

# Rezoning Application Z21/01

Regional District of Central Okanagan Board Meeting  
March 29, 2021

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

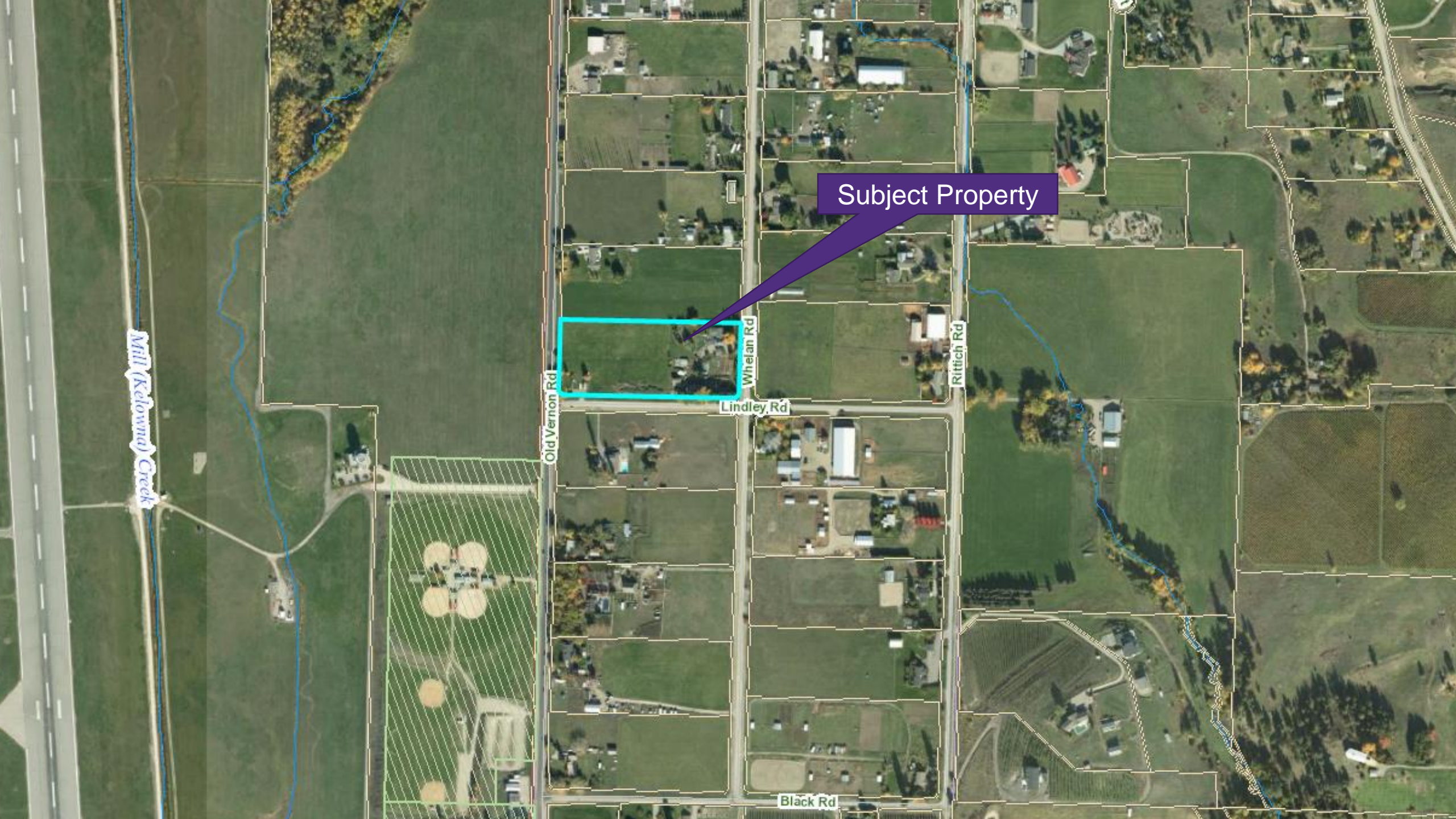


# Purpose

- To consider a site-specific amendment to the Zoning to permit an accessory home that does not meeting the minimum parcel area allowed for this use



