

# Rezoning Application Z21/02

Public Hearing

May 31, 2021

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



# Purpose

- To permit a secondary suite by rezoning the subject property from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite)

**FINTRY PARK**

**Subject Property**

*Shorts Creek*

*Okanagan Lake*

**FINTRY  
PROTECTED  
AREA**



**FINTRY PARK**

Kelly Pl

Muir Rd

Fintry Delta Rd

Fairbridge Rd

Morden Rd

Gray Rd

Shorts Rd

Fintry Delta Rd

Shorts Creek

Dunwaters Rd

Subject Property



**FINTRY  
PROTECTED  
AREA**

©Kanagan Lake





Subject Property

Dunwaters Rd

Dunwaters Rd

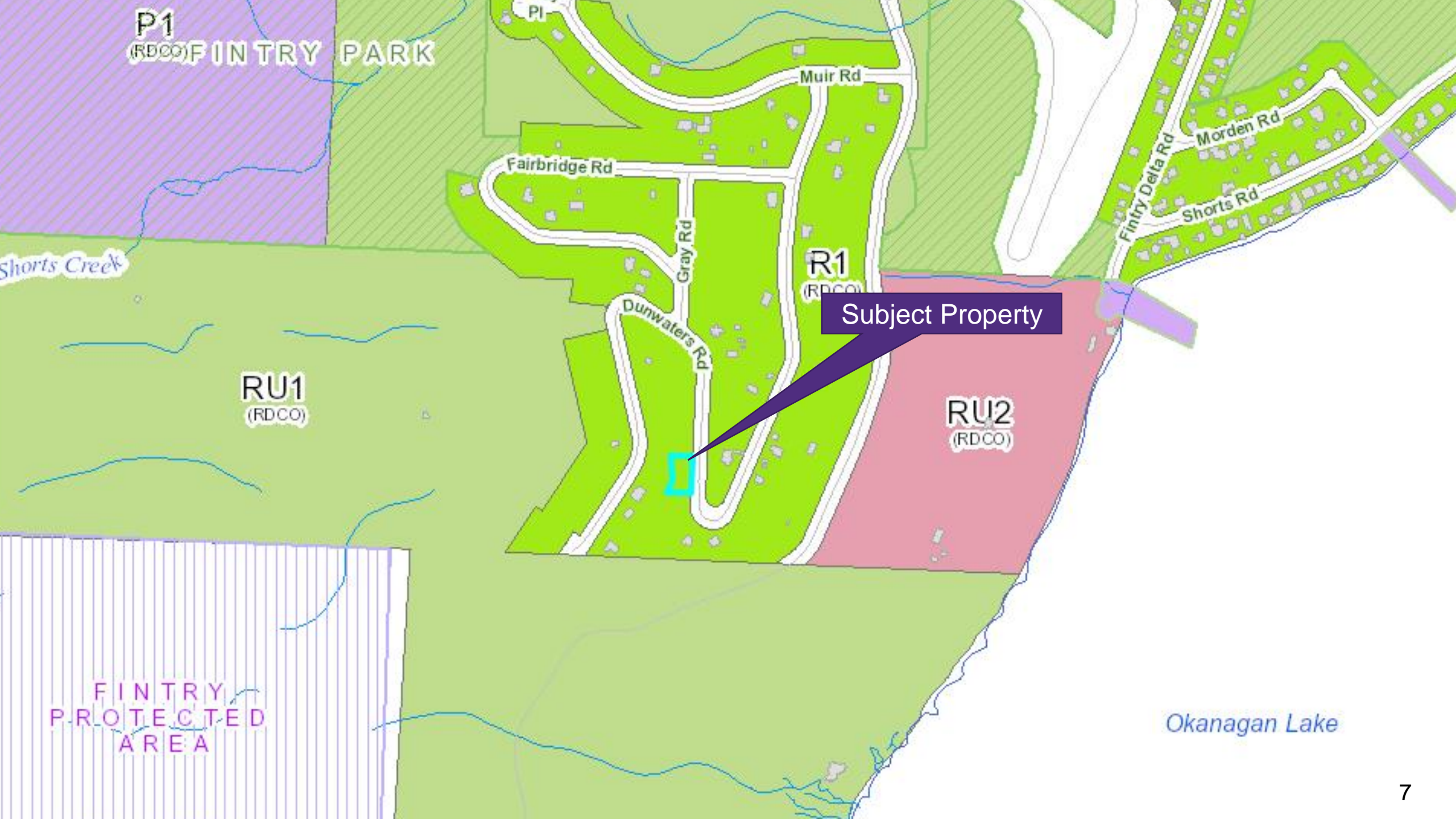
Westside Rd



Subject Property







P1  
(RD CO) FINTRY PARK

Muir Rd

Fairbridge Rd

Gray Rd

Dunwaters Rd

R1  
(RD CO)

Subject Property

RU2  
(RD CO)

Fintry Delta Rd

Morden Rd

Shorts Rd

Shorts Creek

RU1  
(RD CO)

FINTRY  
PROTECTED  
AREA

Okanagan Lake

# Background

- The property is currently vacant
- The owners intend to construct a single detached house



