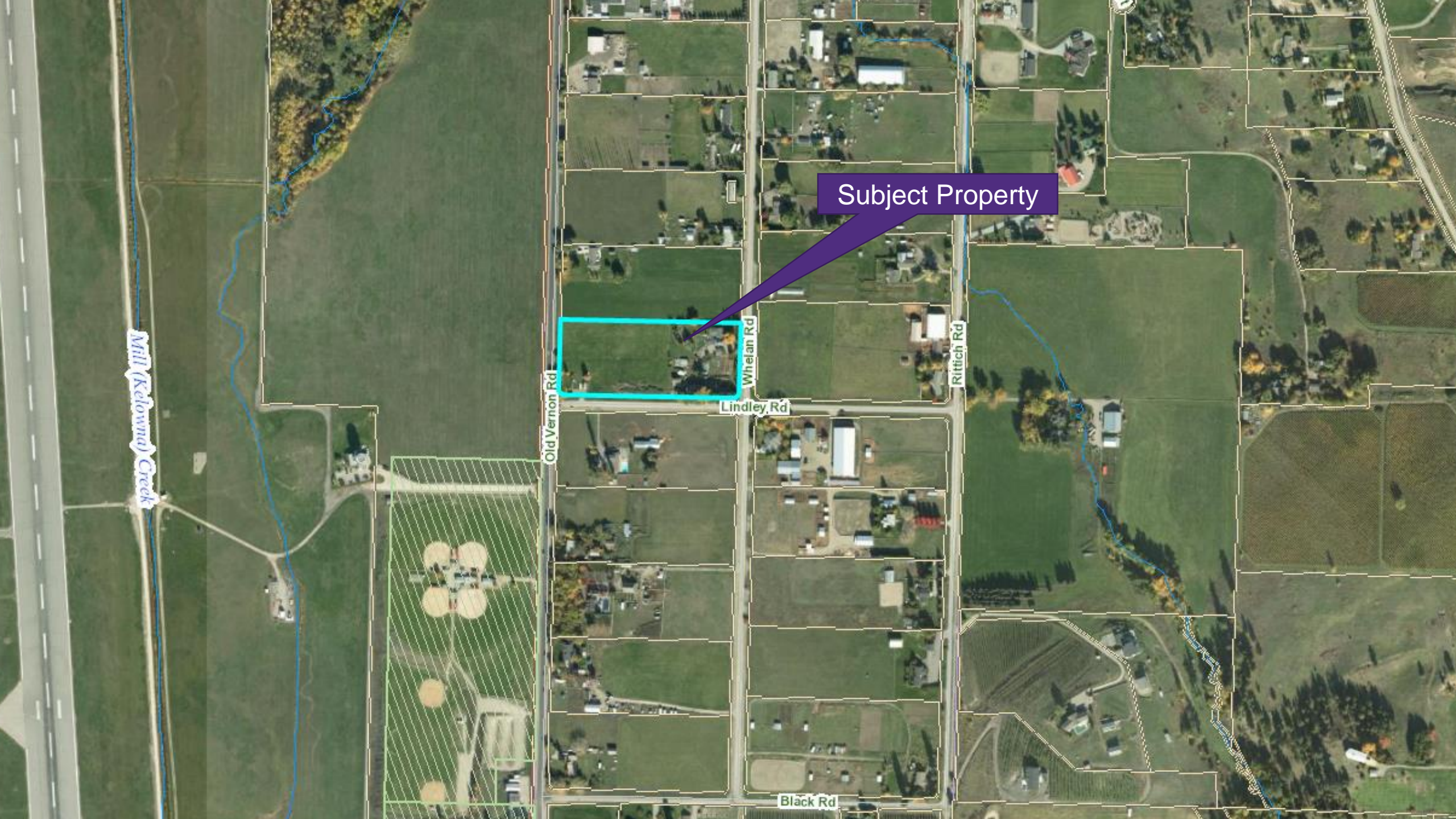
Whitetail Dr

Whitetail Rd

Rockface Rd

Black Rd

Booth Rd



Subject Property

Mill (Kelowna) Creek

Old Vernon Rd

Whelan Rd

Lindley Rd

Black Rd

Rittich Rd

Subject Property

6141

5055

5060

Old Vernon Rd

Whelan Rd

pl 21785

pl 21785

