

LUC/ Zoning Amendment Application Z21/07

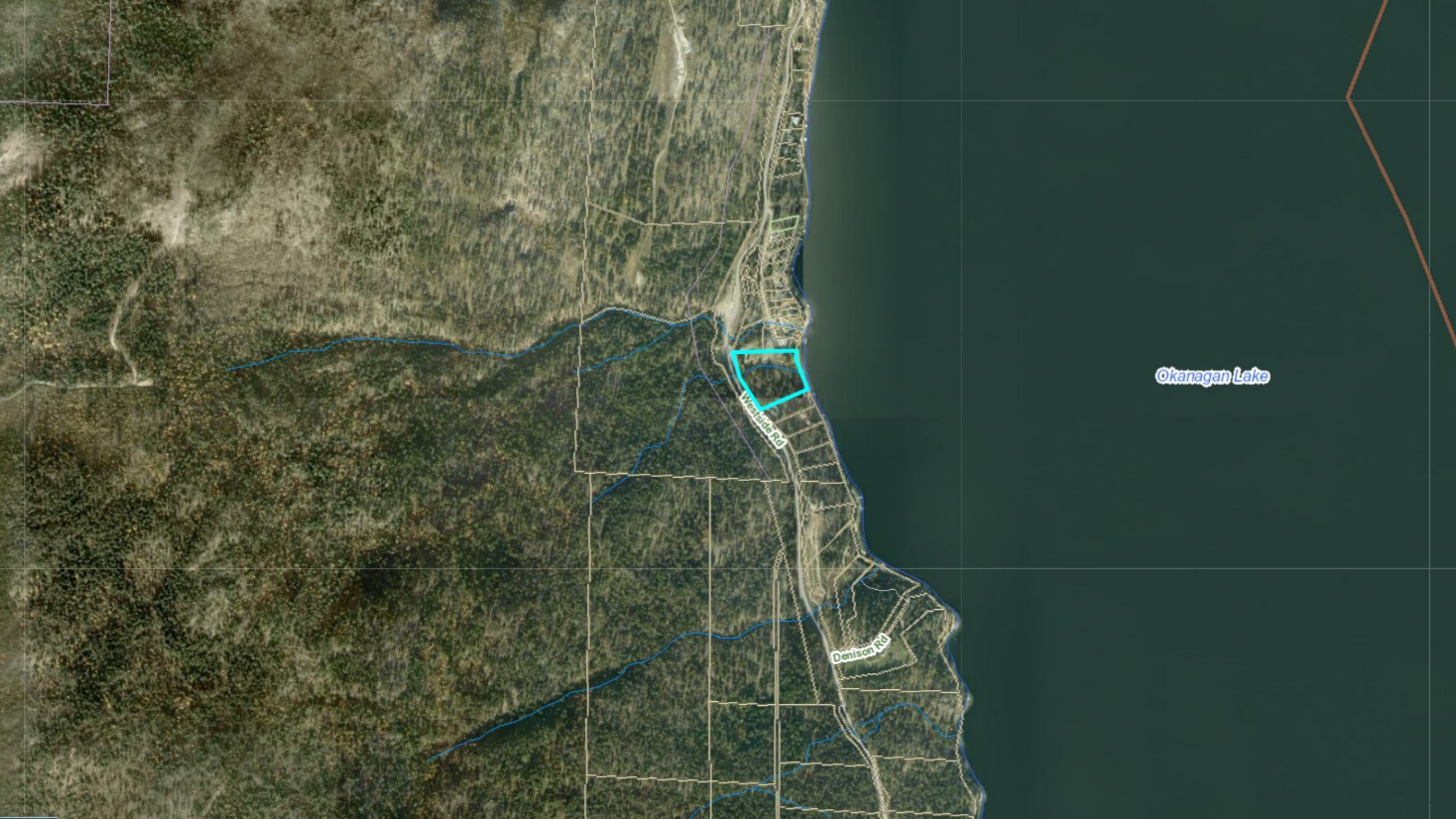
Regional District of Central Okanagan Public Hearing
April 25, 2022

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



Purpose

1. Discharge Land Use Contract No. 194;
2. Amend Zoning Bylaw No. 871 to zone the subject property RU4 Country Residential.



