

Development Variance Permit Application VP-22-04

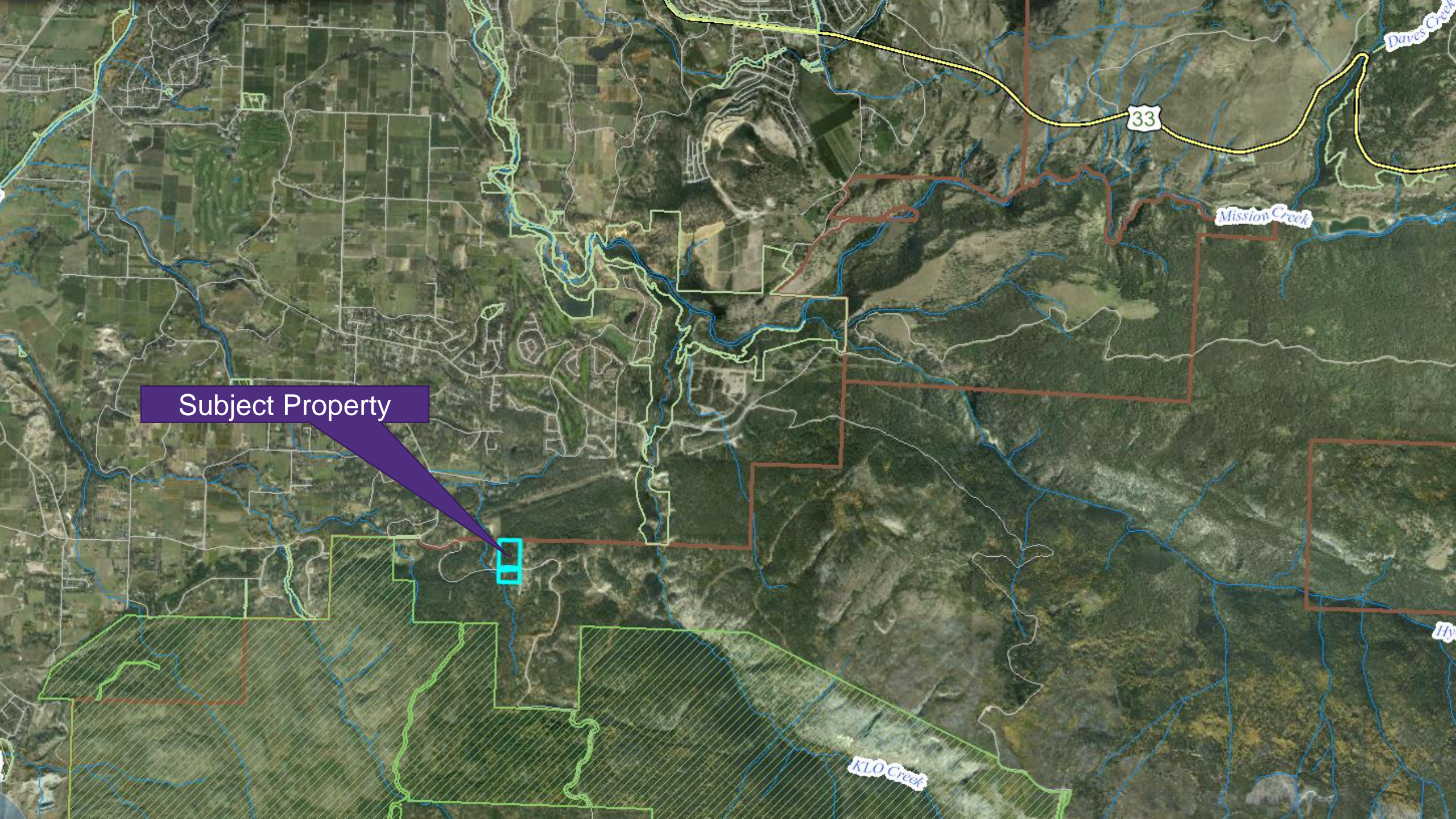
Regional District of Central Okanagan Board Meeting
June 27, 2022