Lindley Rd

4331

pl 21785

4971

pl 21785

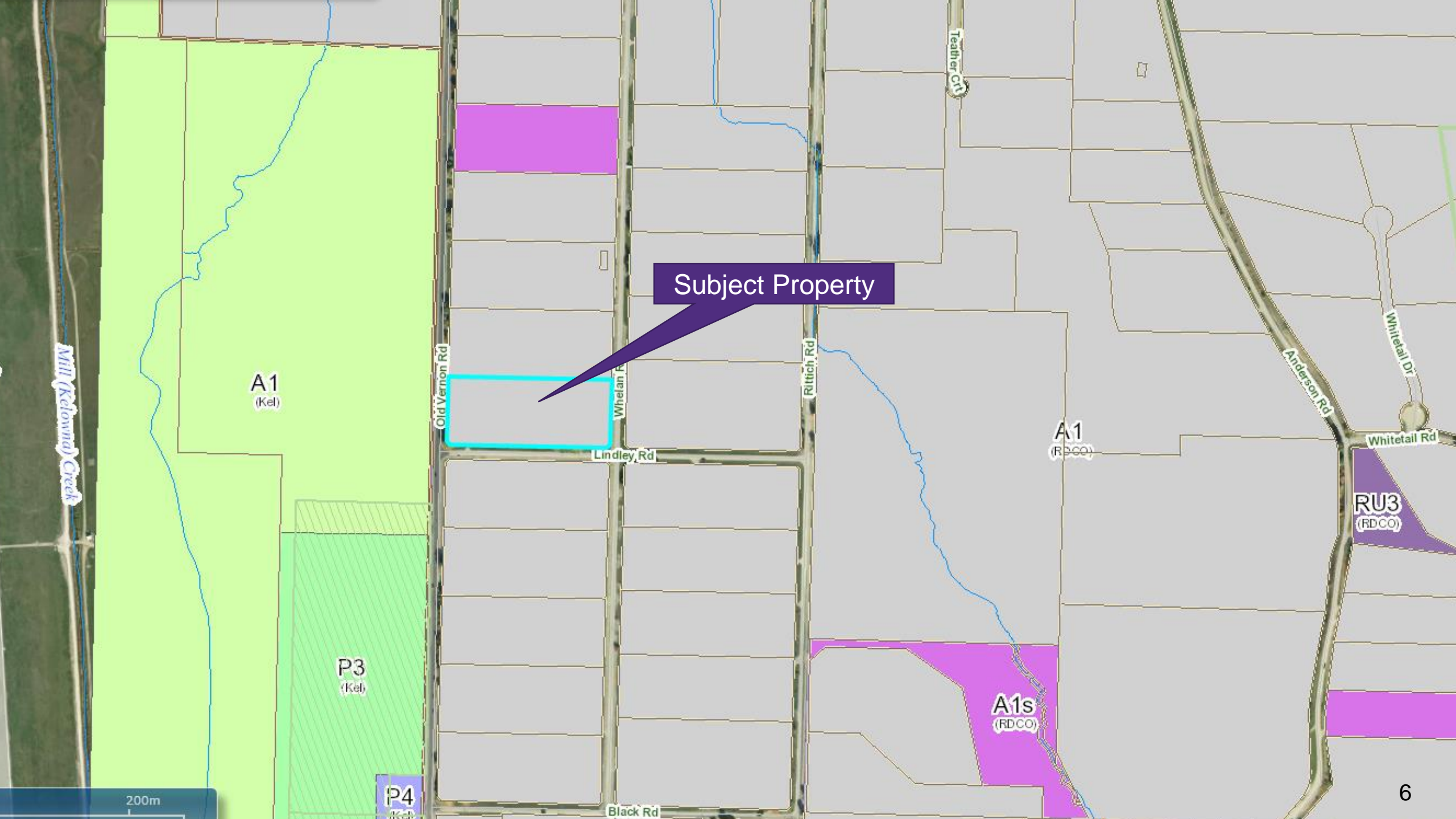
17

High

Needle Falls

75m

200ft



Subject Property

A1
(Kel)

P3
(Kel)

P4
(Kel)

Lindley Rd

Whelan Rd

Rittich Rd

Tealier Crt

A1
(RDCO)

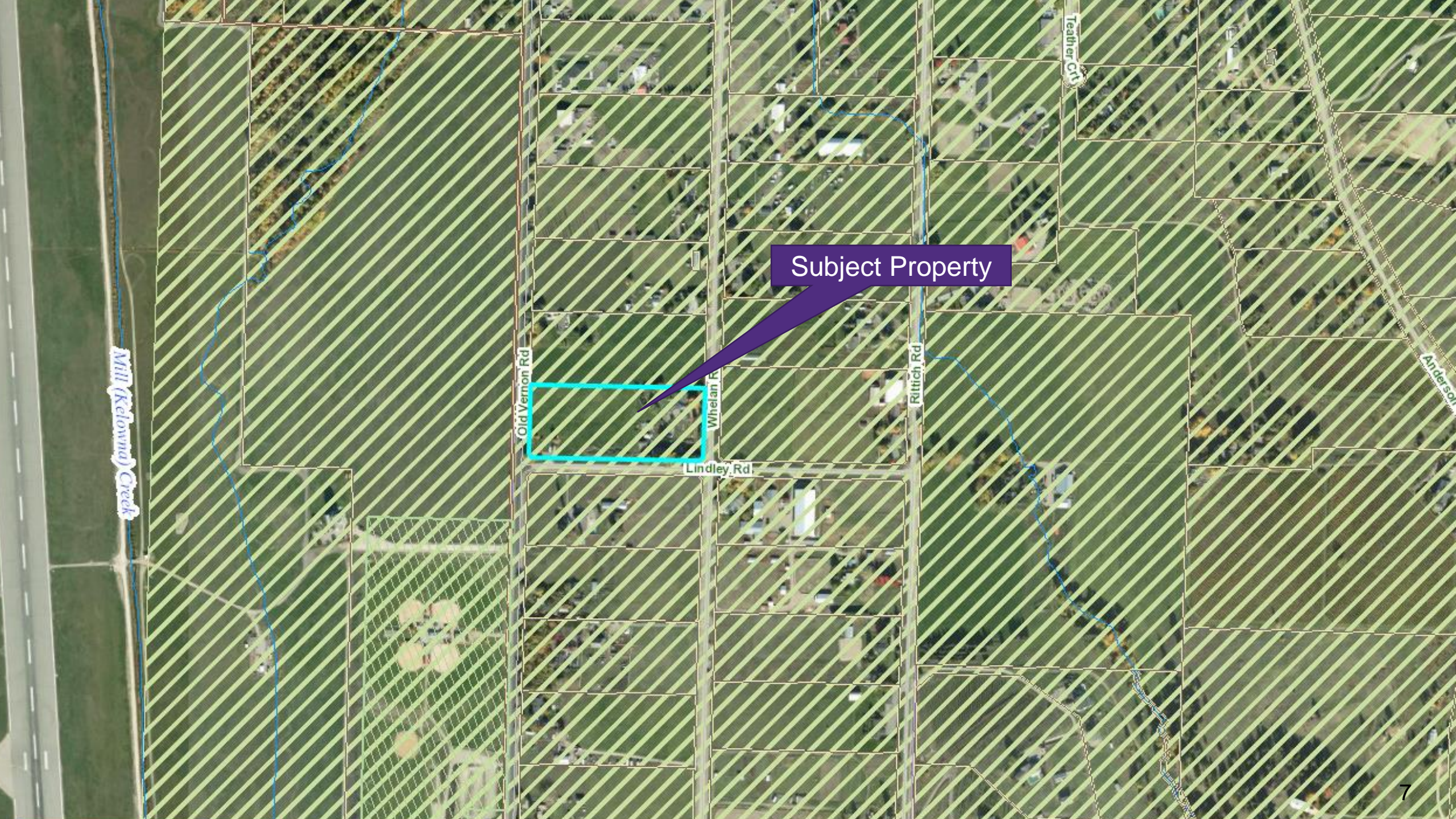
A1s
(RDCO)