Subject Property



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

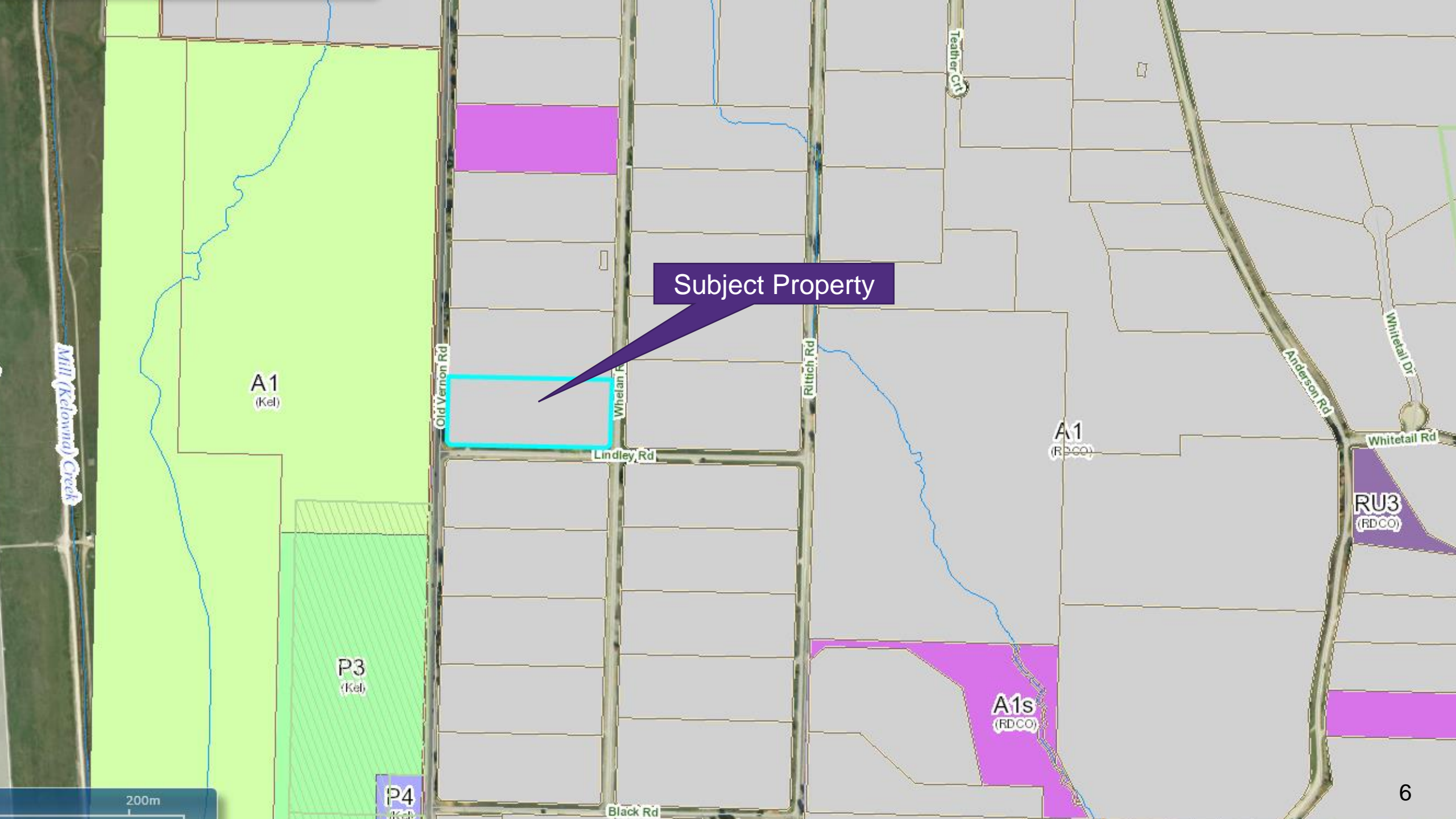
17

High

Needle Falls

75m

200ft



