

Rezoning Application Z21/02

Regional District of Central Okanagan Board Meeting
March 29, 2021

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

Dunwaters Rd

Subject Property

Shorts Creek

**FINTRY
PROTECTED
AREA**

©kanagan Lake



Subject Property

Dunwaters Rd

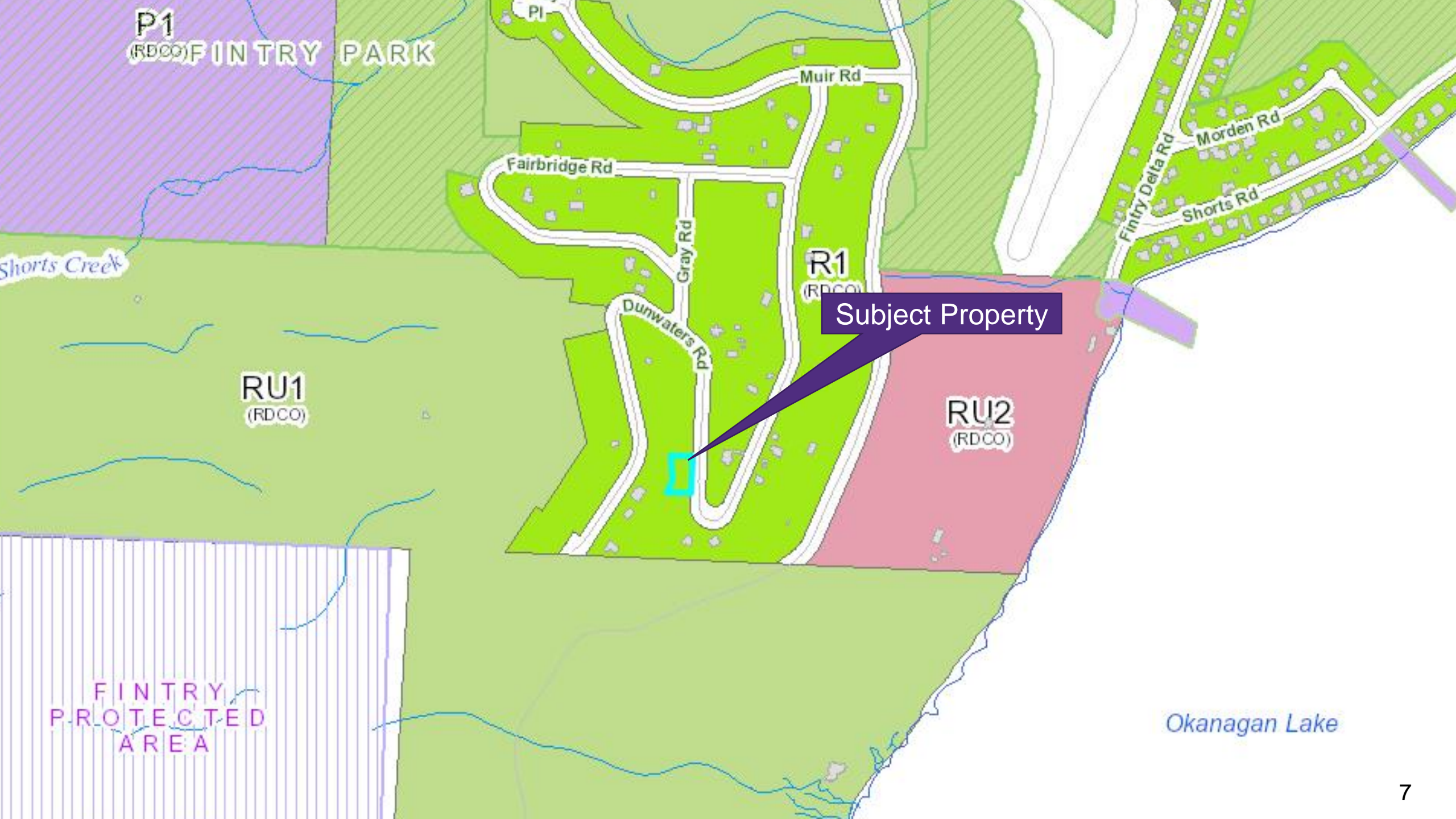
Dunwaters Rd

Westside Rd



Subject Property





P1
(RD CO) FINTRY PARK

Muir Rd

Fairbridge Rd

Gray Rd

R1
(RD CO)