RU3
(RDCO)

Anderson Rd

Whitetail Dr

200m



Subject Property

Mill (Kelowind) Creek

Old Vernon Rd

Whelan R

Lindley Rd

Rittich Rd

Teather Ct

Anderson

Background

- Agriculture
- Existing Development:
 - Single detached house
 - Multiple accessory buildings
- Previous mobile home permitted as a temporary accessory dwelling (1991-2011)
- Existing development site from previous mobile home

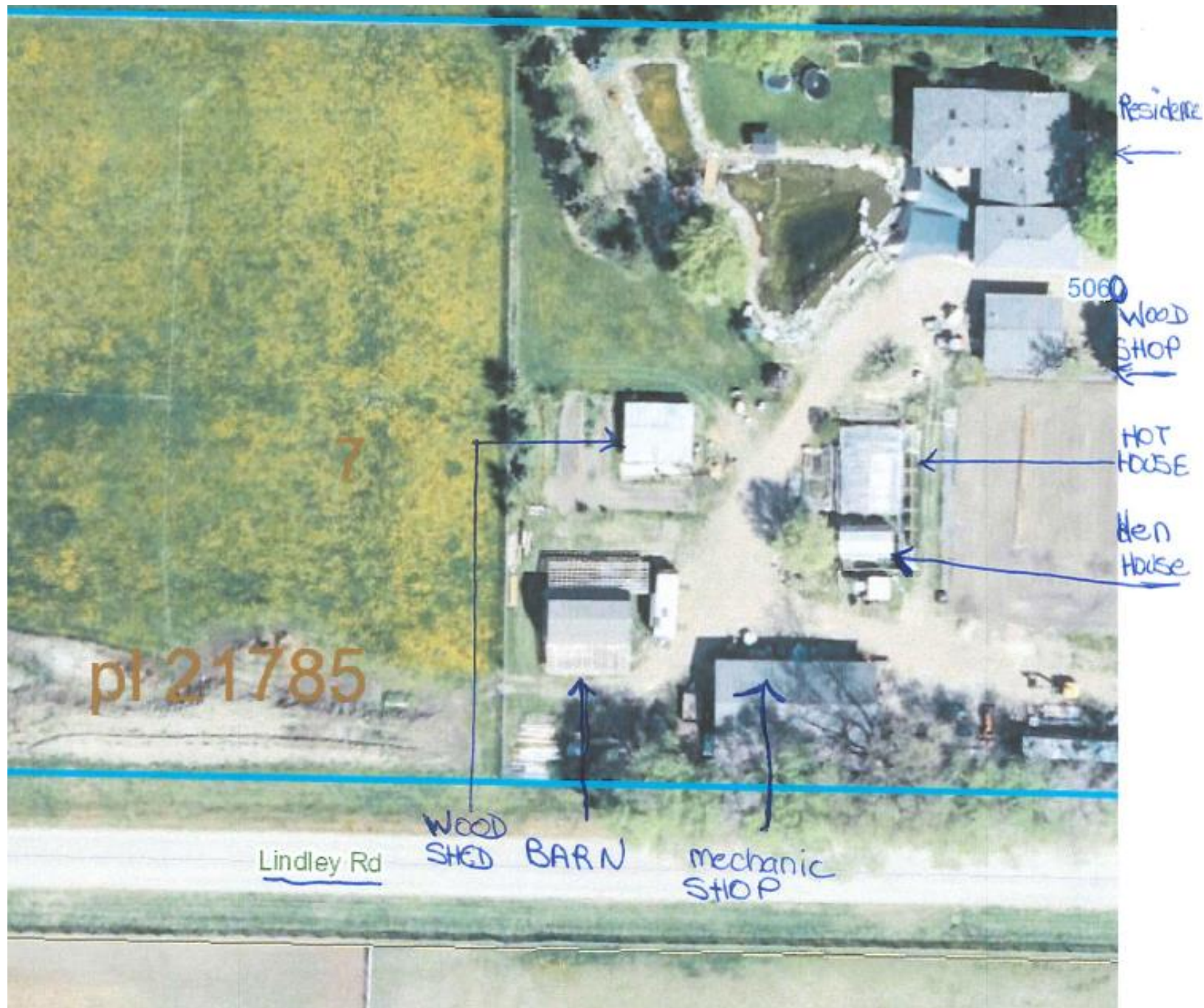




FIGURE 1: SUBJECT PROPERTY - 2009





Proposal

- To amend Zoning Bylaw No.871 specific to the subject property to permit an Accessory Home on a parcel less than 3.8 ha (9.4 acres) in area

