

# Rezoning Application Z22/01

Regional Board Meeting  
June 27, 2022

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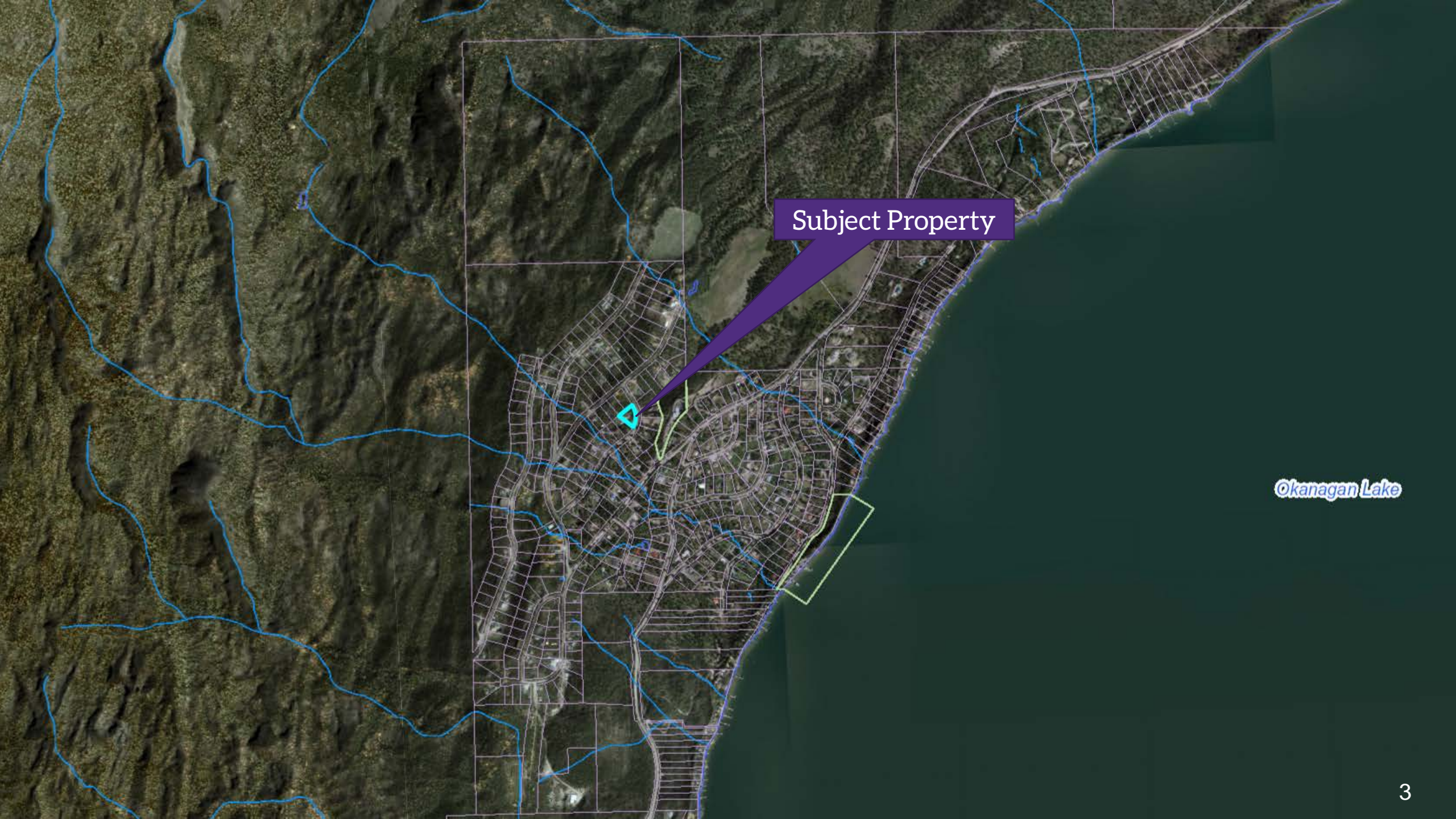
1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
rdco.com