Subject Property

A1  
(Kel)

P3  
(Kel)

P4  
(Kel)

Lindley Rd

Whelan Rd

Rittich Rd

Black Rd

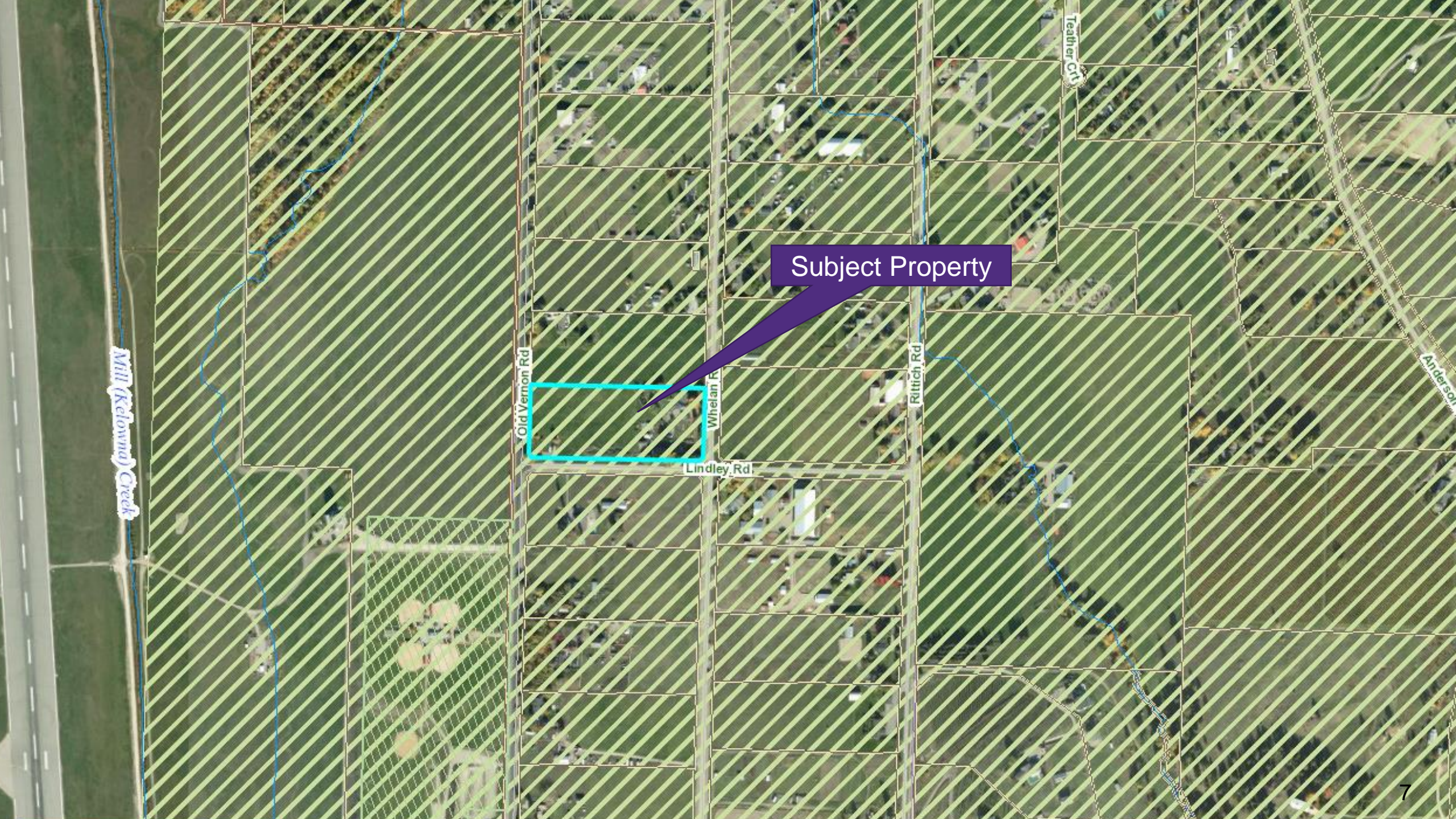
A1  
(RDCO)