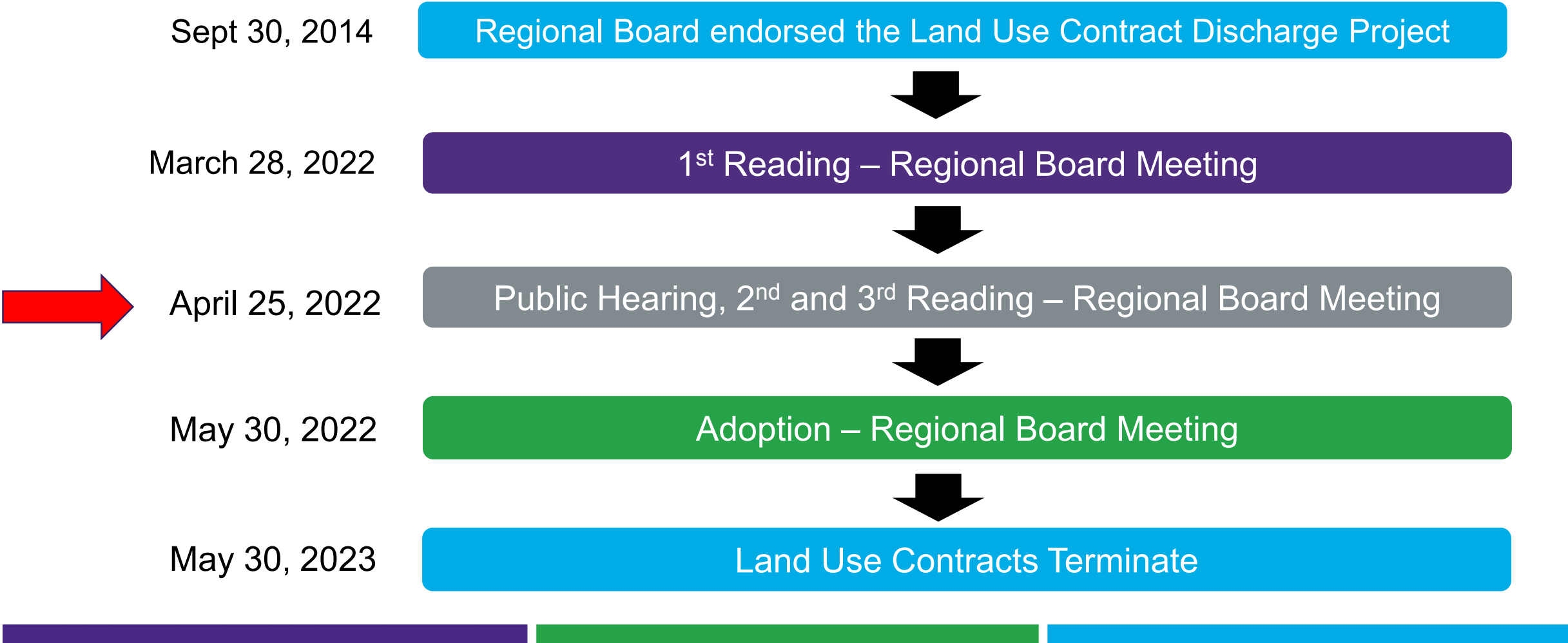
Okanagan Lake

Westside Rd

Denison Rd



Next Steps



Background

- **Land Use Contract (LUC):** site-specific land use agreements
- **Province amended Local Government Act:** all LUCs must be discharged prior to June 2022
- **LUCs in the RDCO:** 9 total, 5 discharged