EXISTING



OLD VERNON ROAD

5055

Accessory Home Proposed



CAR PARK

pl 21785

7

Residence



5060

WOOD SHOP



HOT HOUSE

Hen House

WOOD SHED

BARN

mechanic SHOP

Lindley Rd

Shed
Sidewalk

DRIVEWAY

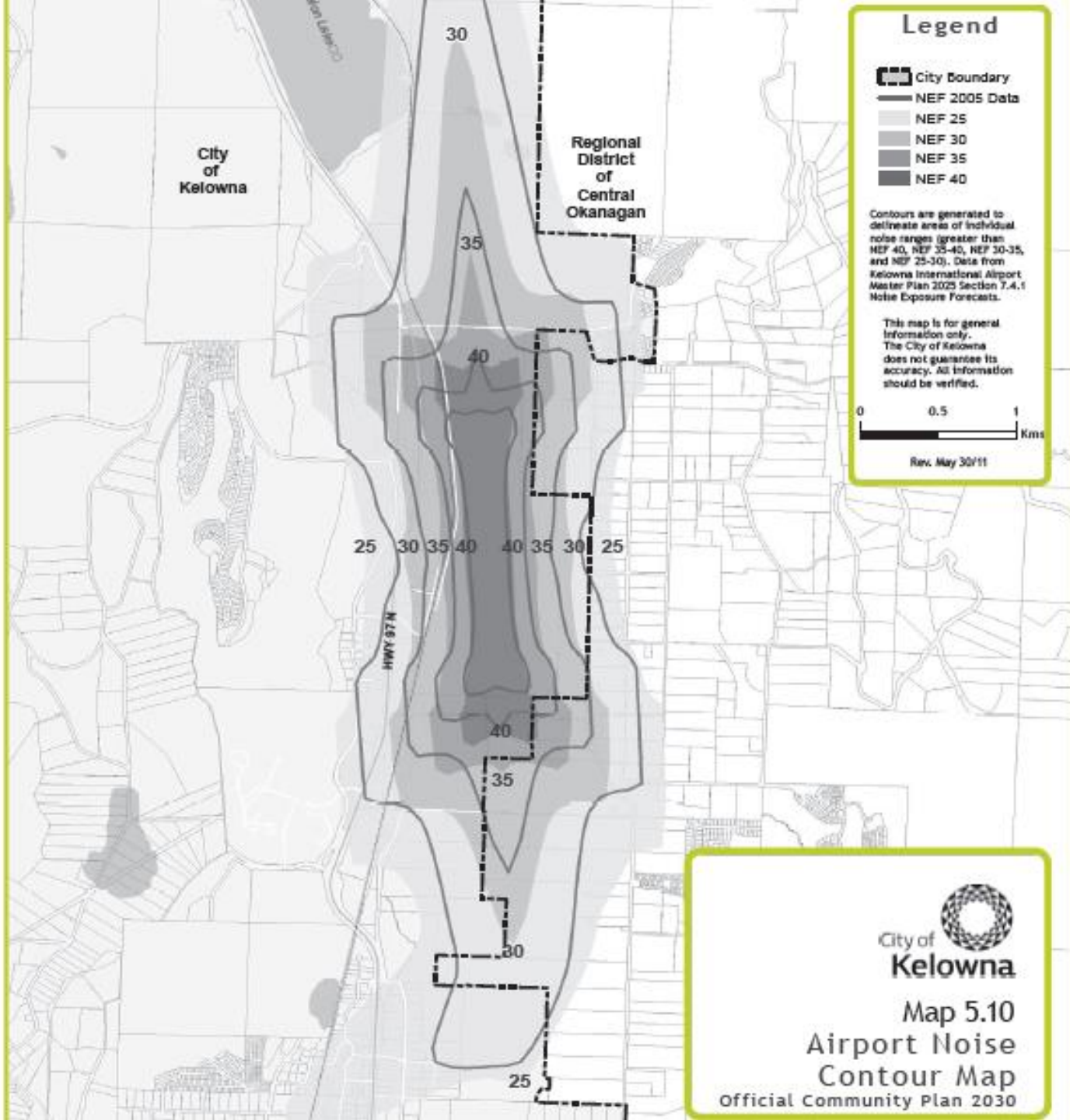


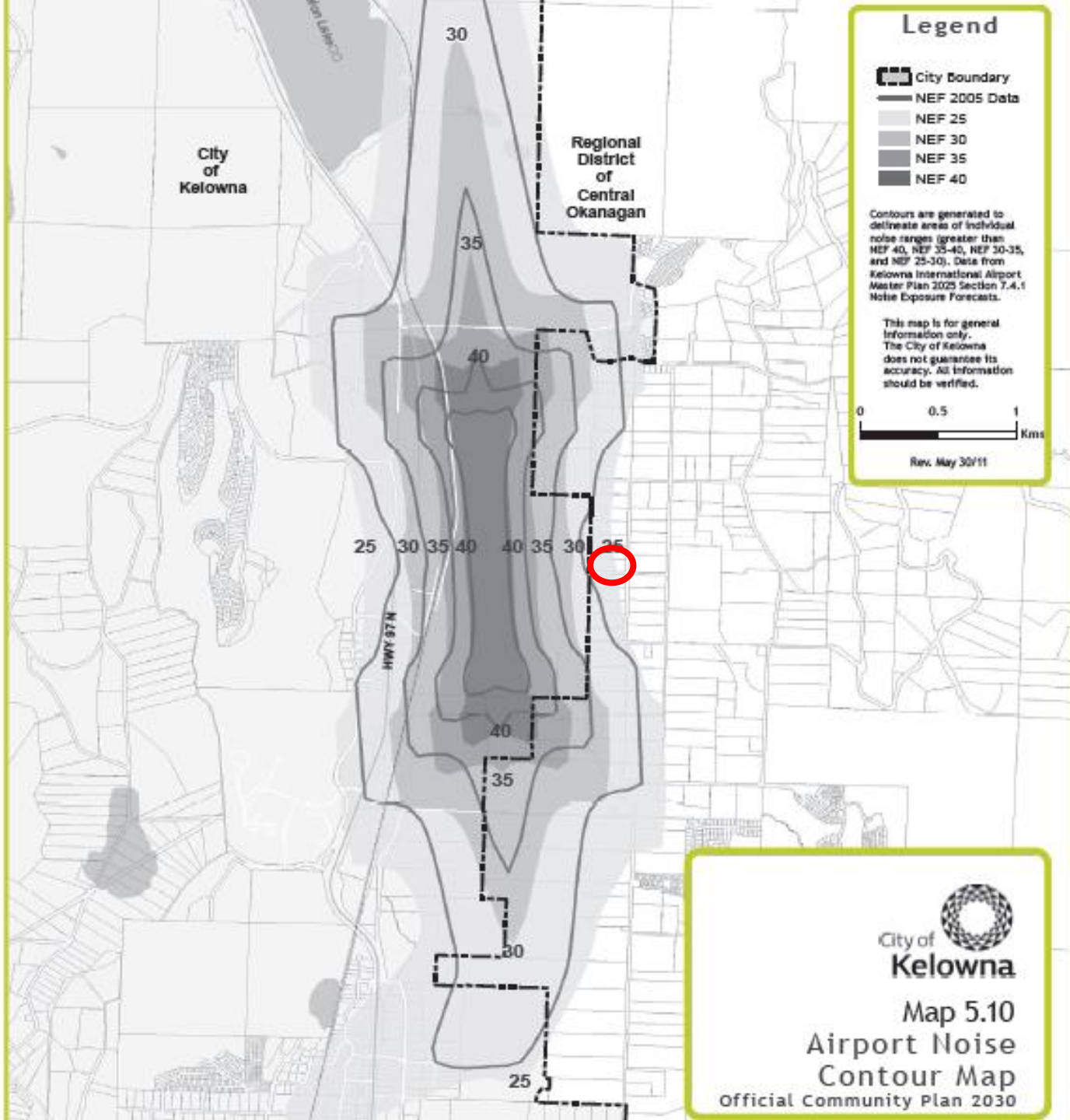
Servicing

- Water
 - Existing - Well
 - Proposed - GEID
- Sewerage Disposal
 - On-site sewerage disposal system

Airport Regulations

- *Aeronautics Act*
- Airport zoning regulations





Ellison Official Community Plan

- Discourage residential development in the 25 NEF contour
- Covenants/sound proofing to be used should development occur

Inspections Services

- Various building permits for existing development
- Building Permit #0185/91 was issued for a mobile home in accordance with Bylaw Amendment No. 887
- Building Permit #6522/11 was issued for the removal of the mobile home on May 11, 2011
- Technical requirements will be addressed through the building permit process

Agricultural Advisory Commission

- Recommends support on the condition that the owners prepare an agricultural plan to demonstrate the proposed expansion of agricultural activity

Ministry of Agriculture, Food and Fisheries

- The type and scale of farm operation does not typically require on-farm labour accommodation
- Does not appear to constitute a benefit to agriculture in general
- May result in:
 - Complaints about farm practices
 - Expectations for similar amendments on other agricultural properties

Agricultural Land Commission

- No objection
- A manufactured home may be used as an additional residence in the ALR in accordance with the ALR Use Regulation and ALC Policy L-25
- Additional residence would not require ALC approval

City of Kelowna

- Planning staff do not support the proposal as it is located within the NEF 25 contour
- Property size requirements are less restrictive in the City's Zoning Bylaw as it relates to mobile homes for immediate family
- Consider covenants to preserve agricultural land

Glenmore-Ellison Improvement District

- No objections to the proposal
- Applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations, and policy