A1s  
(RDCO)

RU3  
(RDCO)

Anderson Rd

Whitetail Dr



Subject Property

Mill (Kelowind) Creek

Old Vernon Rd

Whelan R

Lindley Rd

Rittrich 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



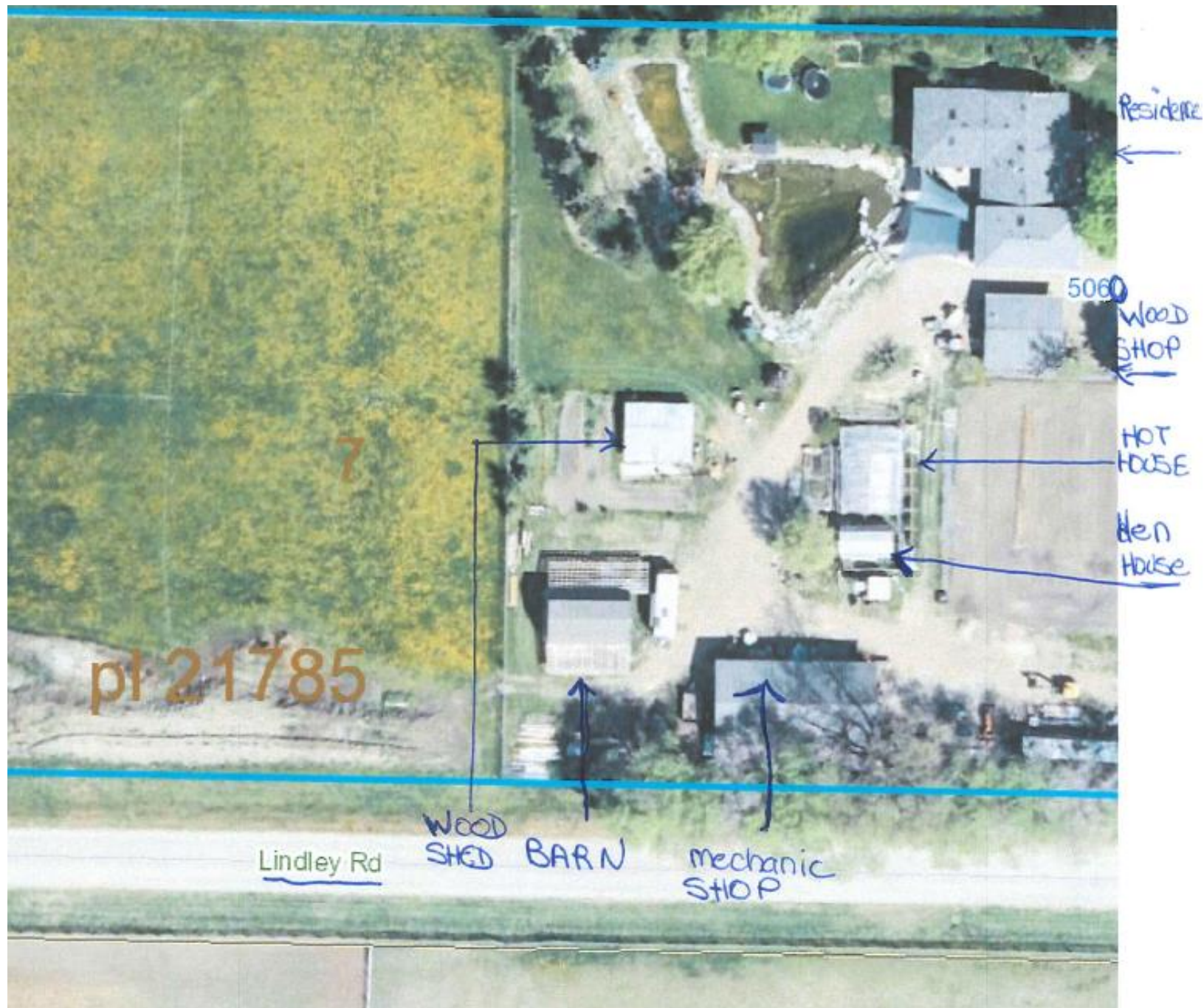




FIGURE 1: SUBJECT PROPERTY - 2009





# Proposal

- To amend the Zoning Bylaw No.871 specific to Lot 7, Plan 21785, DL 121, ODYD 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