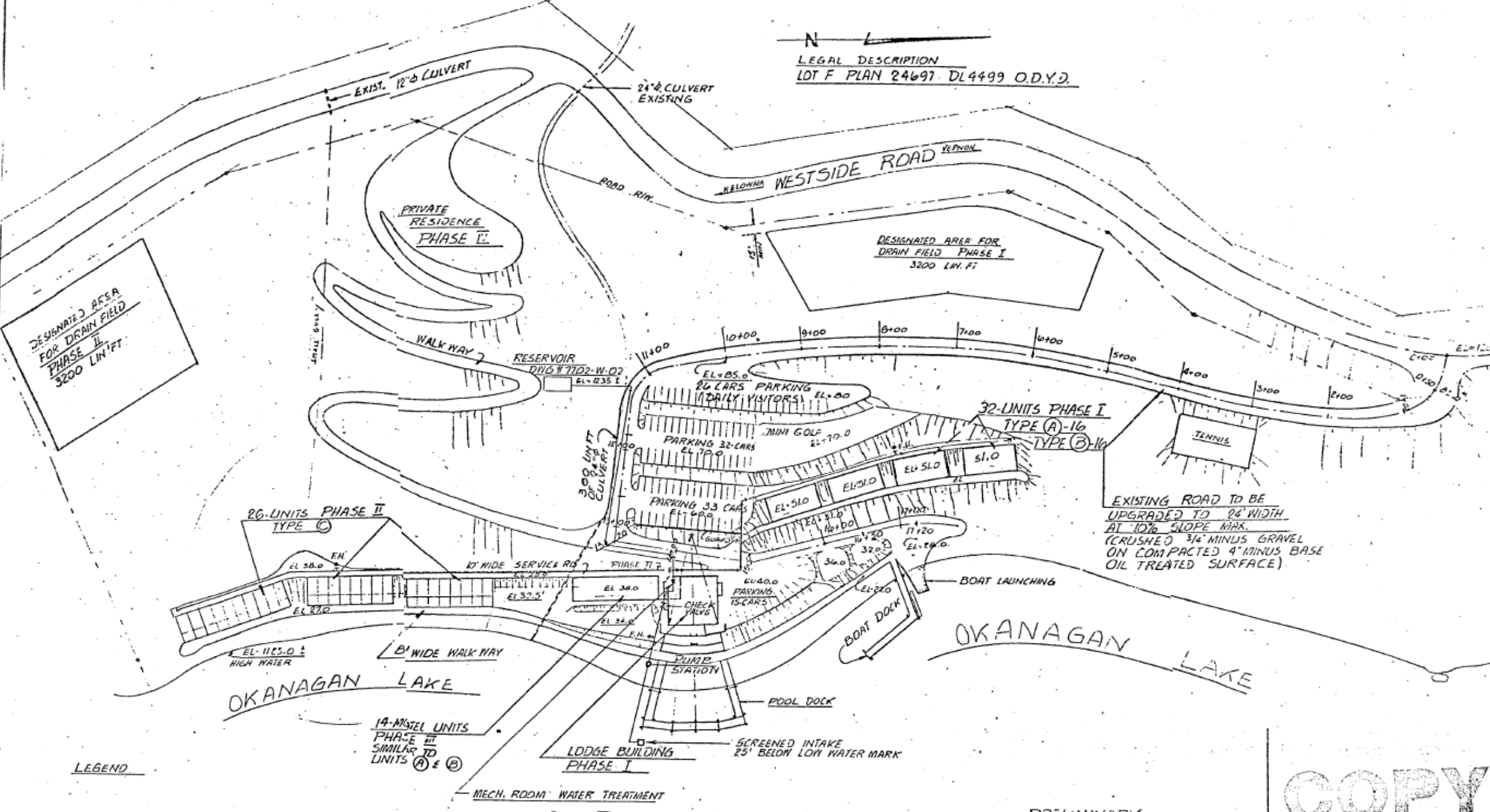
LUC 194

- LUC 194 was adopted in 1978

LUC 194 Land Uses

- One residential single-family dwelling
- 72 tourist residential rentals units
- Dining lounge
- Restaurant
- Convention hall
- Commercial recreation (boat launch facilities)
- Grocery store
- Pump station to provide water for drinking, irrigation and fire protection
- Sewer system with septic tanks and drain fields
- Four parking lots with a total capacity of 106 spaces

N
LEGAL DESCRIPTION
LOT F PLAN 24697 DL4499 O.D.Y.D.