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



Purpose

- To vary the servicing requirement for a portion of the subject property



Subject Property

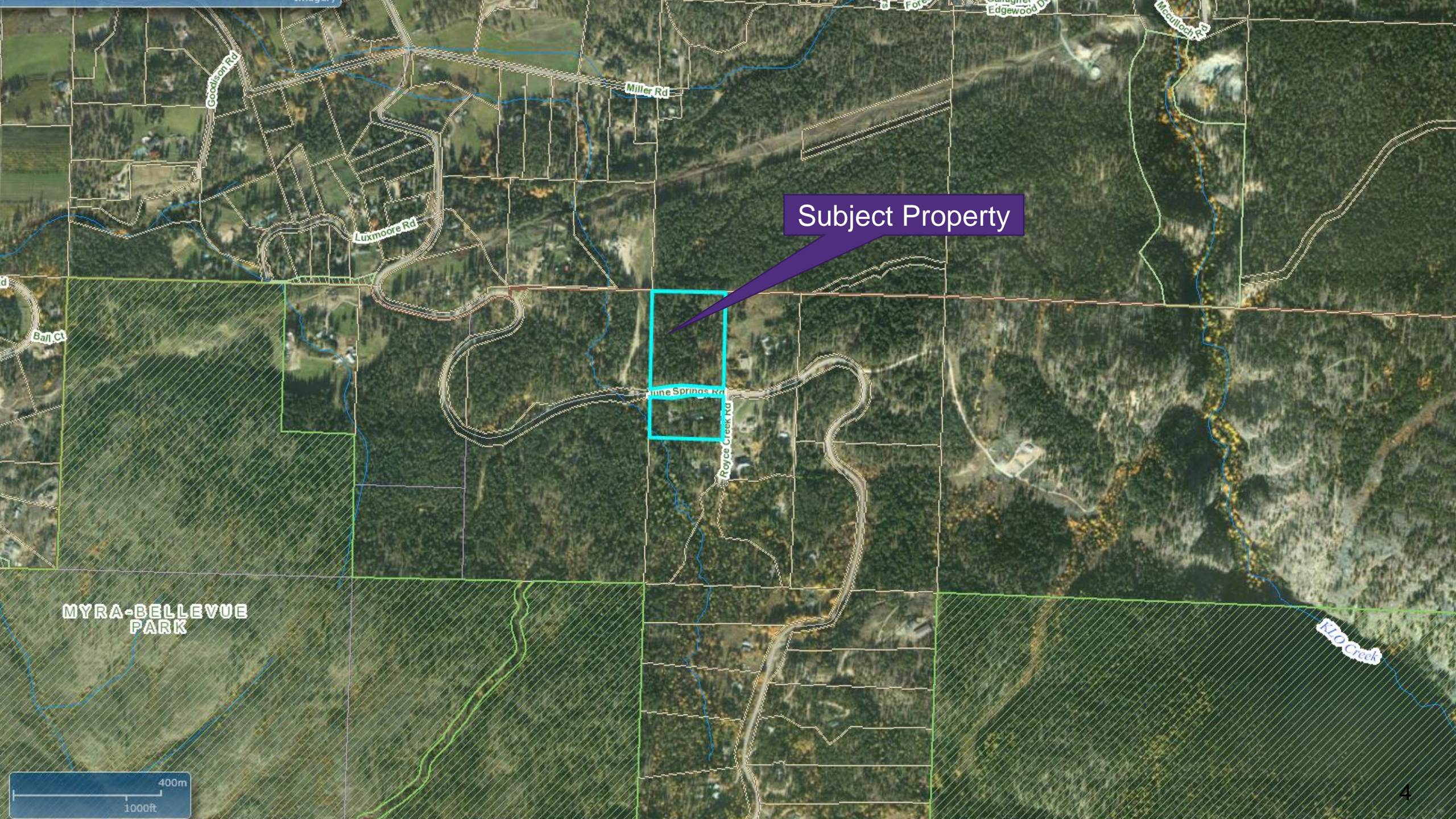
33

Mission Creek

Daves Creek

KLO Creek

Hy