DRIVEWAY

Sidewalk

Shed



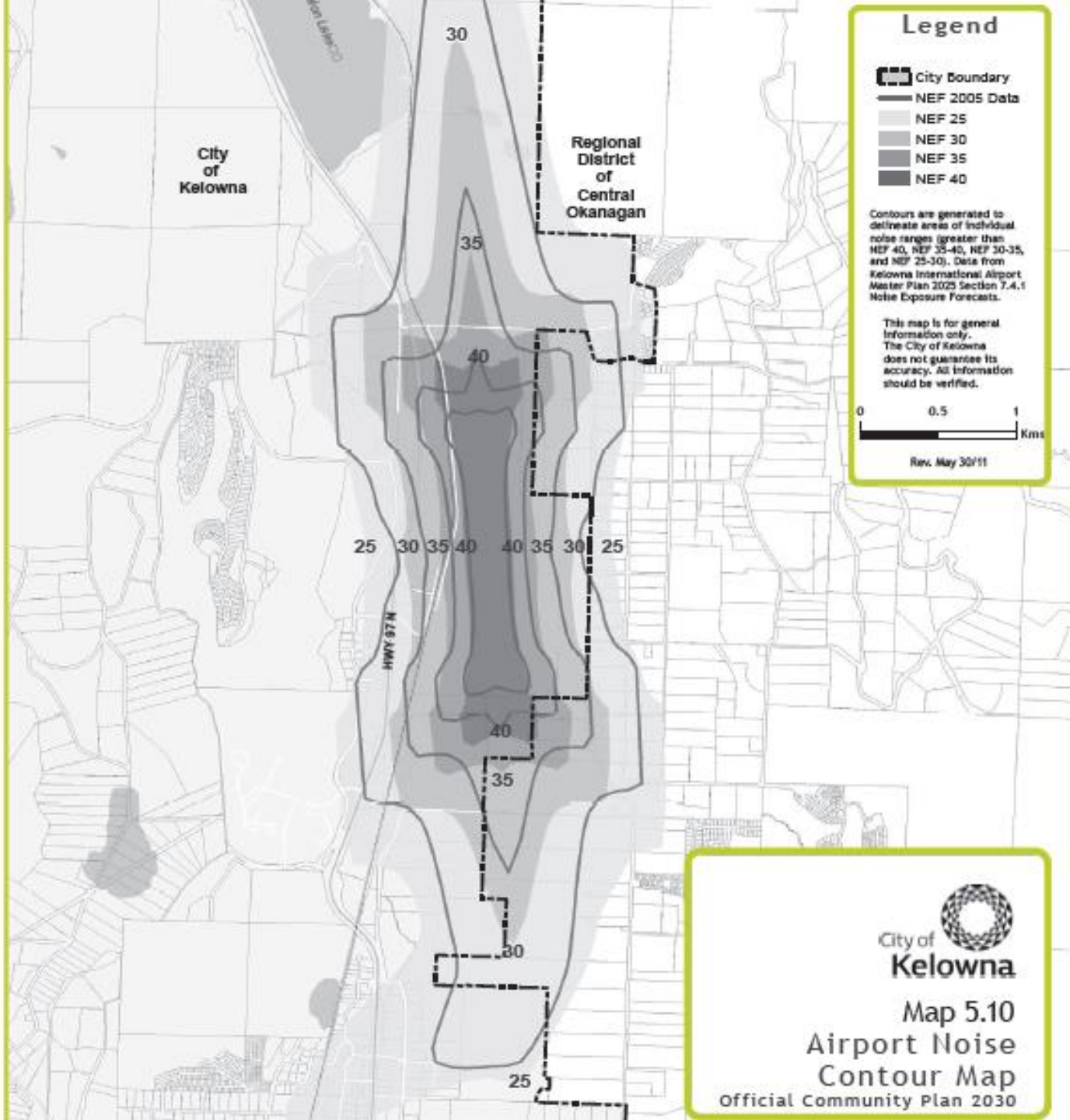
# Servicing

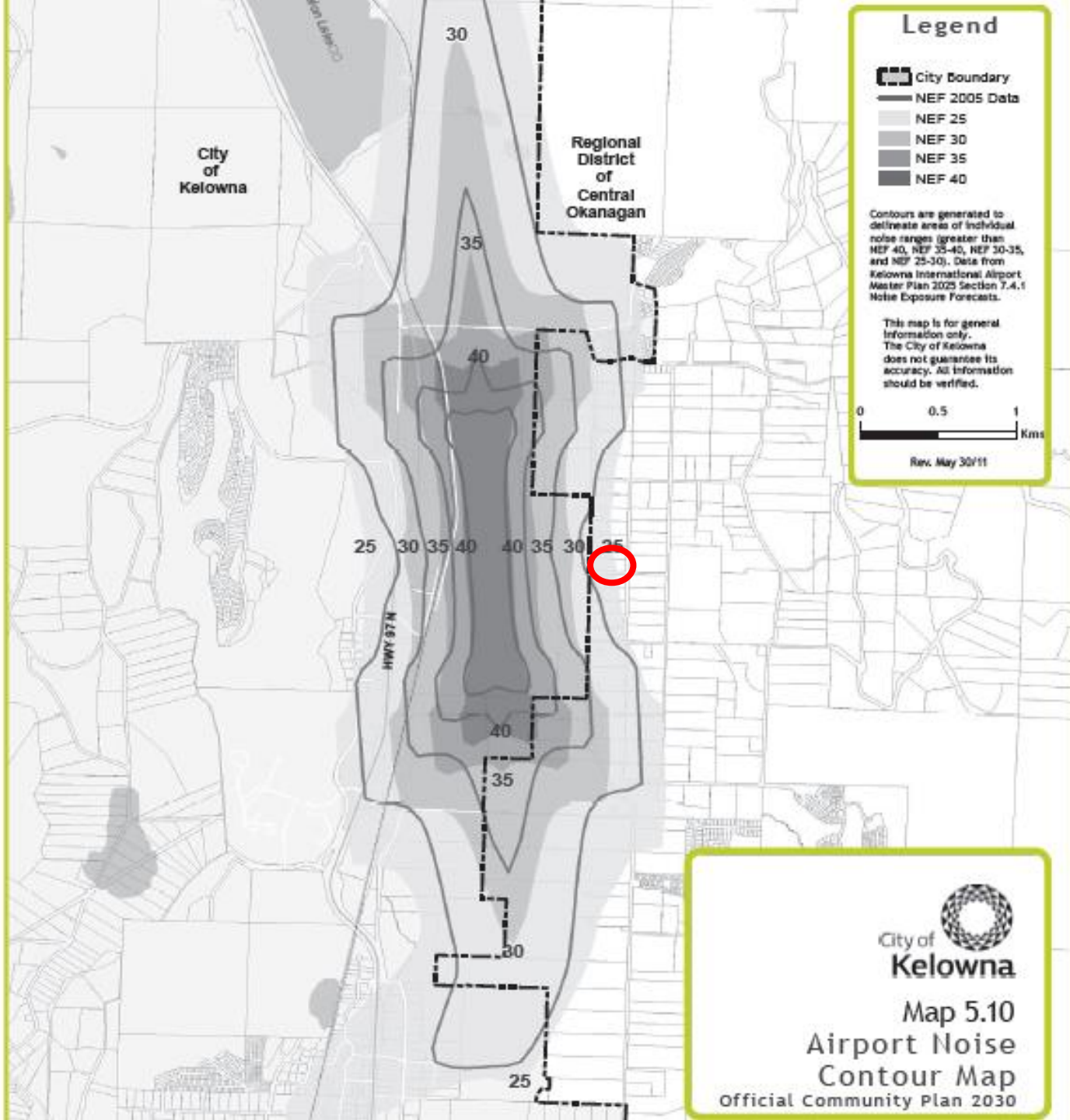
- Water
  - Existing - Well
  - Proposed - GEID
- Sewerage Disposal
  - On-site sewerage disposal system