# Purpose

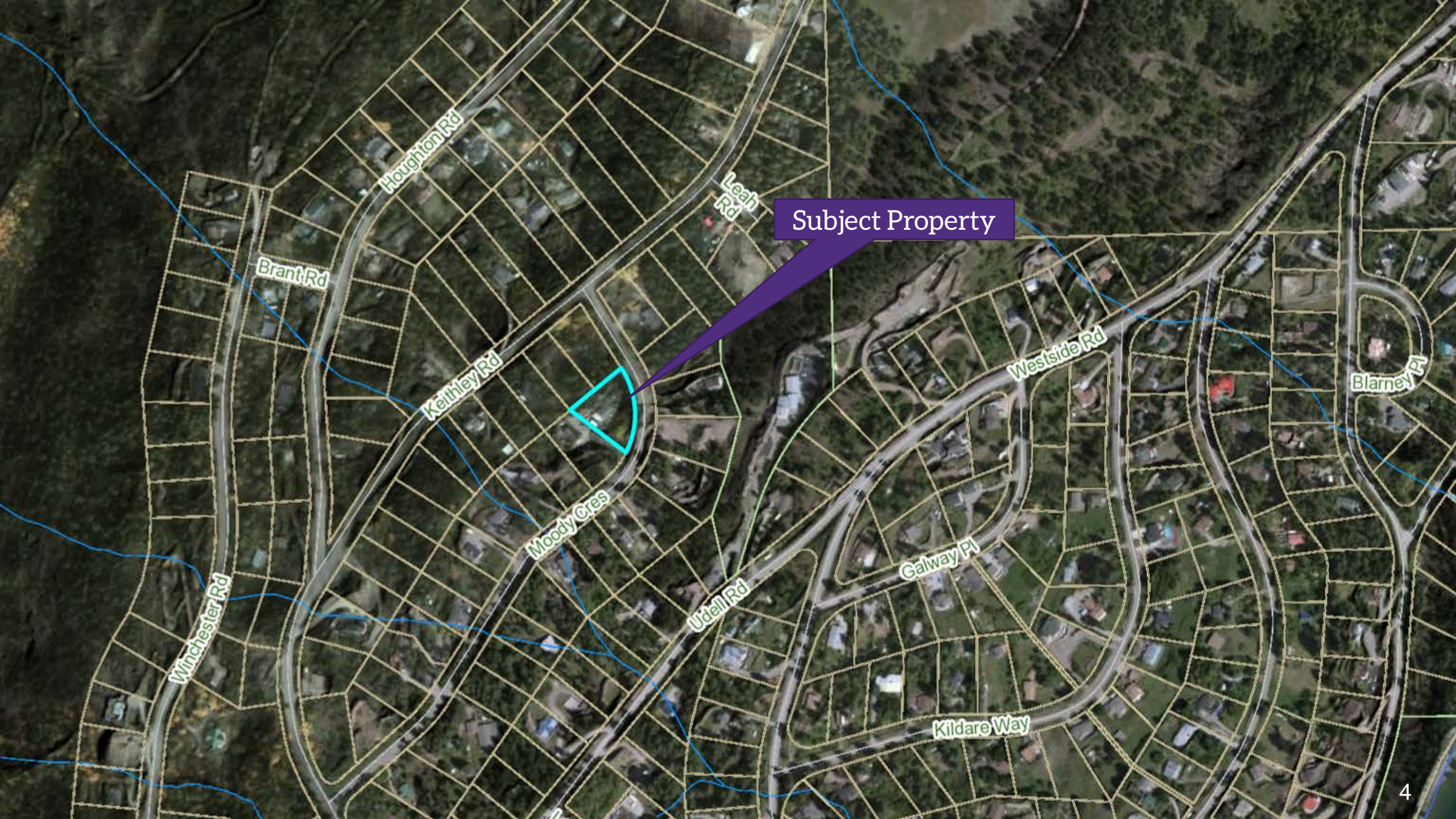
To permit a secondary suite by rezoning the property at 530 Moody Crescent

- **From: RU5**
- **To: RU5s** (Secondary Suite)