LEGEND

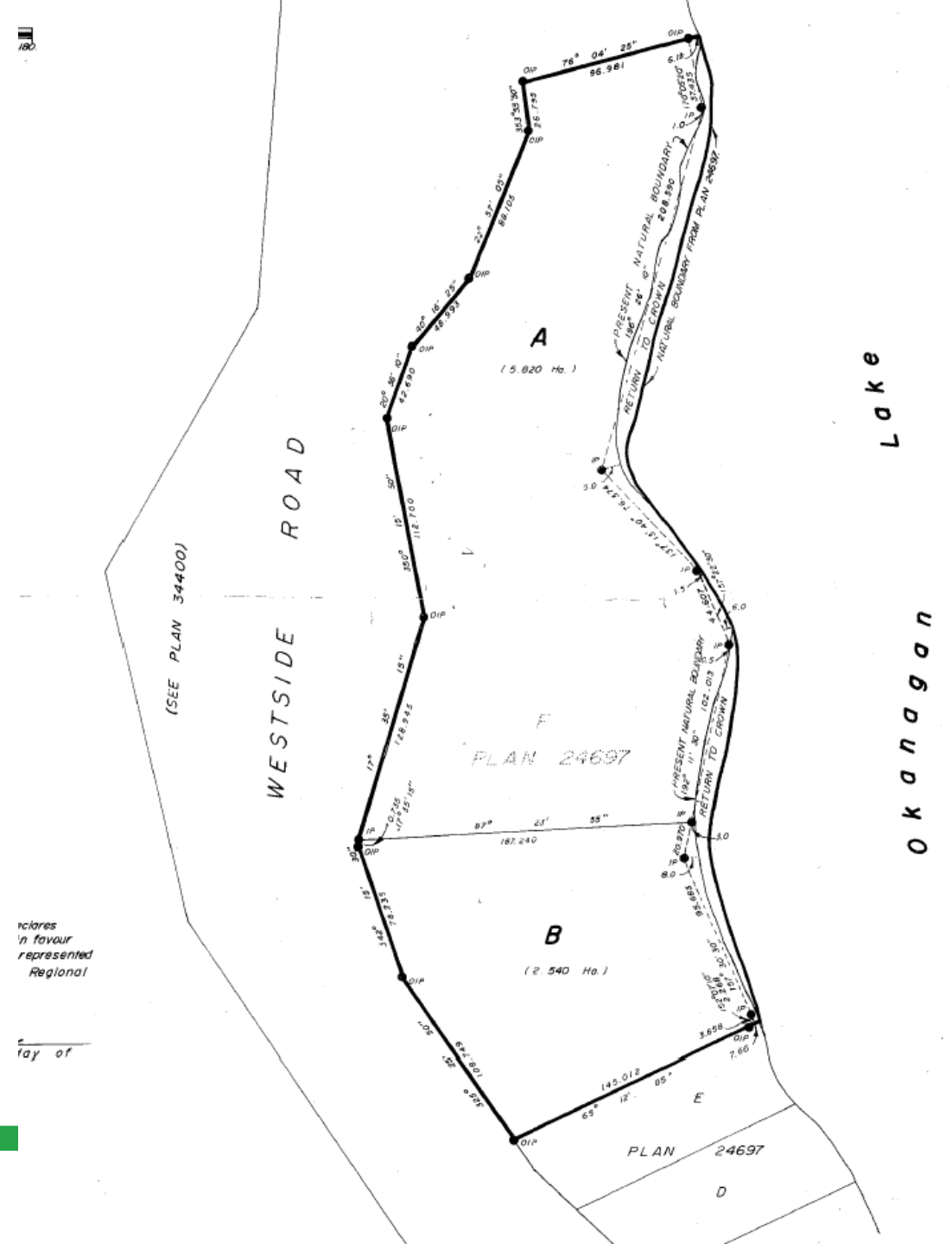
SITE PLAN
1"=60'