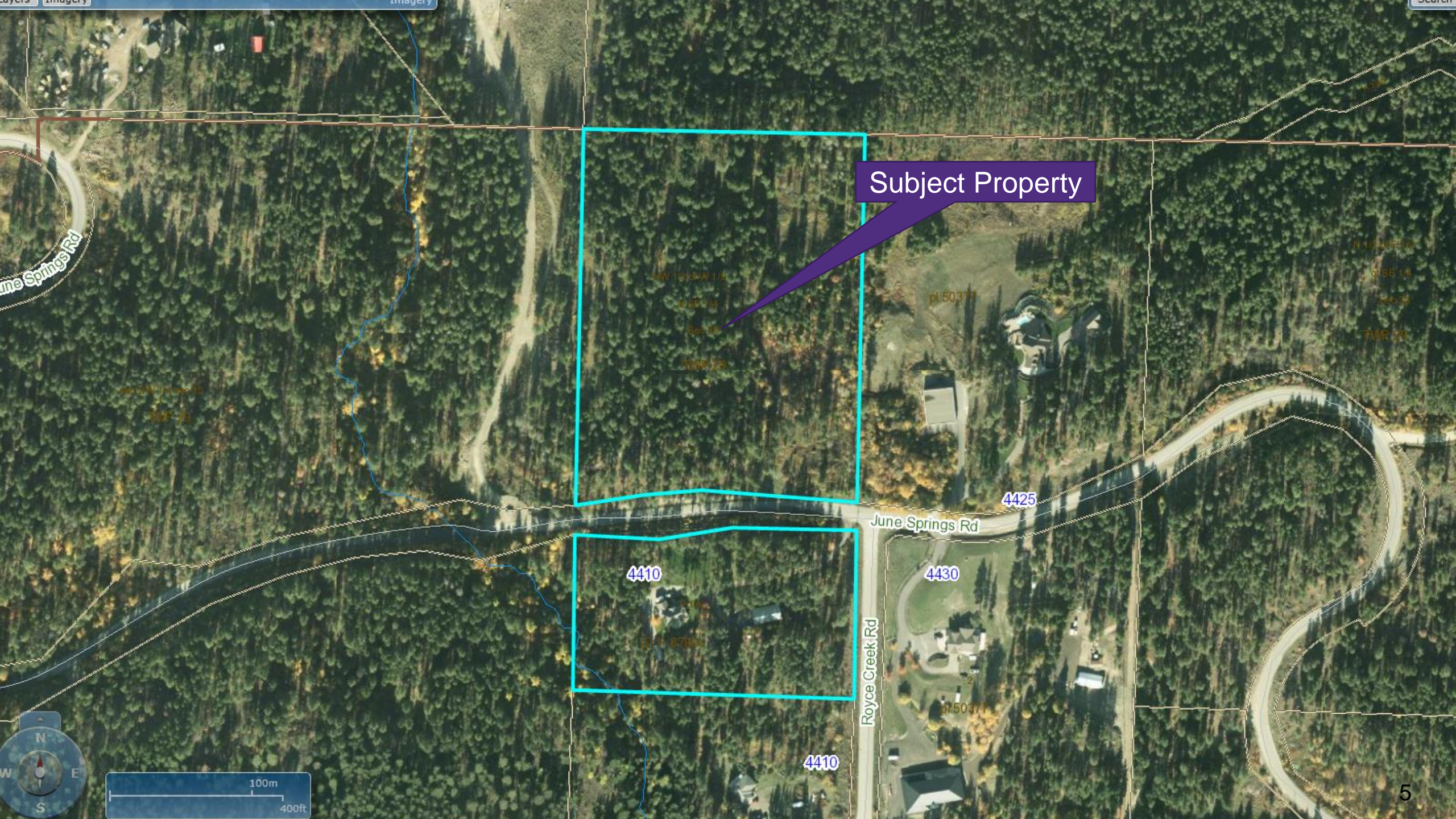


Subject Property

MYRA-BELLEVUE
PARK

Rio Creek

400m
1000ft



Subject Property

June Springs Rd