Subject Property



Subject Property



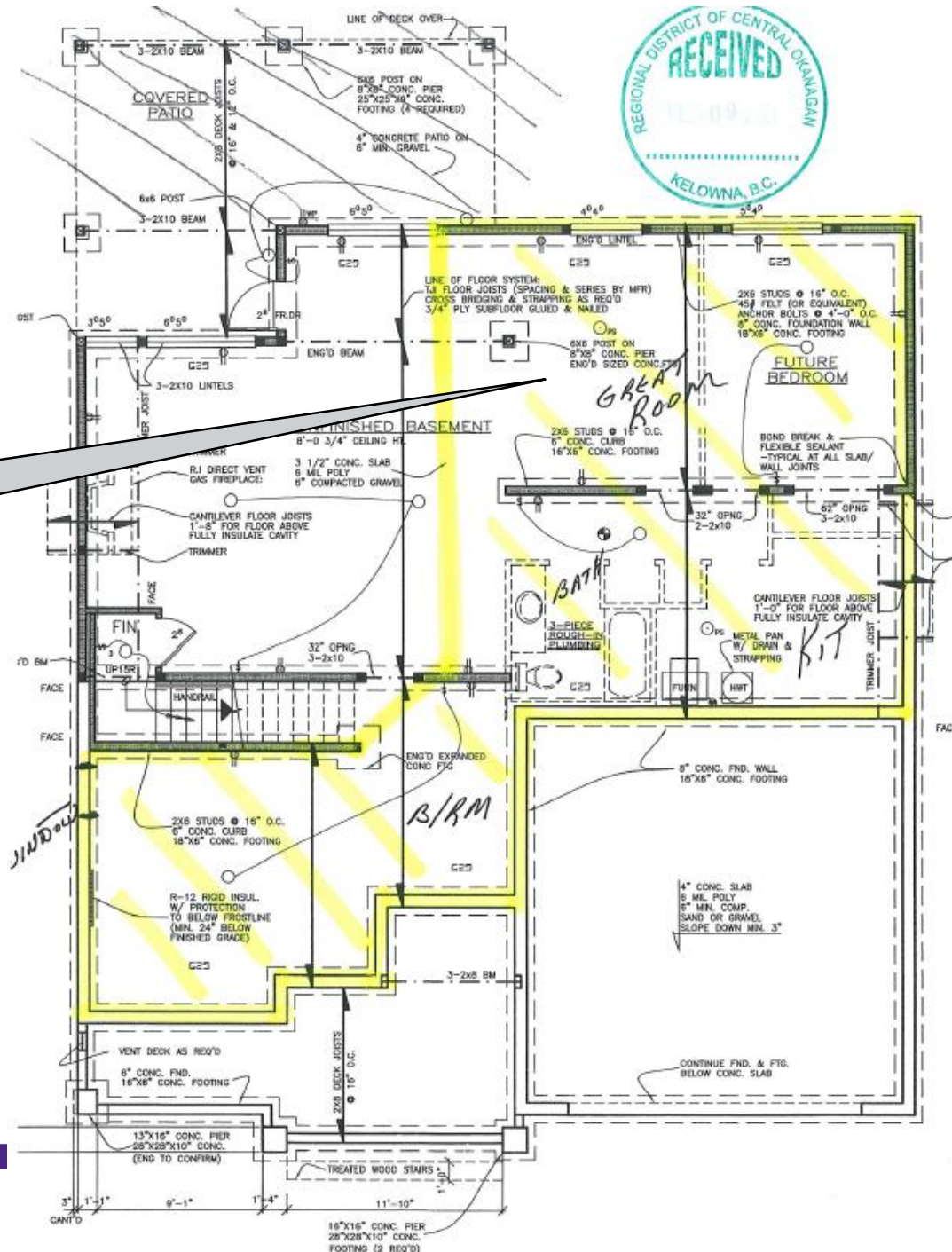


# Proposal

- To construct a secondary suite within part of the single detached house



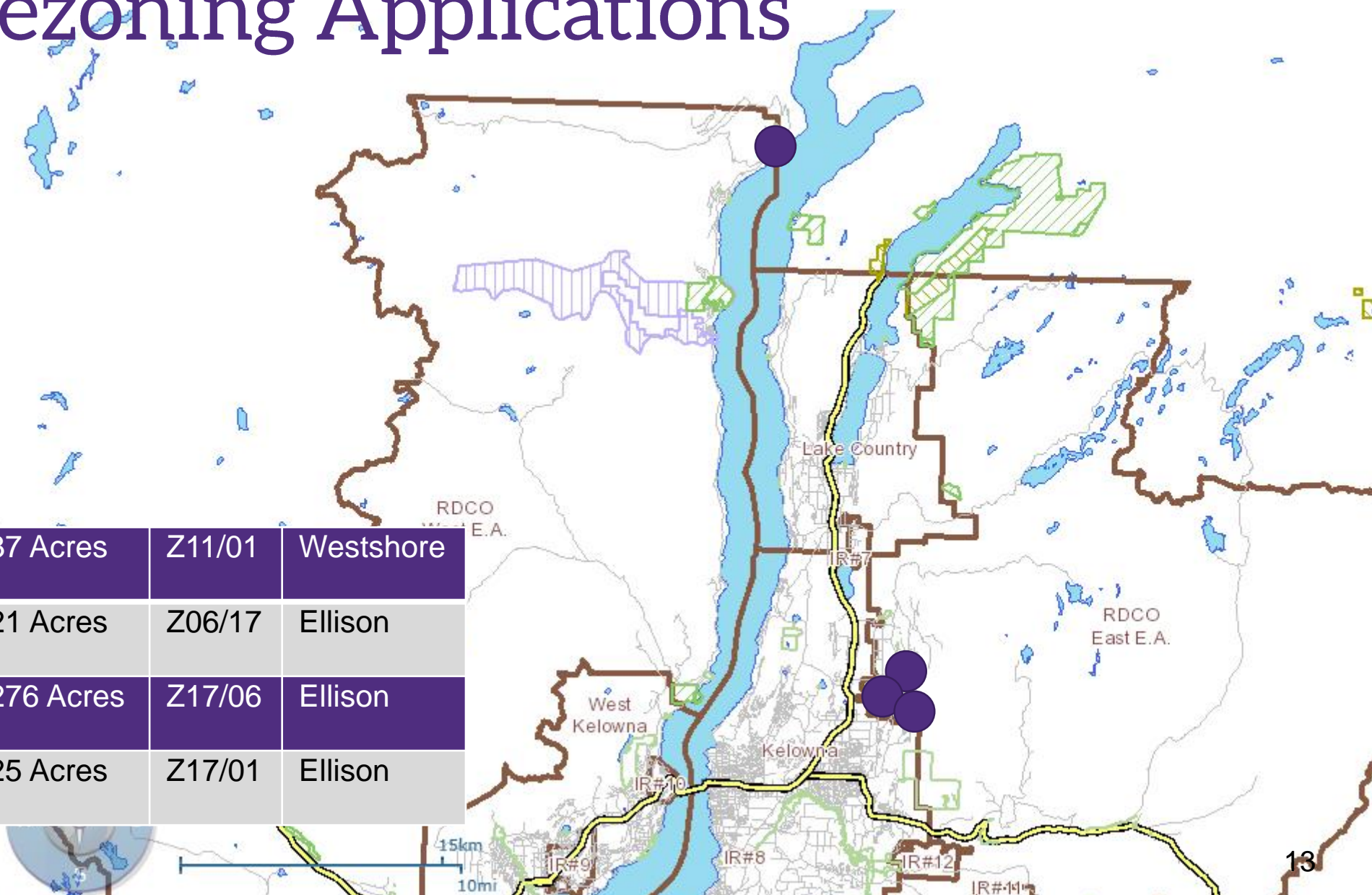
Proposed Secondary Suite





# R1 to R1s Rezoning Applications

10331 Columbia Way	0.37 Acres	Z11/01	Westshore
4915 Bulman Road	0.21 Acres	Z06/17	Ellison
5065 Scotty Creek Road	0.276 Acres	Z17/06	Ellison
3331 Marion Road	0.25 Acres	Z17/01	Ellison



# Development Permits Areas

- Located within a Wildfire Interface area
- Proposal to comply with the Design Guidelines
- Restrictive covenant to be registered on title
- Development Permit not required



# Inspection Services

- Building Permit process will ensure compliance with:
  - Building Regulation Bylaw
  - BC Building Code

# Engineering Services

- Serviced by:
  - Upper Fintry - Shalal Road - Valley of the Sun community water distribution system

# Advisory Planning Commission

- Does not support the application due to concerns regarding:
  - Small lot size
  - Setting precedent for R1 zones and secondary suite zoning amendments



# Interior Health Authority

- Site constraints
- A secondary suite would increase the estimated sewage flow
- Concerns relating to:
  - Long term sustainability of the property for sewage disposal
- Back up area for a future replacement sewerage system is recommended

# Ministry of Transportation and Infrastructure

- The property is located within 800 metres of a Westside Road
- The bylaw must be forwarded to the Ministry for signature prior to adoption