# 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

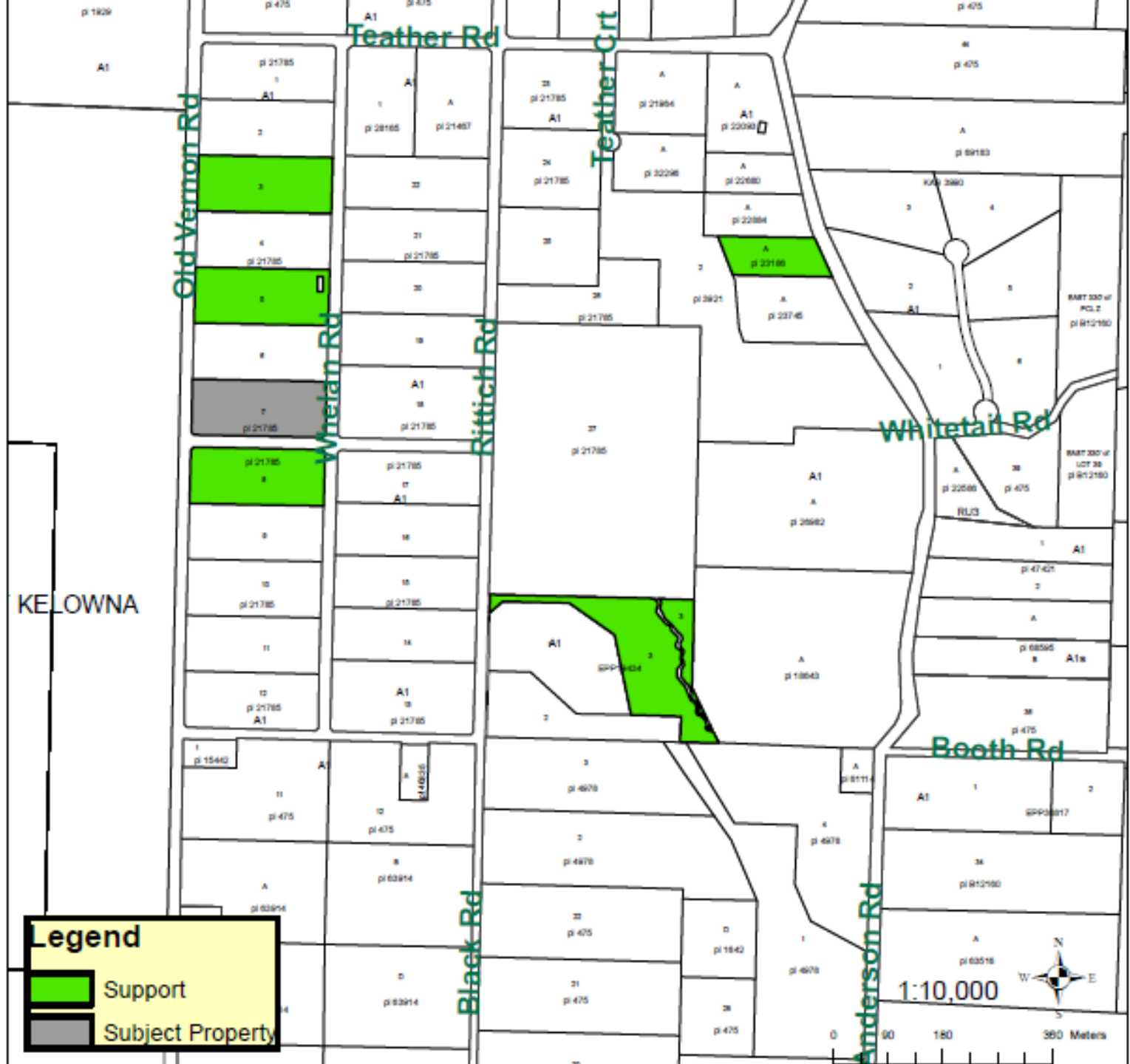
- Planning staff do not support the proposal as it is located within the NEF 25 contour
- Property size requirements are less restrictive in the City's Zoning Bylaw as it relates to mobile homes for immediate family
- Consider covenants to preserve agricultural land

# 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

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



**Legend**

- Support
- Subject Property

# Staff Rationale

- RGS Policies and Agricultural Plan support local agriculture/food systems
- Complies with the ALR Use Regulations & ALC Policy
- Does not require approval from the ALC
- Existing Development Footprint
- Available Servicing / Infrastructure

# Recommendation

**THAT** Zoning Amendment Bylaw No. 871-266 for L. & D. Ketler located on Lot 7, District Lot 121, ODYD, Plan 21785, be given first reading;

# Recommendation

**AND FURTHER THAT** scheduling of a Public Hearing for application Z21/01 be withheld until the following:

- A proposed agricultural (farm) plan for a 2-3 year period in order to demonstrate the future expansion of agricultural activity on the property.
- A draft covenant recognizing the location of the subject property and acknowledging the potential for aircraft noise impact.
- Written confirmation that a covenant which achieves Zoning Bylaw No. 871, Section 3.18.10 requirements will be registered prior to final adoption of the bylaw amendment.