Public Notification

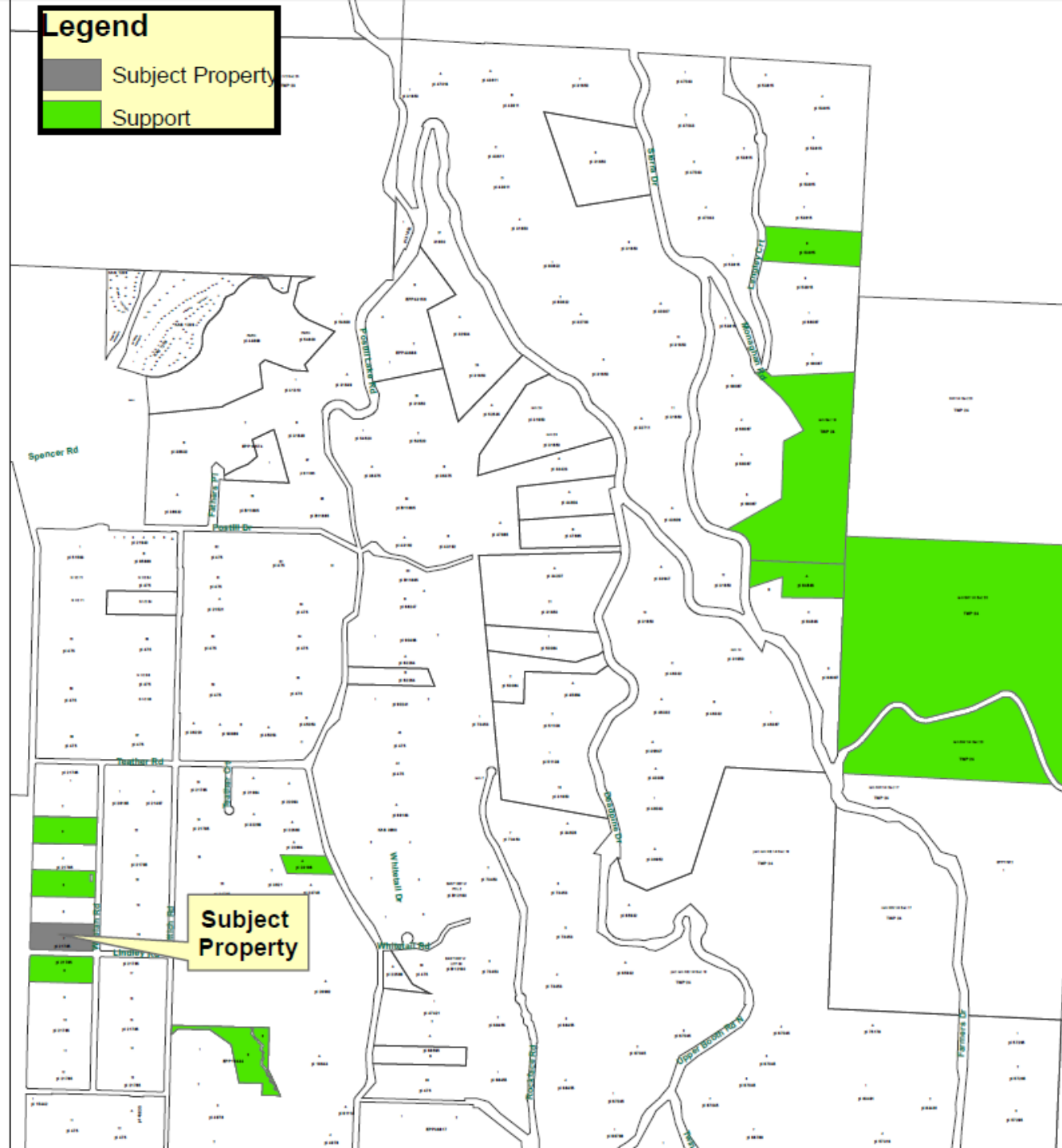
- Application signs posted on the property
- Newspaper notices advertising the Public Hearing
- Written notices mailed to neighbouring properties

Public Notification

- Nine (9) letter of support
- Zero (0) letters of opposition

Legend

- Subject Property
- Support



Summary

- Complies with the ALR Use Regulations & ALC Policy
- Does not require approval from the ALC
- Existing Development Footprint
- Available Servicing / Infrastructure
- Agricultural plan and draft covenant submitted