pl 50377

4425

June Springs Rd

4410

4430

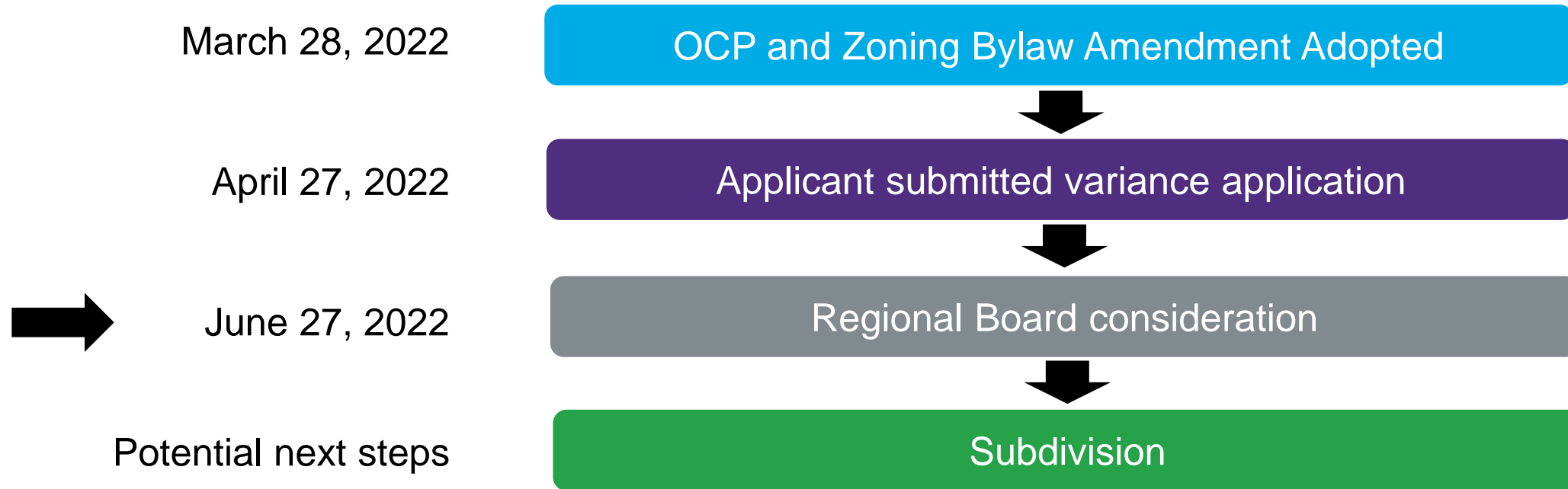
Royce Creek Rd

4410

pl 50377