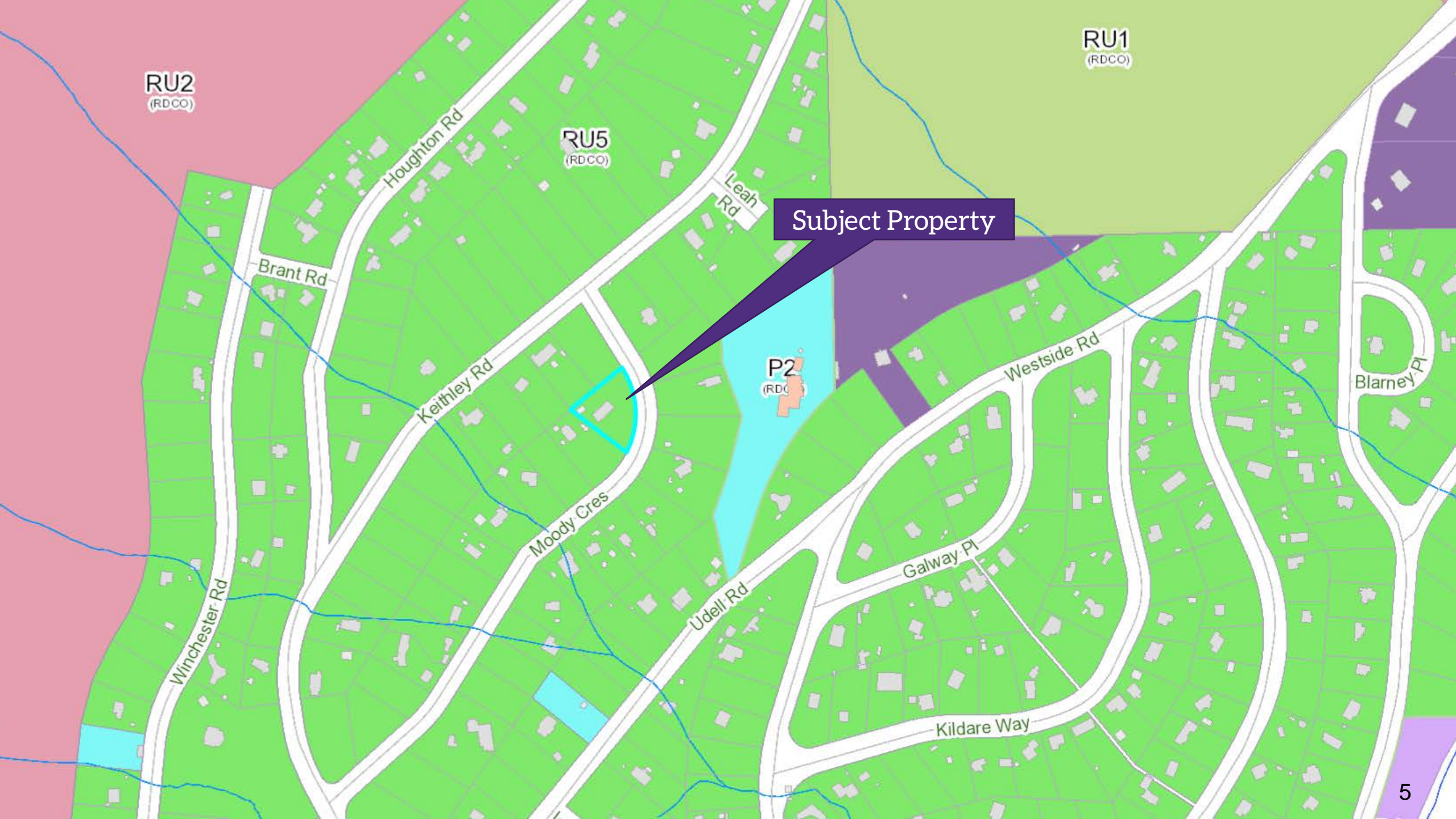


Subject Property

*Okanagan Lake*



Subject Property



RU2  
(RDCO)