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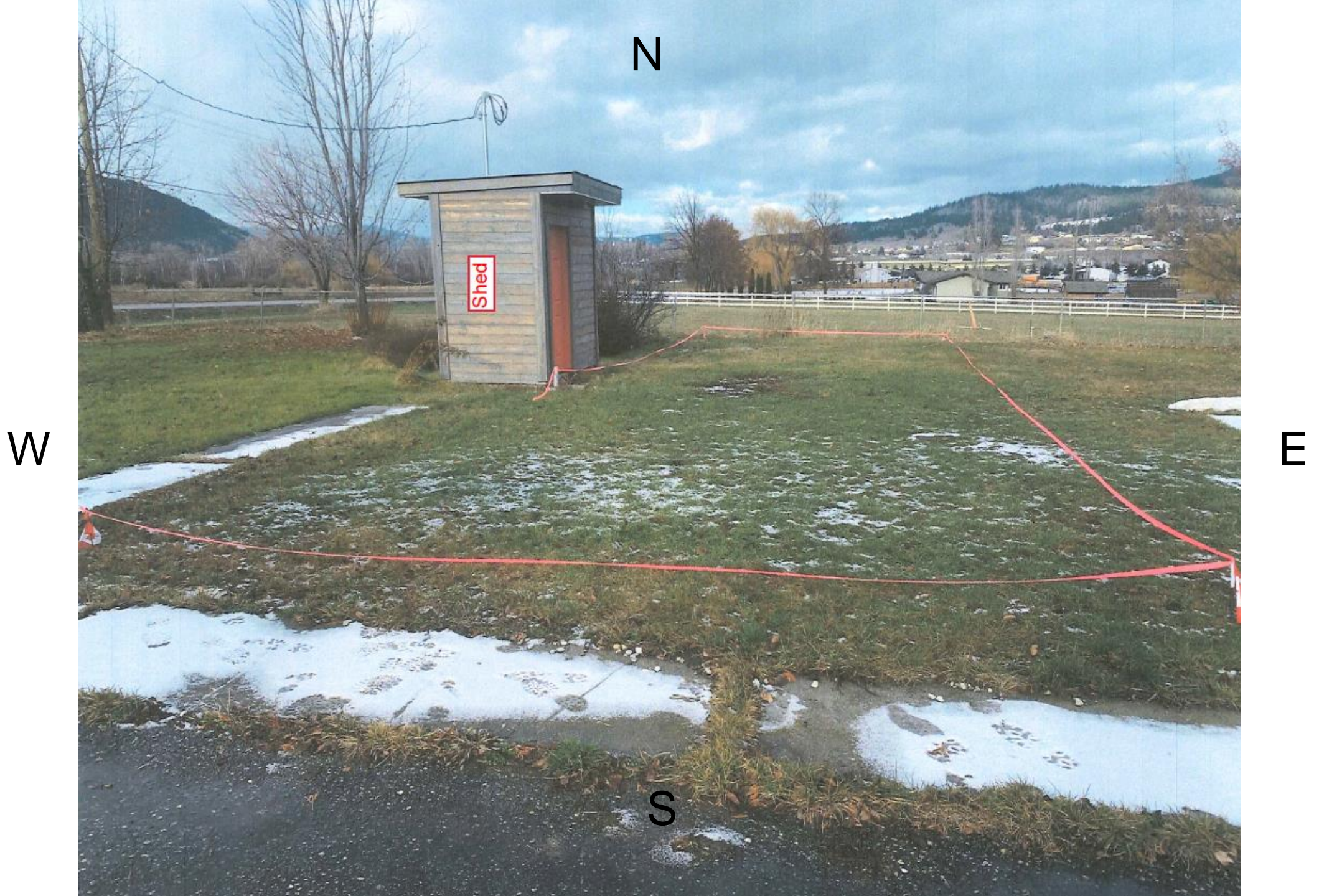
Needle Falls