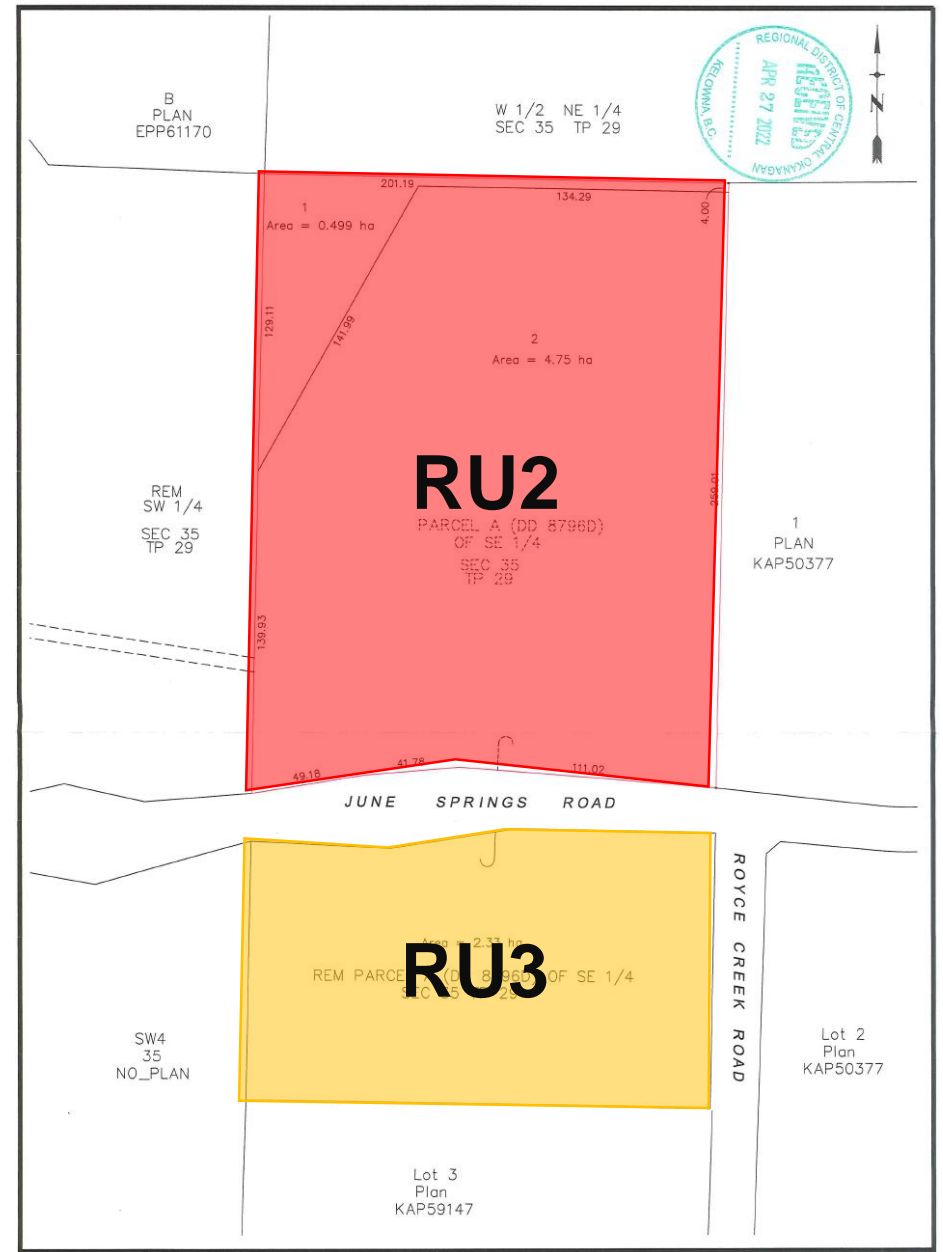


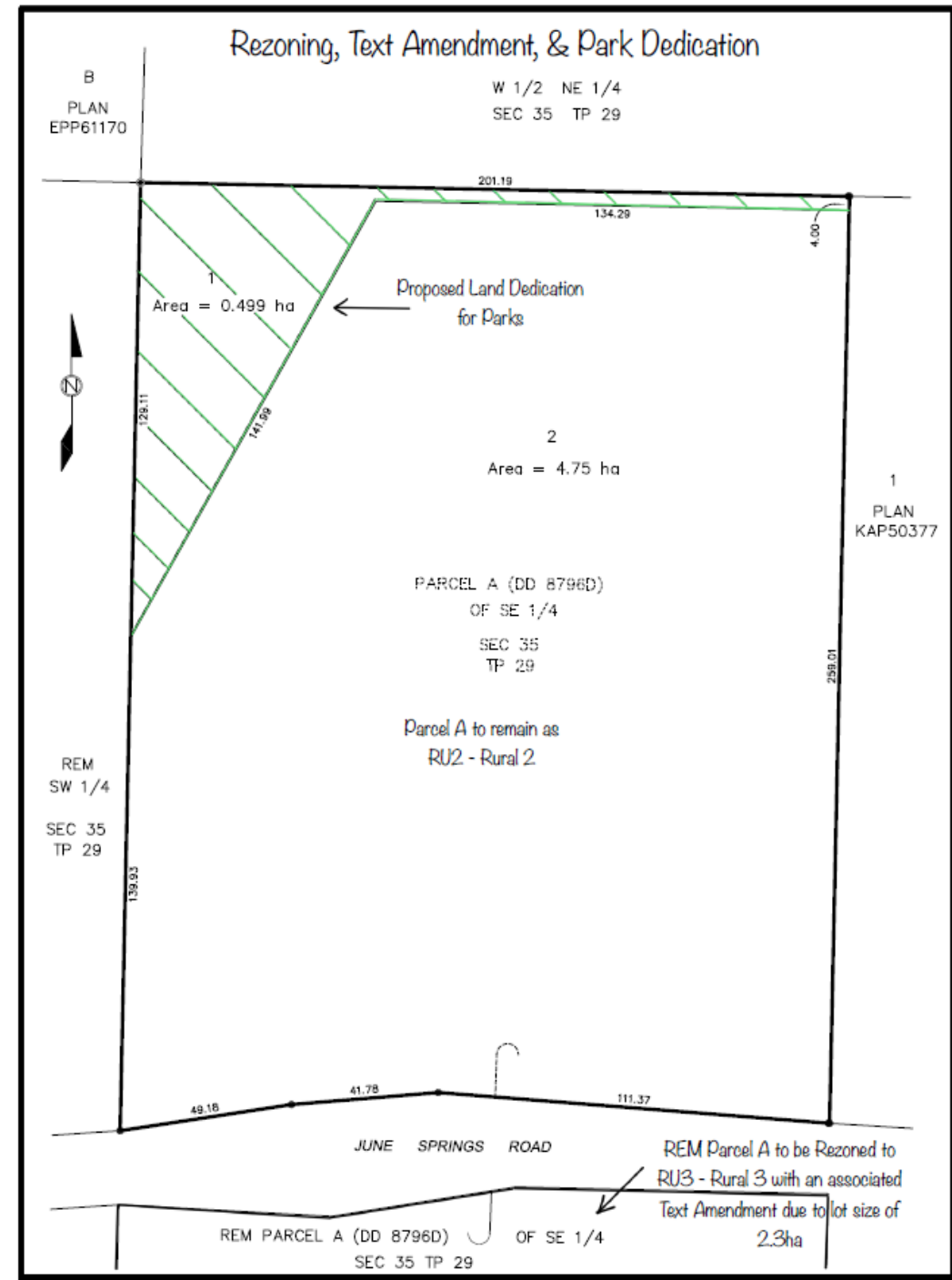
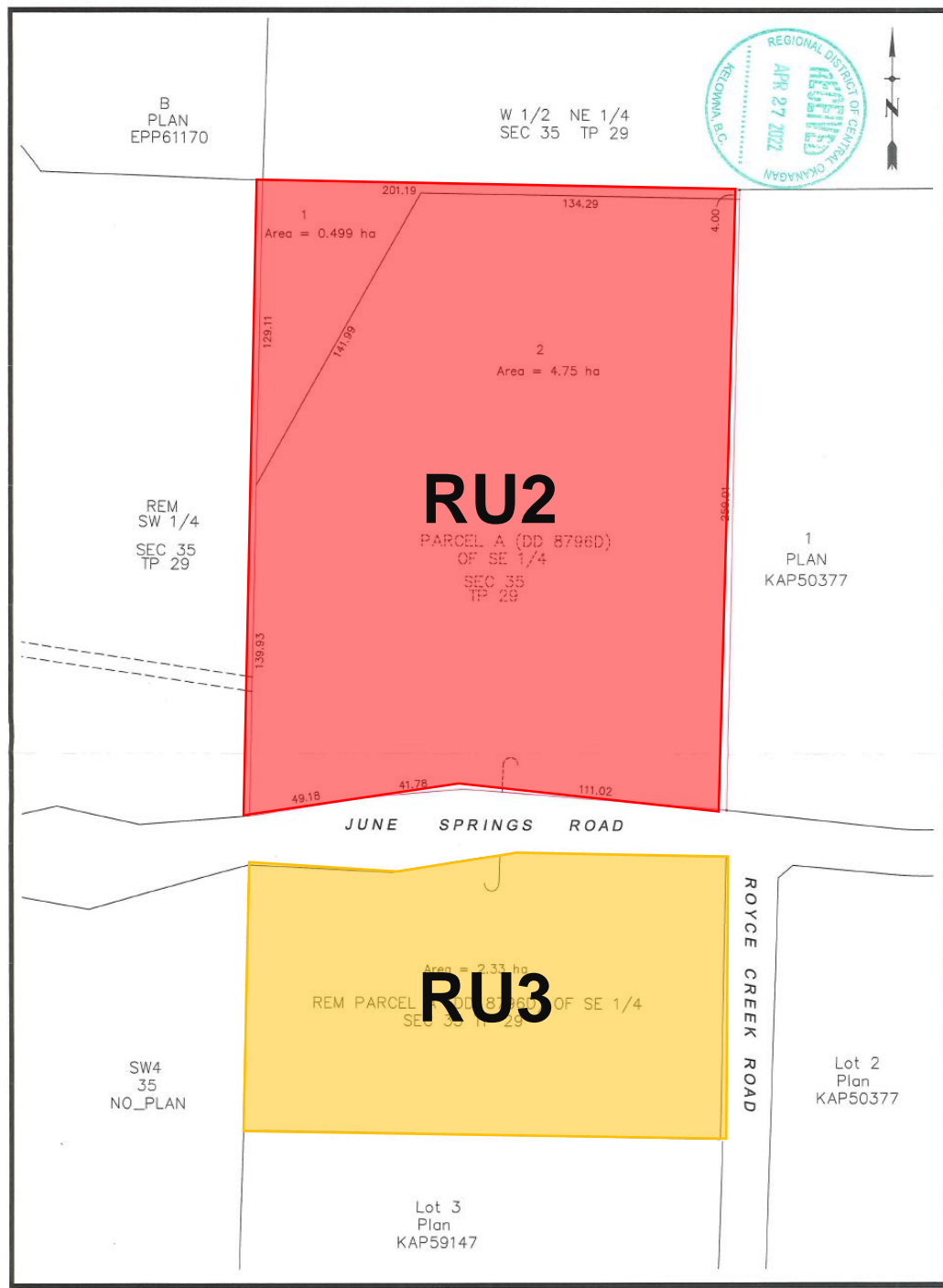
Timeline