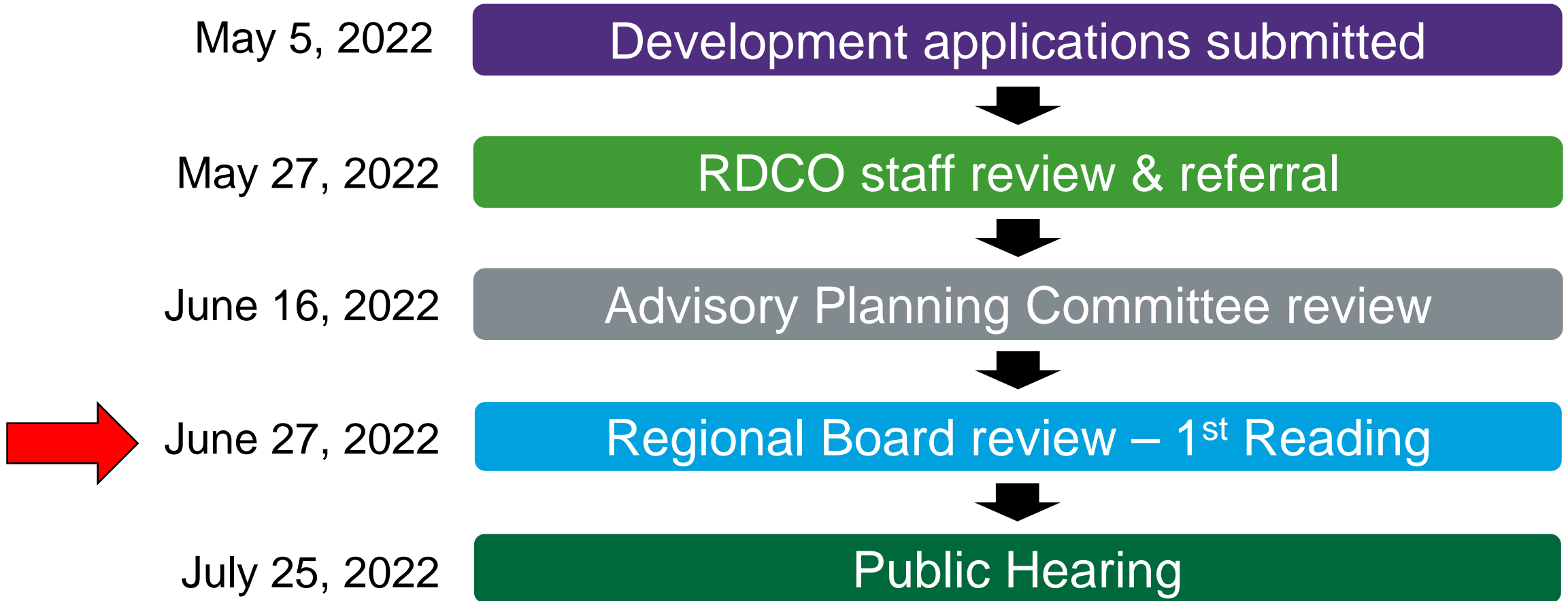
RU1  
(RDCO)

RU5  
(RDCO)