Subject Property

6141

5055

5060

Old Vernon Rd

Whelan Rd

pl 21785

pl 21785

Lindley Rd

4331

pl 21785

4971

pl 21785

17

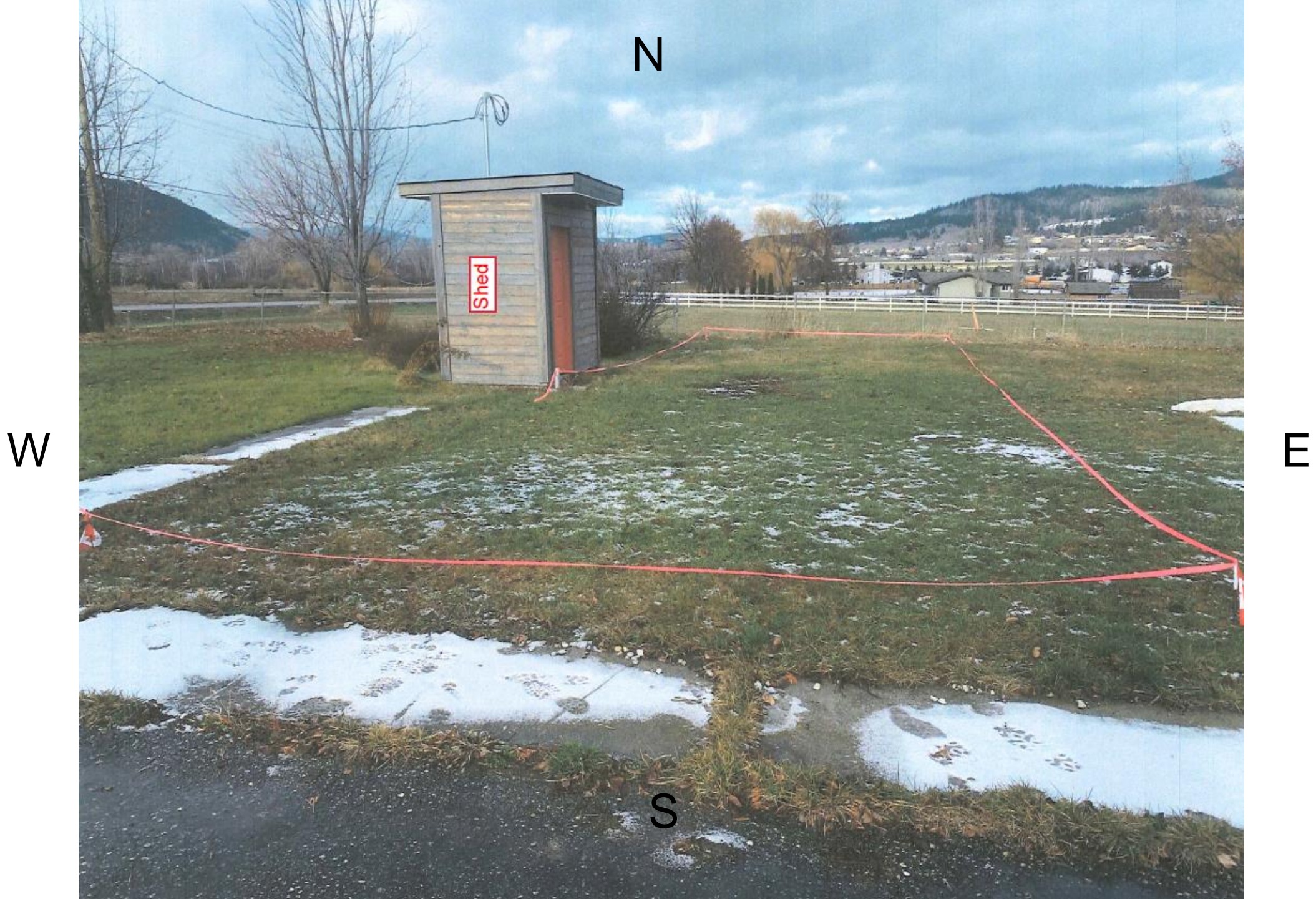
High

Needle Falls

75m

200ft





N

W

E

S



S

E

W

N

5060 Whelan Rd,
Kelowna, BC V1Y 5

Existing: Alfalfa Mix Hay

Year 1 Plan: 25,000 sq ft Garlic
Bed potential harvest: 5187 lbs

Year 2 Plan: 35,000 sq ft Garlic
Bed potential harvest: 10187 lbs

Existing: 500 sq ft Germination Tables

Existing: 160 sq ft
Garden Garlic, Onions

Existing Greenhouse:
Tomatoes, Peppers

Year 1 Plan: 200 sq
ft Micro Greens
=200 lbs

Existing: Former Chicken Coop
Year 1 Plan: Re-establish
chickens: eggs, chicken manure
for compost and soil.

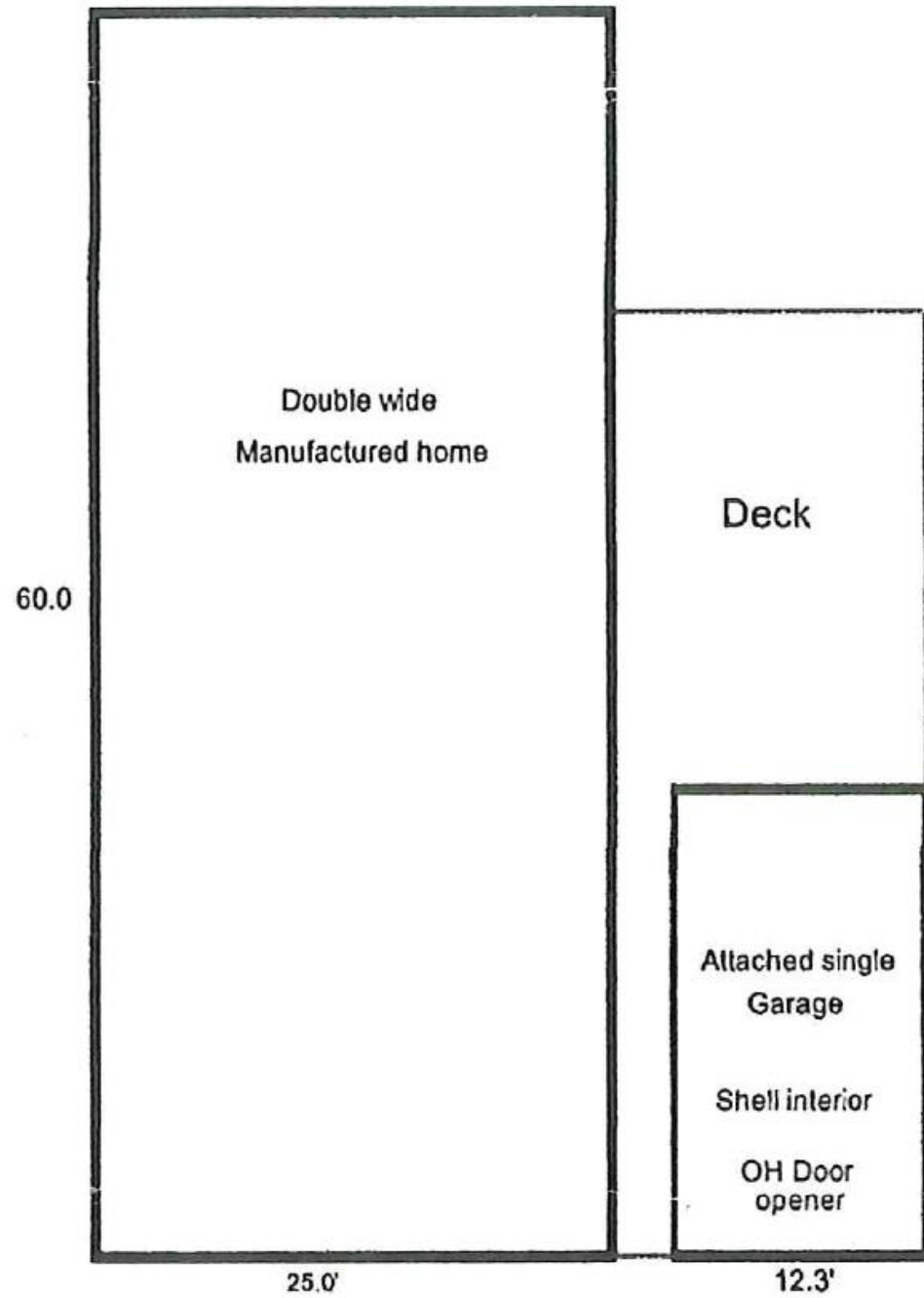
Existing: 240 sq ft Hot House Cucumbers & Hot
House Peppers