Dunwaters Rd

Subject Property

Fintry Delta Rd

Morden Rd

Shorts Rd

RU1
(RD CO)

RU2
(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

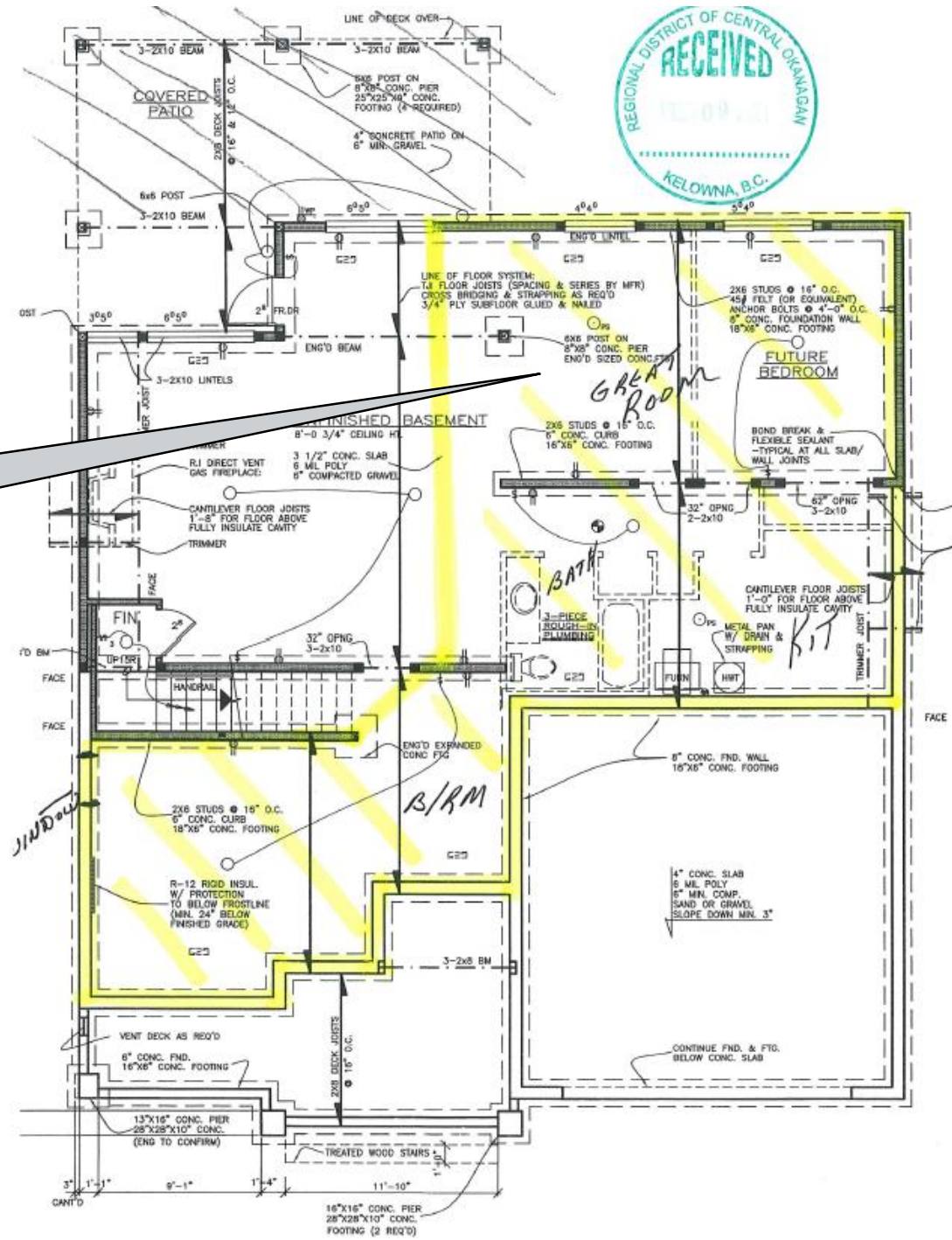


Proposal

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

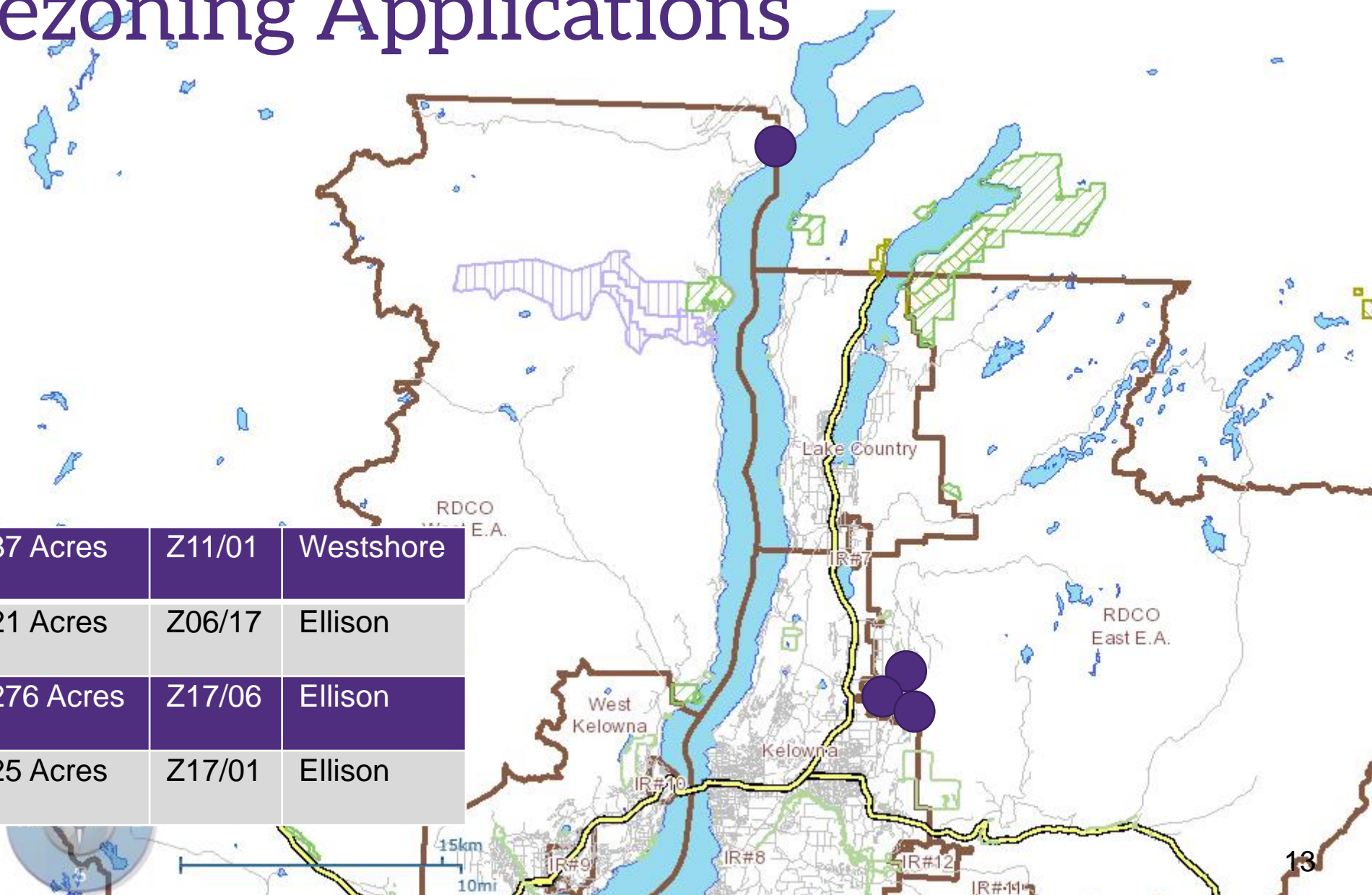


**Proposed
Secondary
Suite**



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

Staff Rationale

- 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

Recommendation

THAT Zoning Amendment Bylaw No. 871-267 for J. & S. White located at 7155 Dunwaters Road, Lot 63, District Lot 3842, ODYD, Plan 16594, be given first reading;

AND FURTHER THAT application Z21/02 be scheduled for a Public Hearing.

Subject Property



Alternate Recommendation

THAT Zoning Bylaw No. 871-267 is not given first reading.