Subject Property

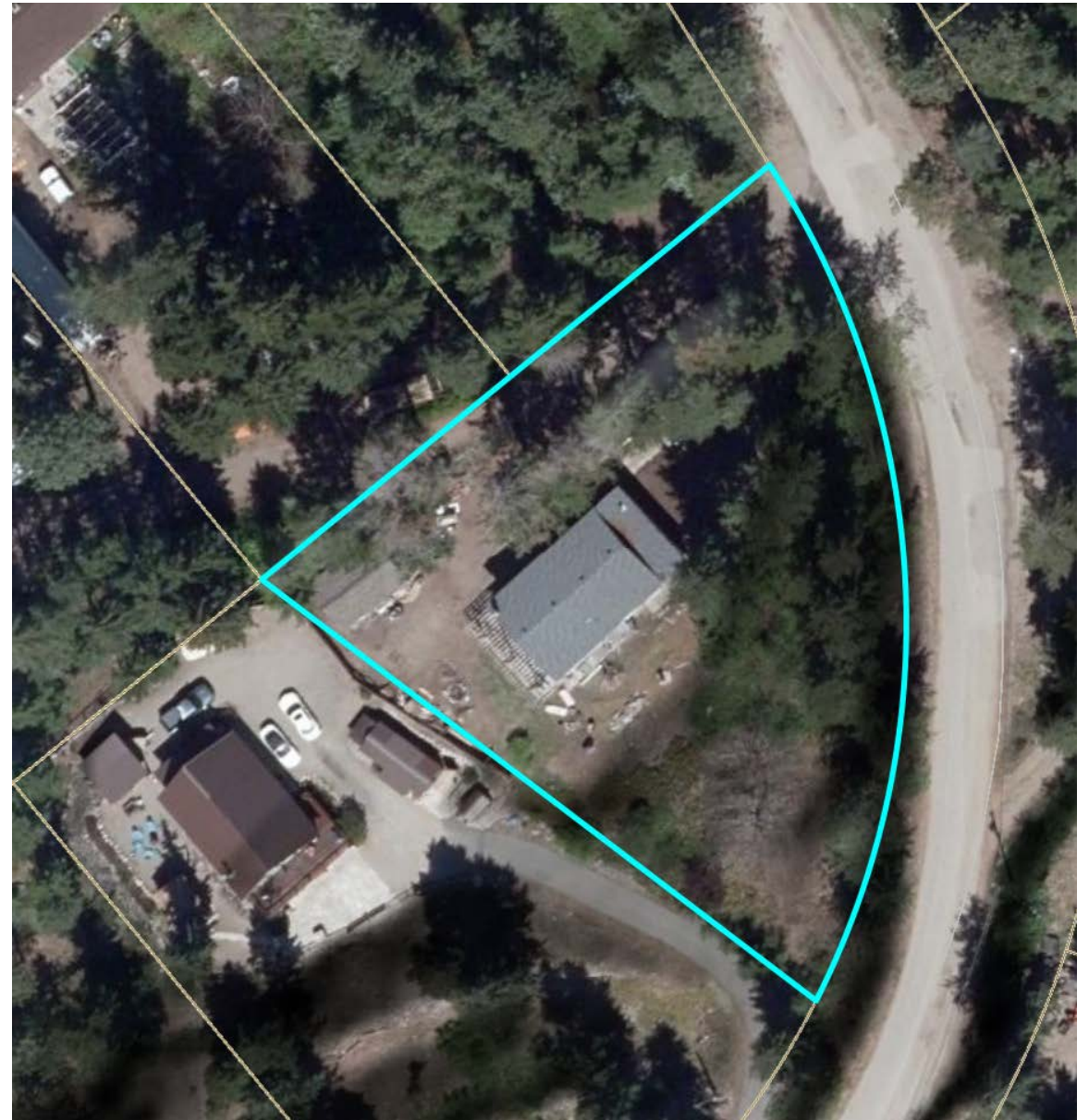
P2  
(RDCO)