PRELIMINARY
FOR APPROVAL ONLY

COPY
REVISED
CONSTRUCTION & ENGINEERING LTD.
SUIT 100 25 VICTORIA BC
V8W 1T6

LUC 194 Land Uses

- Subdivided in 1985
- Lot B
 - Development Permit was approved but lapsed

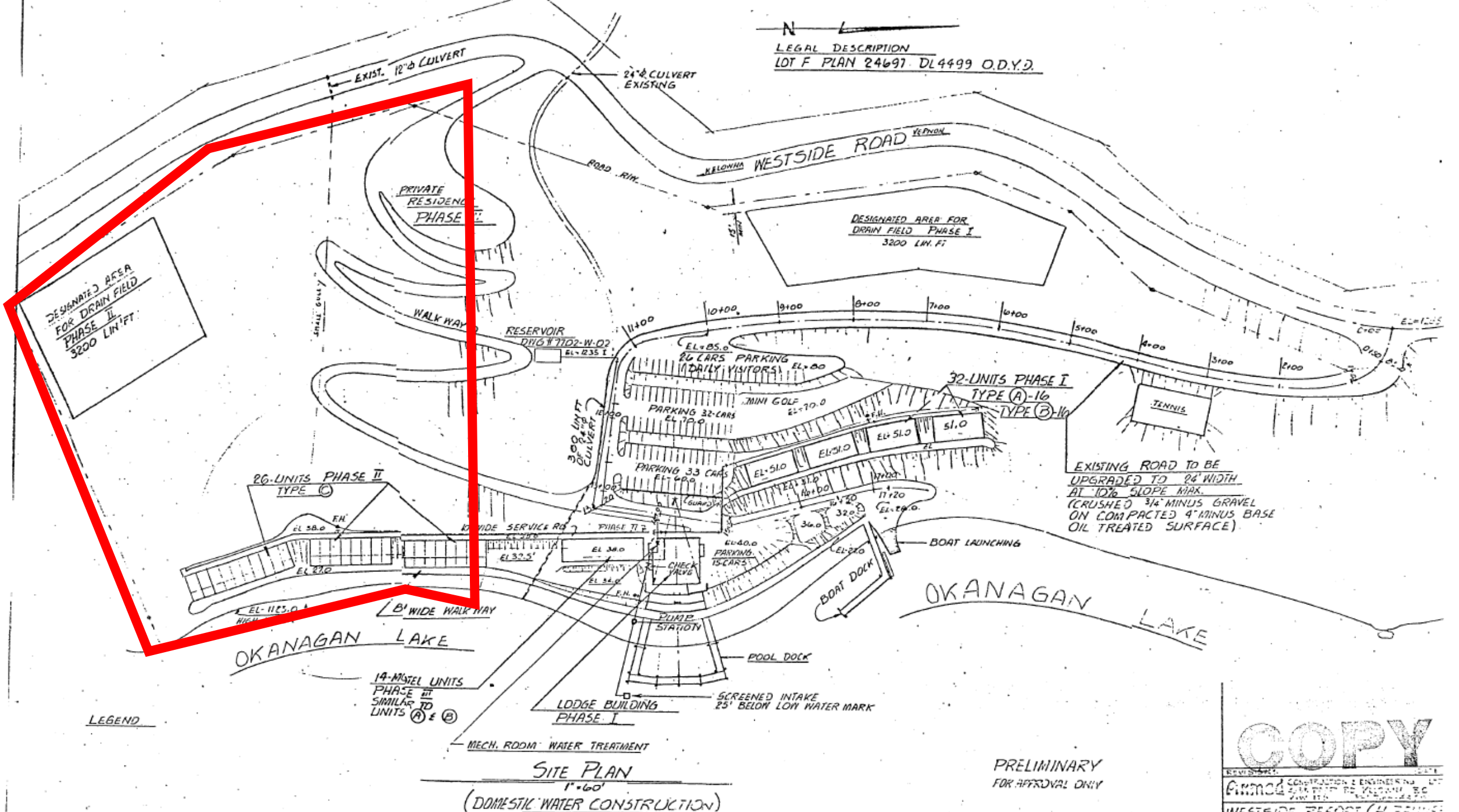


LUC 194 Land Uses

- In 1989 Lot A:
 - LUC discharges
 - Rezoned to RU5
 - Subdivided into 15 lots
- Lot B remained



N
 LEGAL DESCRIPTION
 LOT F PLAN 24697 DL4499 O.D.Y.D.