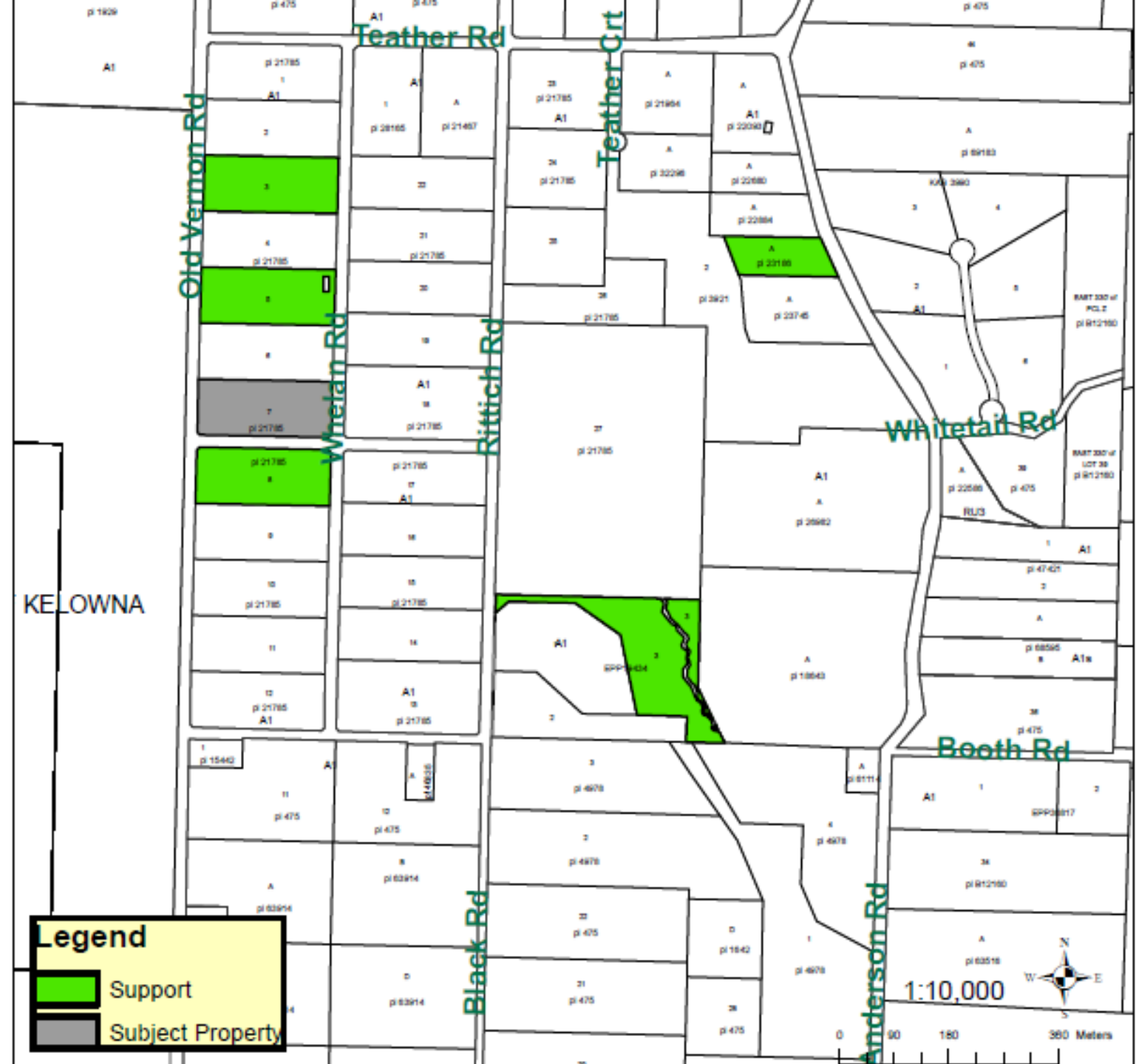
Existing: 10,000 sq ft Garden
Squash, Pumpkins, Beets,
Carrots, Parsnips, Holy Basil, Dill,
Lettuce, Corn, Potatoes

5055
Proposed
Modular
Existing Footprint: 5055
Old Vernon Rd

Existing: Soil & Compost,
Pollination Gardens
Year 1 Plan: Bee Turf, White Spruce
Saplings

Existing: Shop/Mechanical.
Worm Castings & Compost Tea
Year 1 Plan: Expand Existing -
continued research & development on
vermiculture.





Legend

- Support
- Subject Property

Airport Regulations – Kelowna's OCP

- Prohibit urban residential development within the 25 NEF contour
- Encourage the RDCO to not permit additional residential development within the 25 NEF contour

Airport Regulations

- YLW

- Have indicated the 25 NEF contour is suitable for residential development