



Regional Board Report

TO: Regional Board

FROM: Todd Cashin
Director of Community Services

DATE: September 9, 2021

SUBJECT: Extension Request for Application File No. DP-20-09
Katawa Construction Ltd. (Owner)
c/o Ecoscape Environmental Consultants Ltd. (Agent/Applicant)
Lot 1, District Lot 3745, ODYD, Plan 14249 except Plan KAP47463
2235 Westside Road (Central Okanagan West Electoral Area)

Voting Entitlement: *Custom Vote- Electoral Areas, West Kelowna & Kelowna Fringe - 1 Director, 1 Vote*

Purpose: To consider a request for a one-year extension for a Development Permit application proposing to construct a single family dwelling.

Executive Summary:

The owners of 2235 Westside Road have submitted a development proposal that includes a Development Permit application for the demolition of an existing dwelling and construction of a new single detached house and associated servicing. The subject property is located adjacent to Okanagan Lake and is bisected by Westside Road.

The Regional Board has not yet considered the above noted application. The owners rationalize that the extension is needed as the owners are currently working on resubmitting a development proposal for the adjoining parcel to the south that will impact plans for development at 2235 Westside Road. As such, the applicants have requested a one-year extension to DP-20-09.

RECOMMENDATION:

THAT the Regional Board approve a one-year extension for Development Permit Application DP-20-09 for 2235 Westside Road.

Respectfully Submitted:

Todd Cashin
Director of Community Service

Prepared by: Brittany Lange, Environmental Planner

Approved for Board's Consideration

A handwritten signature in black ink, appearing to read "Corie Griffiths".

Corie Griffiths,
Director of Corporate Services

Implications of Recommendation:

Policy: Approval of the extension complies with Development Applications Procedures Bylaw No. 944

Background:

To date, the Regional Board has not yet considered the above noted Development Permit application. However, on April 27, 2021 the Board considered a development proposal for the adjoining parcel to the south at 2223 Westside Road, owned by the same family, requesting a floodplain exemption, variance permit, and development permit (RDCO Files: FEX-20-01, DP-20-08, and VP-20-03). These applications were subsequently not approved by the Board. The owners rationalize that the extension is needed as the owners are currently working on resubmitting plans for development for the adjoining parcel that will influence the plans for development at 2235 Westside Road.

Current Land Use:

The subject property is located in the community of Wilson's Landing and is within the Wilson's Landing Fire Protection Area. The parcel is bounded by rural properties to the north and south, Okanagan Lake to the east, and is bisected by Westside Road. The property is currently developed with one single detached house and a small outbuilding. Water is supplied via Okanagan Lake and the home is serviced by a septic tank.

Proposal:

The owner wishes to demolish the existing dwelling and to construct a new single detached house adjacent to Okanagan Lake and septic field on the west side of Westside Road.

The proposal requires the approval of a Development Permit and Building Permit from the RDCO. Furthermore, the proposal requires approvals from the Ministry of Transportation and Infrastructure as well as a Riparian Area Protection Regulation application to the Provincial Ecosystems Branch.

In accordance with the Rural Westside Official Community Plan Bylaw No. 1274, a Development Permit application has been submitted to address the Aquatic Ecosystem, Sensitive Terrestrial Ecosystem, Wildfire Hazard, and Hillside Development Permit provisions.

Development Applications Procedures Bylaw:

Applications that have not been approved or rejected within twelve (12) months after the application date will be of no force and effect. Unless the Regional Board passes a resolution to extend the deadline up to one-year, a new application will be required in order to proceed.

Organizational/Financial Issues:

The extension request was submitted and processed in accordance with requirements of RDCO Development Application Procedures Bylaw No. 944, including payment of the required fee.

Conclusion:

In recognition that the application expires on September 10, 2021, and the proponent has advised that they are actively working to complete the application requirements, Planning staff supports an extension of the Development Permit application.

Alternative Recommendation:

THAT the Regional Board not approve a one-year extension for Application File: DP-20-09.

Considerations not applicable to this report:

- *Strategic Plan*
- *Legal/Statutory Authority*

Attachment(s):

- Subject Property & Orthophoto Maps
- Proposed Site Plan
- Applicants Rationale for Extension Request