75m

200ft







N

W

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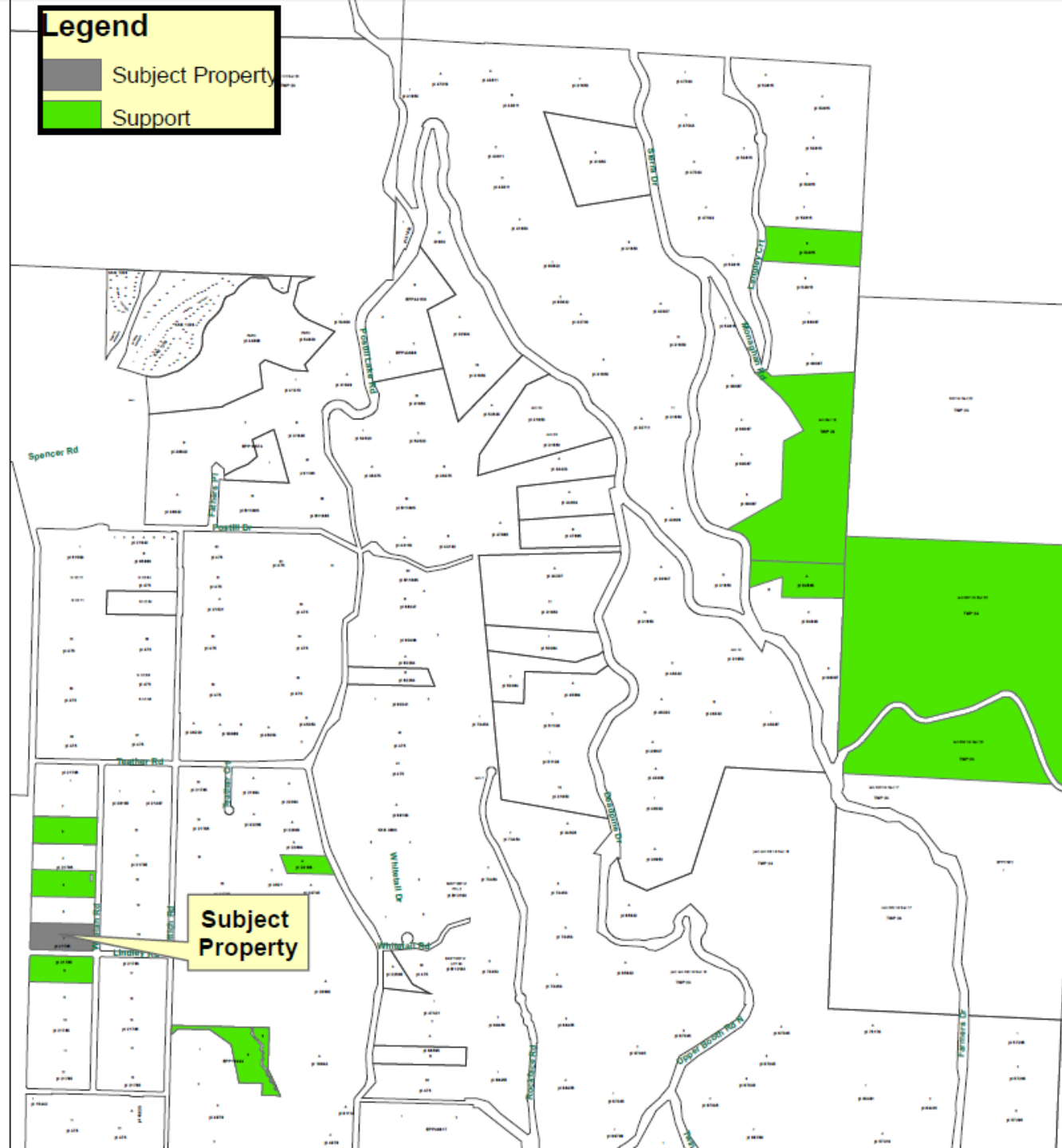
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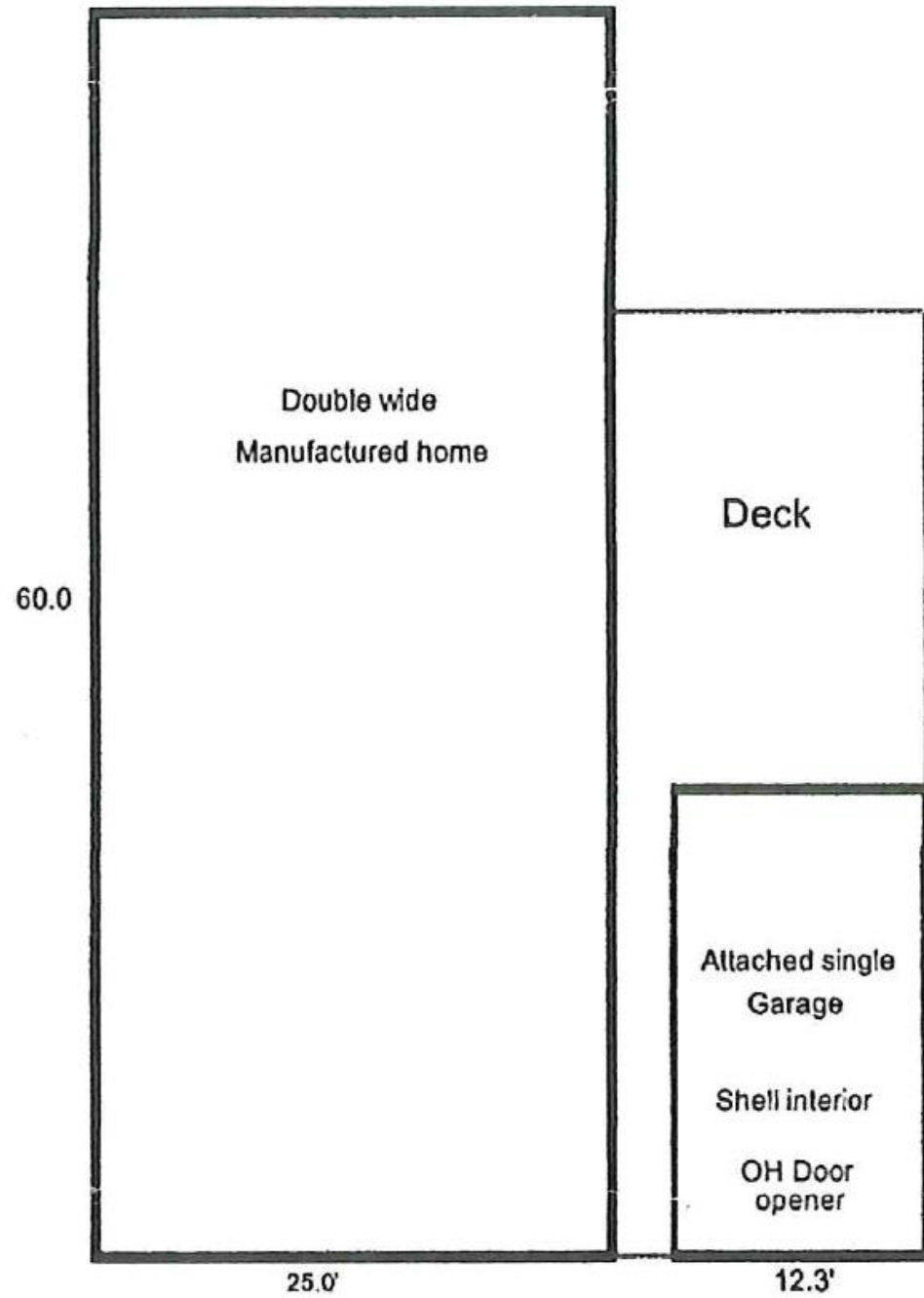
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**Legend**

- Subject Property
- Support





# 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

# Alternative Recommendation

**THAT** Zoning Bylaw No. 871-266 is not given first reading.