# Public Notification

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

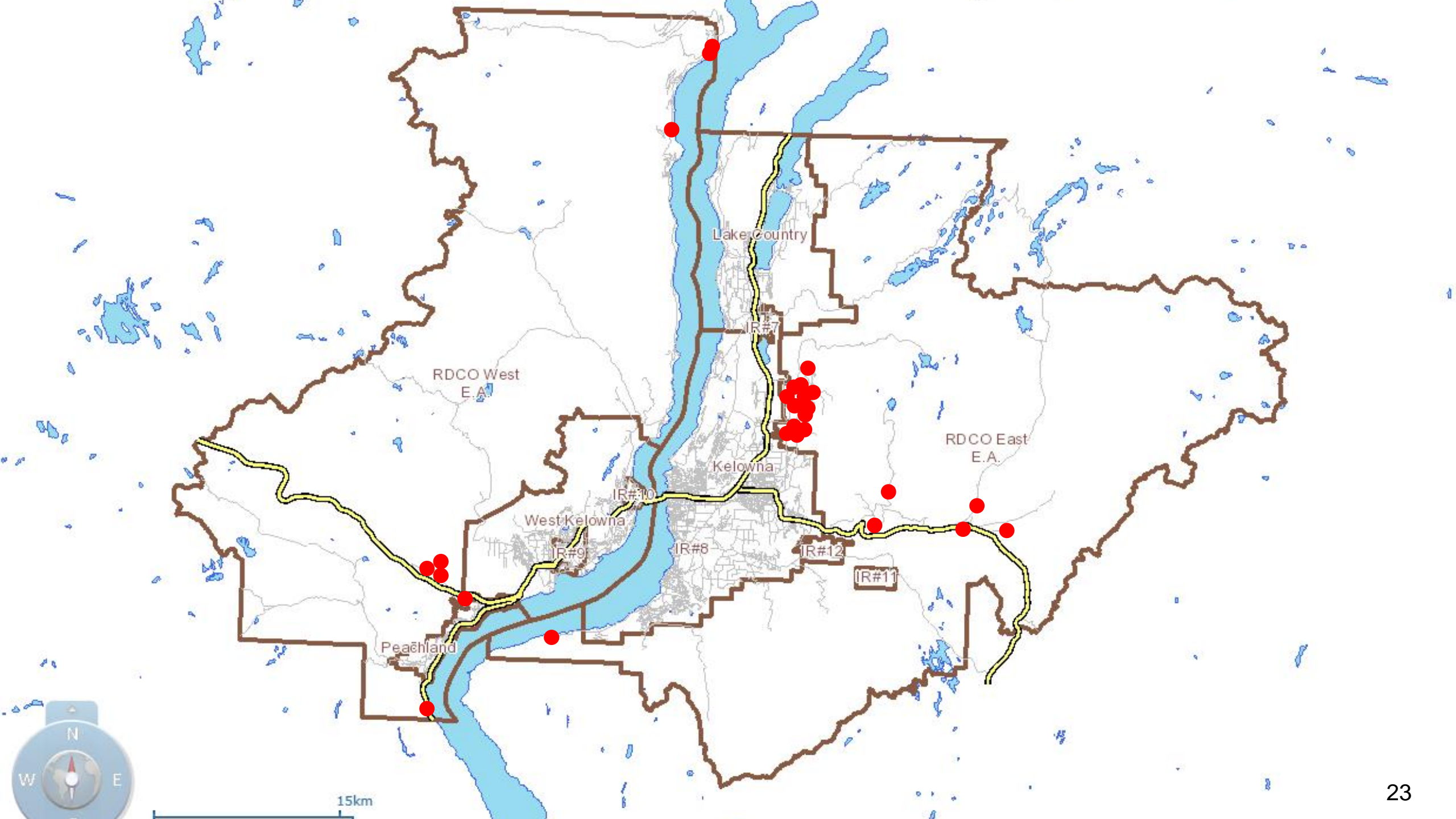


# Summary

- The zoning amendment and all requirements of a Building Permit must be met prior to final approval for occupancy
- Based on supporting technical documentation, servicing requirements for water and wastewater can be addressed