Background

February 2, 2021

Preliminary discussions with RDCO staff

February 9, 2021

Development applications submitted

February 25, 2021

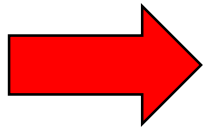
RDCO staff review & referral

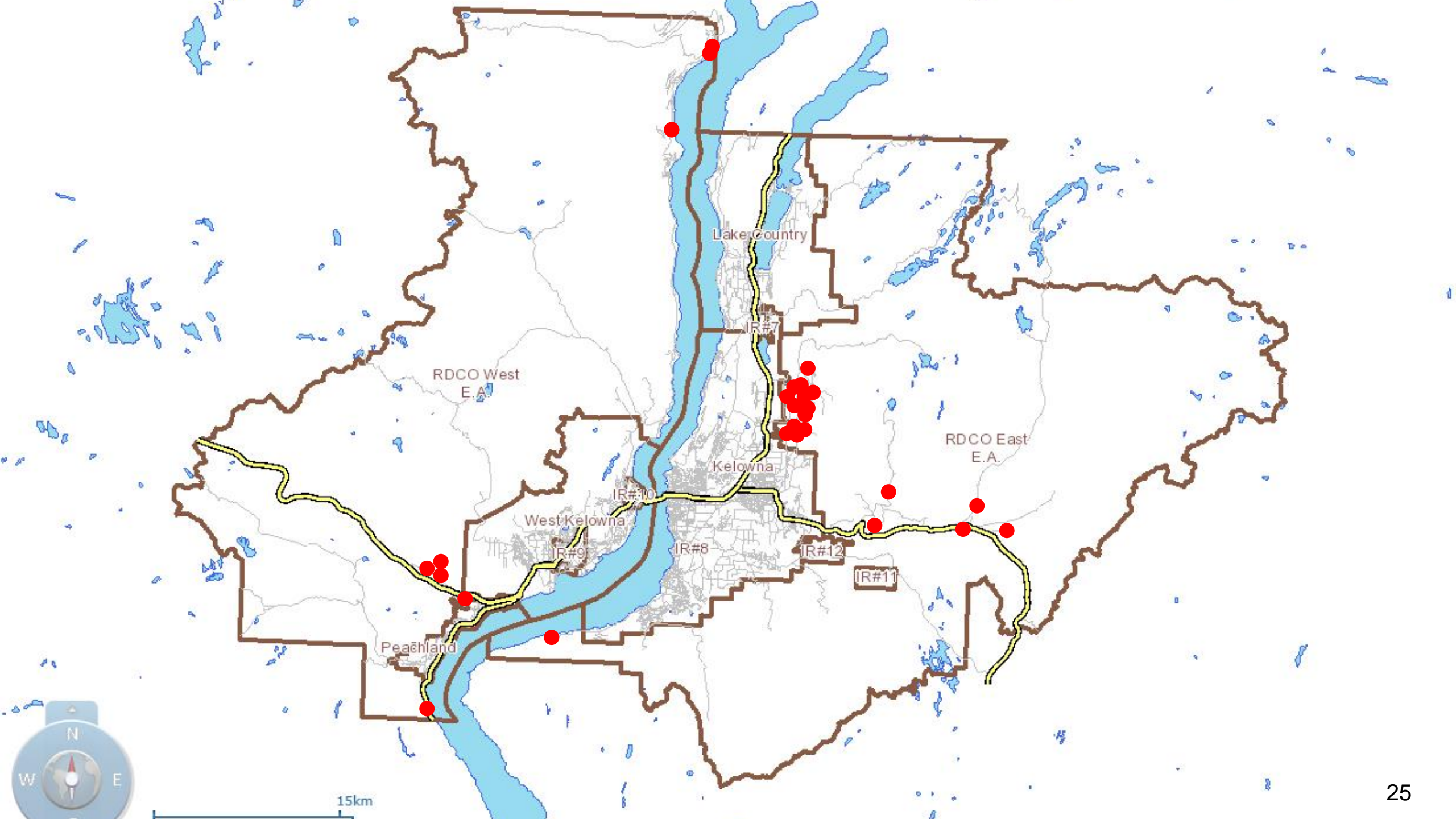
March 18, 2021

Advisory Planning Commission review

March 29, 2021

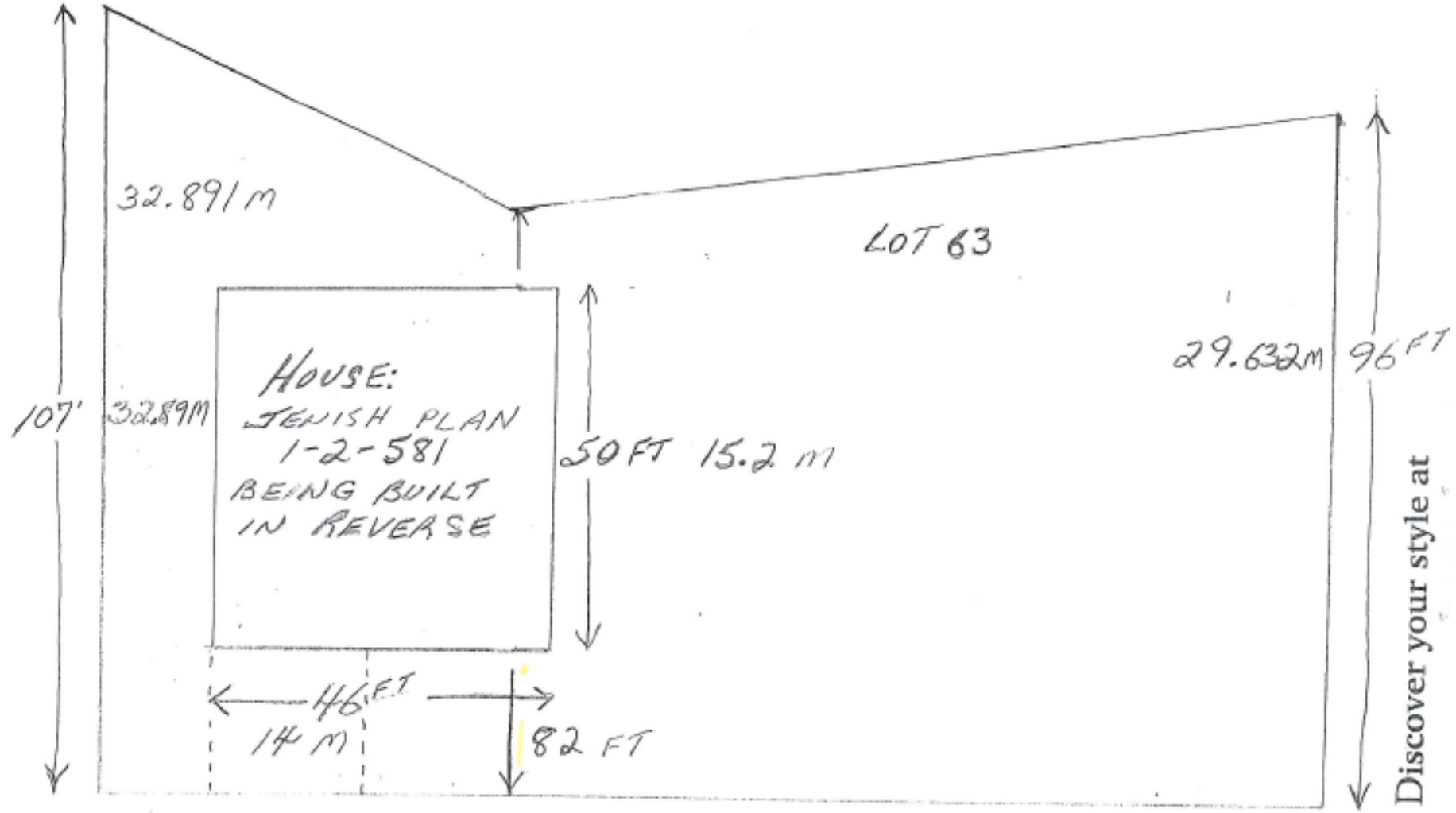
Regional Board review







NOTICE OF APPLICATION
I, the undersigned, hereby apply for a permit to construct a residential structure on the above described property. The proposed structure is a single-story house with a dark roof and white siding. The structure is located on a cleared area of the property. The proposed structure is shown on the attached site plan. The proposed structure is shown on the attached site plan. The proposed structure is shown on the attached site plan.



Discover your style at



$\frac{1}{4}'' = 5 FT$

North →