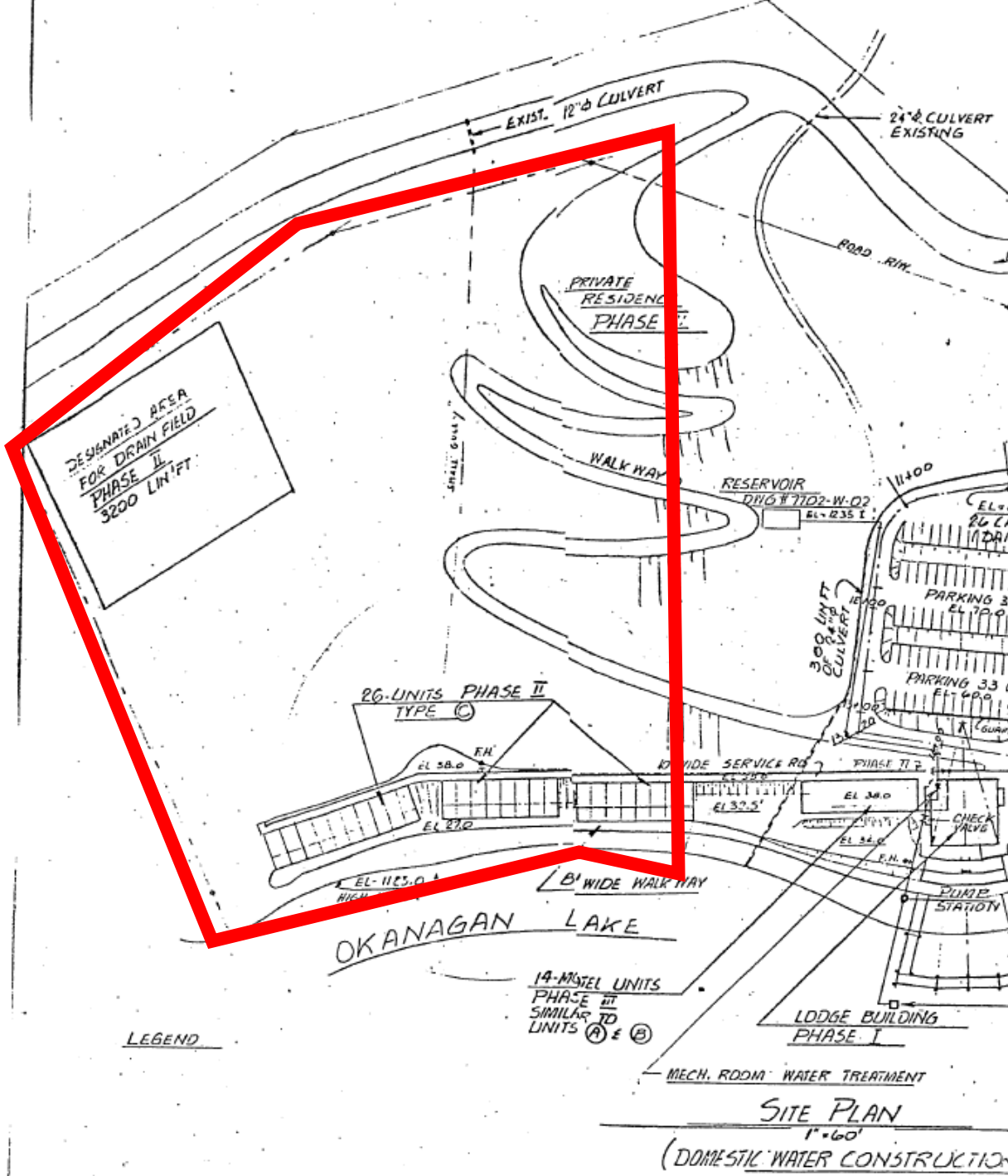


LEGEND

SITE PLAN
 1"=60'
 (DOMESTIC WATER CONSTRUCTION)

PRELIMINARY
 FOR APPROVAL ONLY

COPY
 REVIEWED BY: [Signature]
 APPROVED BY: [Signature]
 WESTSIDE RESORT (H. ZENKE)



Proposal

- 1) Discharge LUC No. 194
- 2) Amend Zoning Bylaw and apply zoning to the subject property as RU4 Country Residential

Proposed RU4

- RU4 - Country Residential
 - 0.5 ha (1.24 acre) min. parcel area
- Permitted Uses:
 - Single detached dwelling
 - Home based business
 - Accessory buildings & structures
- Subdivision potential:
 - Maximum 5 lots
 - Requires community water/wastewater
 - May require variance to servicing requirements



Rural Westside OCP

- Rural Residential land use designation
- Character and zoning of surrounding properties



Rural Westside OCP

- Over 1,200 undeveloped parcels
- Policy provides that alternatives to the existing LUC's be considered
- Concerns regarding the capacity of existing infrastructure to handle uses permitted under all LUCs

Rural Westside OCP

- LUC 194 permits:
 - 72 tourist residential rental units
 - 1 residence
- Proposed RU4 zone permits:
 - 1 residence
 - Development potential for a maximum 5 lot subdivision

Advisory Planning Committee

- Recommends support for the application

Agency Comments

- No concerns from:
 - Inspection Services
 - Parks Service
 - Engineering Services
 - Fire Services

Agency Comments

- MFLNRORD

- Concerns regarding work near stream without authorization

- MOTI

- signature prior to adoption

Legal / Statutory Authority

- Bylaws must come into force at least one year after they are adopted
- If the timing of the termination causes the owner of land hardship, they may apply to the Board for a variance:
 - Application must be submitted within 6 months of bylaw adoption
 - Board must determine date for LUC to continue to apply
 - The date may be no later than June 30, 2024

Summary

- All LUCs must be discharged by June 2022
- Discharge LUC 194 and Rezone to RU4
- Supported by OCP policies
- Proposal significantly reduces density
- No concern from internal departments