Subject Property









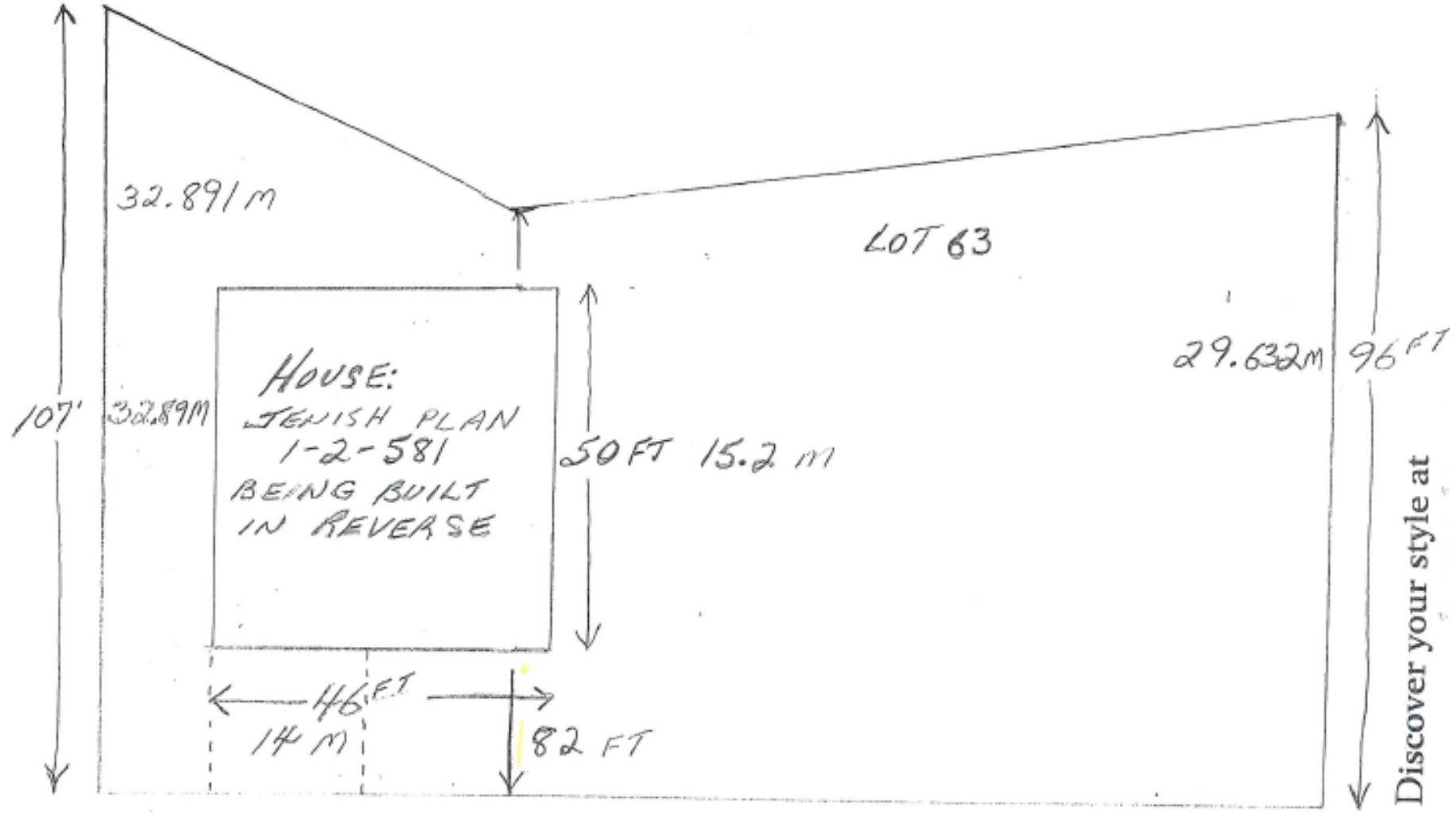
 **NOTICE OF APPLICATION.**  
This property is subject to an application for a permit to clear-cut or remove trees on the property.  
Property Address: \_\_\_\_\_  
Applicant: \_\_\_\_\_  
Date: \_\_\_\_\_  
This notice is subject to an application for a permit to clear-cut or remove trees on the property.  
Department of Land and Natural Resources  
Division of Forestry  
Regional District of Central Okanagan  
P.O. Box 1000  
Kelowna, BC V1Y 9Z6  
Phone: 250-860-3333





**NOTICE OF APPLICATION**  
FOR A PERMIT TO CONSTRUCT A RESIDENTIAL STRUCTURE  
ON THE PROPERTY DESCRIBED IN THE ATTACHED PERMIT APPLICATION  
AND TO CLEAR AND GRADEN THE PROPERTY DESCRIBED IN THE ATTACHED PERMIT APPLICATION  
THE PROPERTY IS LOCATED AT THE CORNER OF [Address] AND [Address] IN THE CITY OF [City] COUNTY OF [County] STATE OF [State]





161 FT - 49.569 m



1/4" = 5 FT

North →

# Background

February 2, 2021

Preliminary discussions with RDCO staff

February 9, 2021

Development applications submitted

February 25, 2021

RDCO staff review & referral

March 18, 2021

Advisory Planning Commission review

March 29, 2021

Regional Board review