Background

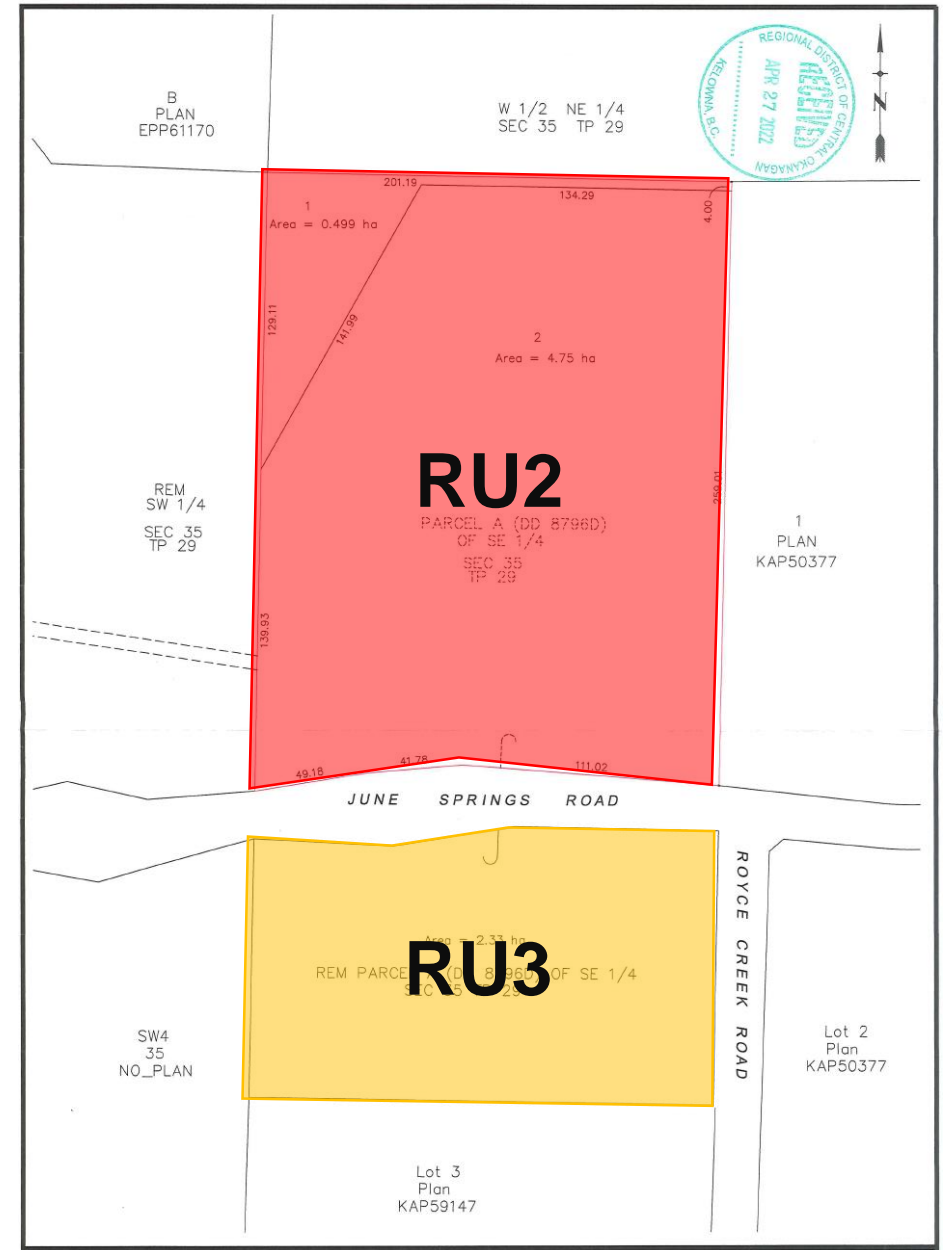
- OCP & Zoning Bylaw Amendment
 - Rezone from RU2 to RU3
- Covenants for:
 - Creek protection
 - Wildfire mitigation
 - Density reduction
 - Limiting future subdivision
- Land donation to the RDCO





Proposal

- Change the servicing requirement for a portion of the property zoned RU3
 - From: Community Water
 - To: Private Water Source



Servicing

- Water
 - Well
- Sewerage Disposal
 - On-site sewerage disposal system
- Within June Springs Fire Protection Area

Engineering Services

- Objective of community water supply systems is to ensure secured and maintained fire flow and domestic water flow
- Staff did not support previous similar applications to vary the servicing requirement of community water

Engineering Services

- However, support for this application is recommended:
 - Donation of land to the RDCO for park purposes
 - A Private Water Source is permitted for the RU2 zone
 - A covenant will limit further subdivision of the proposed RU3 zoned lot
 - A covenant will not permit an accessory home on proposed RU2 zoned lot

Parks Services

- The proposed 0.5-hectare land donation to the Regional District will not require a community water service
- The donated land will be used for regional park purposes and linear trail connection

Interior Health Authority

- Given the specifics related to this application, and with understanding that further requests to vary the RU3 servicing requirements would not be supported, we have no objections to this proposal.