# Process overview



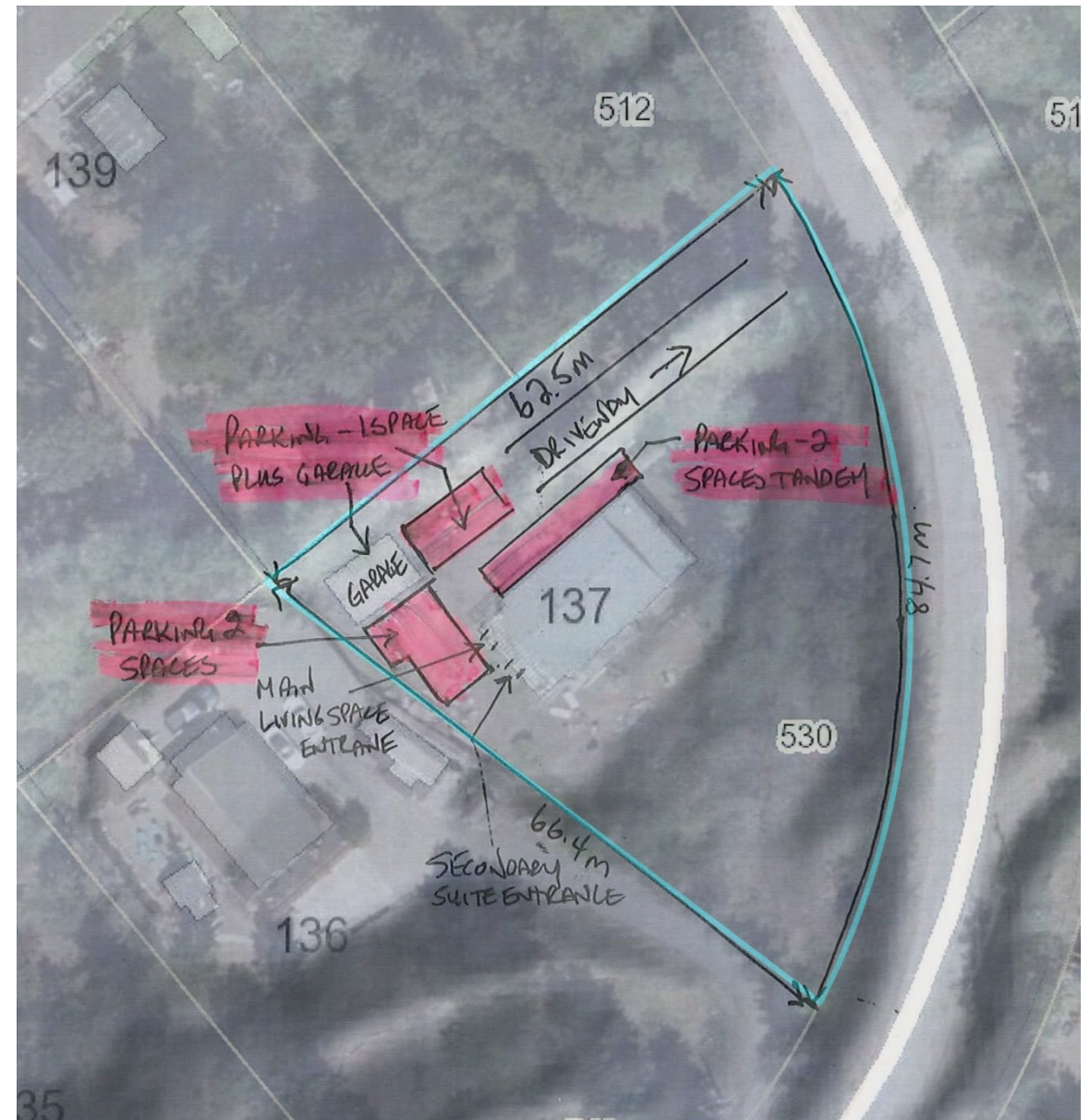
# Background

- The property contains a two storey single detached house and a garage.



# Proposal

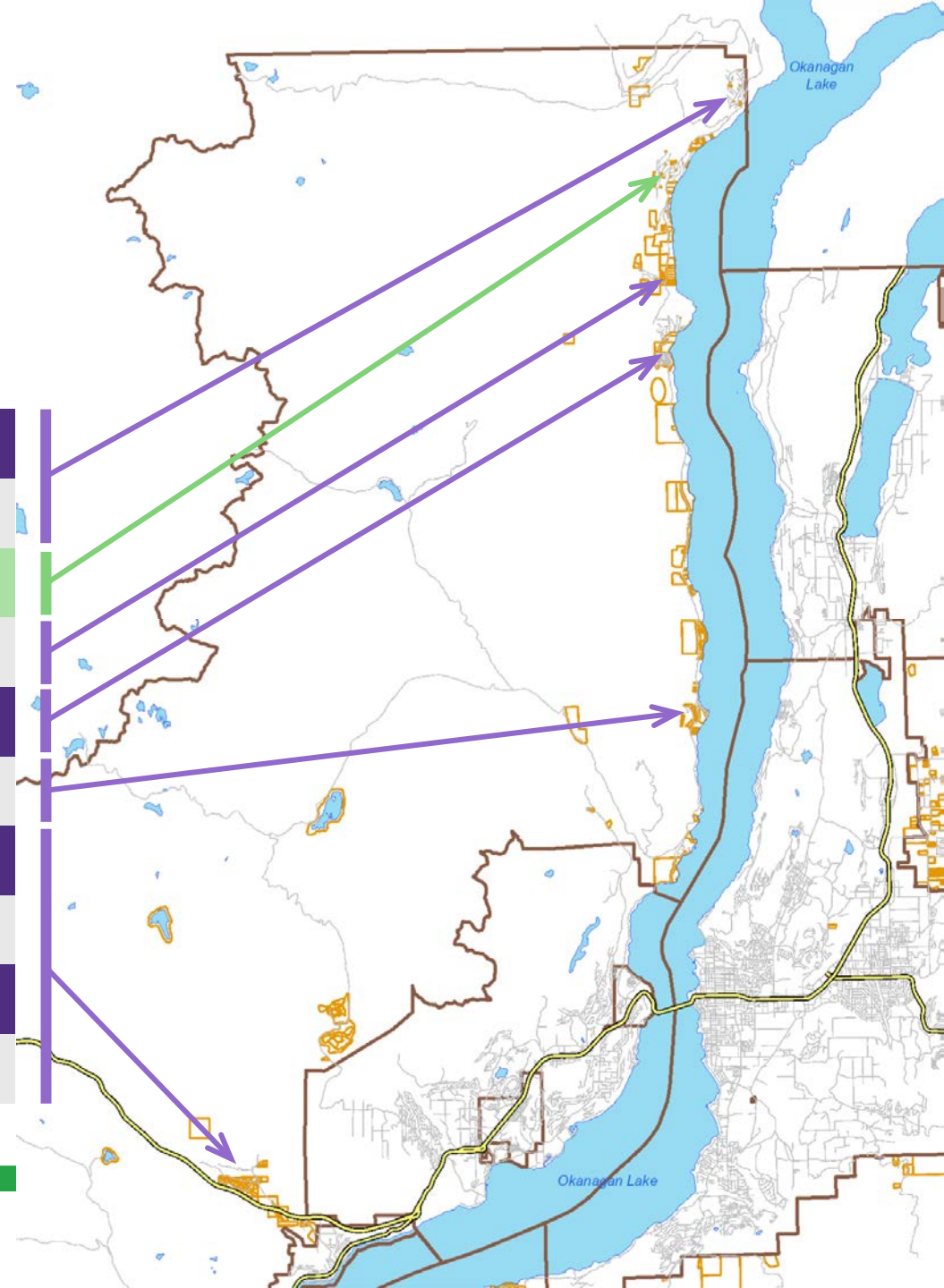
- To convert the ground floor level of the existing dwelling into a 2-bedroom suite.
- All renovations would be within the existing building footprint.