Public Notification

- Application sign posted on the property
- Written notices mailed to neighbouring properties
- No correspondence received

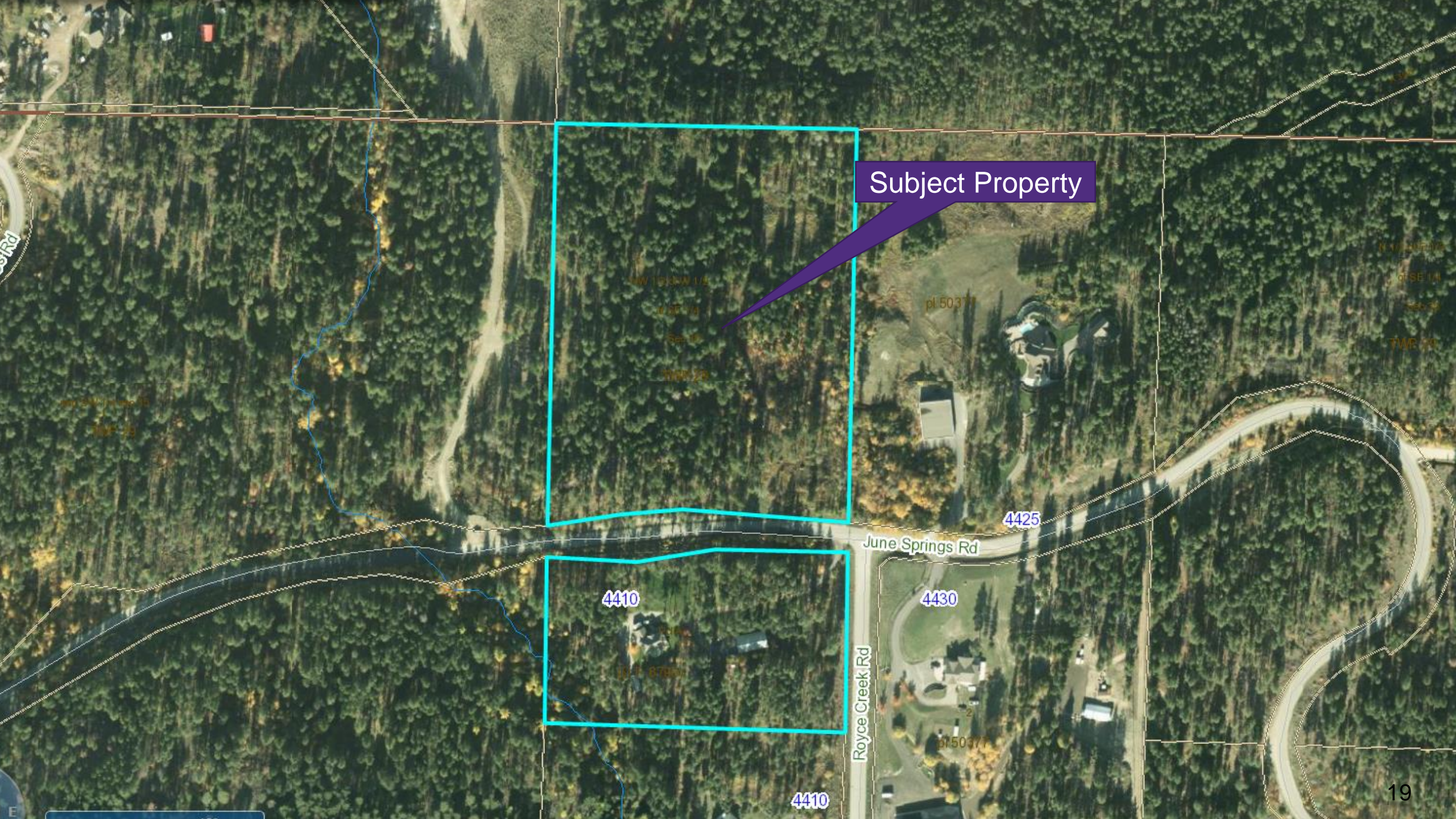
Summary

- Proposal to vary the servicing requirement from community water to private water source
- OCP and Zoning Bylaw Amendment supported by the Regional Board
- RDCO staff and IHA support the application
- No concerns received from referral agencies

Recommendation

THAT the Regional Board approve Development Variance Permit Application VP-22-04 for Parcel A (DD 8796D) of the South East ¼ of Section 35, Township 29, ODYD Except Plan 35649, to vary the following provisions of Subdivision Servicing Bylaw No. 1397:

- Table 6.2.1 by changing the servicing requirement for the RU3 zoned portion of the subject property from Community Water to Private Water Source.



Subject Property

NW 1/4 Sec 14
T28N R14E
Sect 14
T28N R14E

pl 50377

N 1/4 Sec 14
T28N R14E
Sect 14
T28N R14E

SW 1/4 Sec 14
T28N R14E
Sect 14
T28N R14E

4425

June Springs Rd

4410

pl 50377

4430

pl 50377

Royce Creek Rd

4410