# Secondary Suite Rezoning

10357 Columbia Way (RU5s)	1.16 ac	Z14/03	West Shore
10331 Columbia Way (R1s)	0.37 ac	Z11/01	West Shore
<b>530 Moody Cr (RU5s)</b>	<b>0.63ac</b>	<b>Z22/01</b>	<b>Killiney Beach</b>
7951 Westside Rd (RU2s)	10.0 ac	Z09/04	Muirellen
7155 Dunwaters Rd (R1s)	0.34 ac	Z21/02	Fintry
1890 Banff Rd (RU3s)	2.46 ac	Z13/02	Wilson Landing
4495 Maxwell Rd (RU2s)	6.22 ac	Z16/02	Trepanier
4355 Maxwell Rd (RU2s)	10.0 ac	Z08/21	Trepanier
4508 Trepanier Rd (RU3s)	2.47 ac	Z15/04	Trepanier
4901 Star Pl (RU3s)	3.16 ac	Z09/08	Trepanier



# Development Permits Areas

- Located within a Wildfire Interface Construction area
  - Proposal to comply with the Design Guidelines
  - Restrictive covenant to be registered on title
- Partly within the Hillside Development Permit Area
  - No change to building footprint is proposed
- Development Permit not required

# Site Servicing

- North Westside Fire Protection Area
- Killiney Beach water service area
- Onsite Wastewater system

# Referral Comments

## Interior Health

- Advised that a Compliance Inspection is needed to confirm
  - System can meet Daily Design Flow standards
  - Sufficient room for a back-up type 1 trench system on property
- The applicant has engaged a Registered Onsite Wastewater Practitioner to design the septic system

# Referral Comments

## Advisory Planning Committee

- Supports the application to rezone

## Ministry of Transportation and Infrastructure

- Preliminary approval
- Endorsement required prior to bylaw adoption

# Referral Comments

- No comments or concerns from:
  - Engineering Services
  - Parks Services
  - Fire Services
  - BC Hydro
  - Telus
  - Shaw Cable
  - Fortis BC

# Summary

- Develop a secondary suite within an existing dwelling
- Wildfire DPA guidelines addressed at Building Permit stage
- Onsite wastewater system design is ongoing
- No concerns received from referral agencies

# Recommendation

**THAT** the Regional Board receives the report from the Director of Community Services, dated June 27, 2022, with respect to RDCO File: Z22/01 for the property located at 530 Moody Crescent and legally described as Lot 137, District Lot 3910, ODYD, Plan KAP21925 (“the Subject Property”);

**AND THAT** Zoning Amendment Bylaw No. 871-273 for the Subject Property be given first reading;

**AND FURTHER THAT** the Regional Board schedule a Public Hearing on July 25, 2022 for Zoning Amendment Bylaw No. 871-273, RDCO File: Z22/01