

# Rezoning Application Z22/01

Public Hearing  
July 25, 2022

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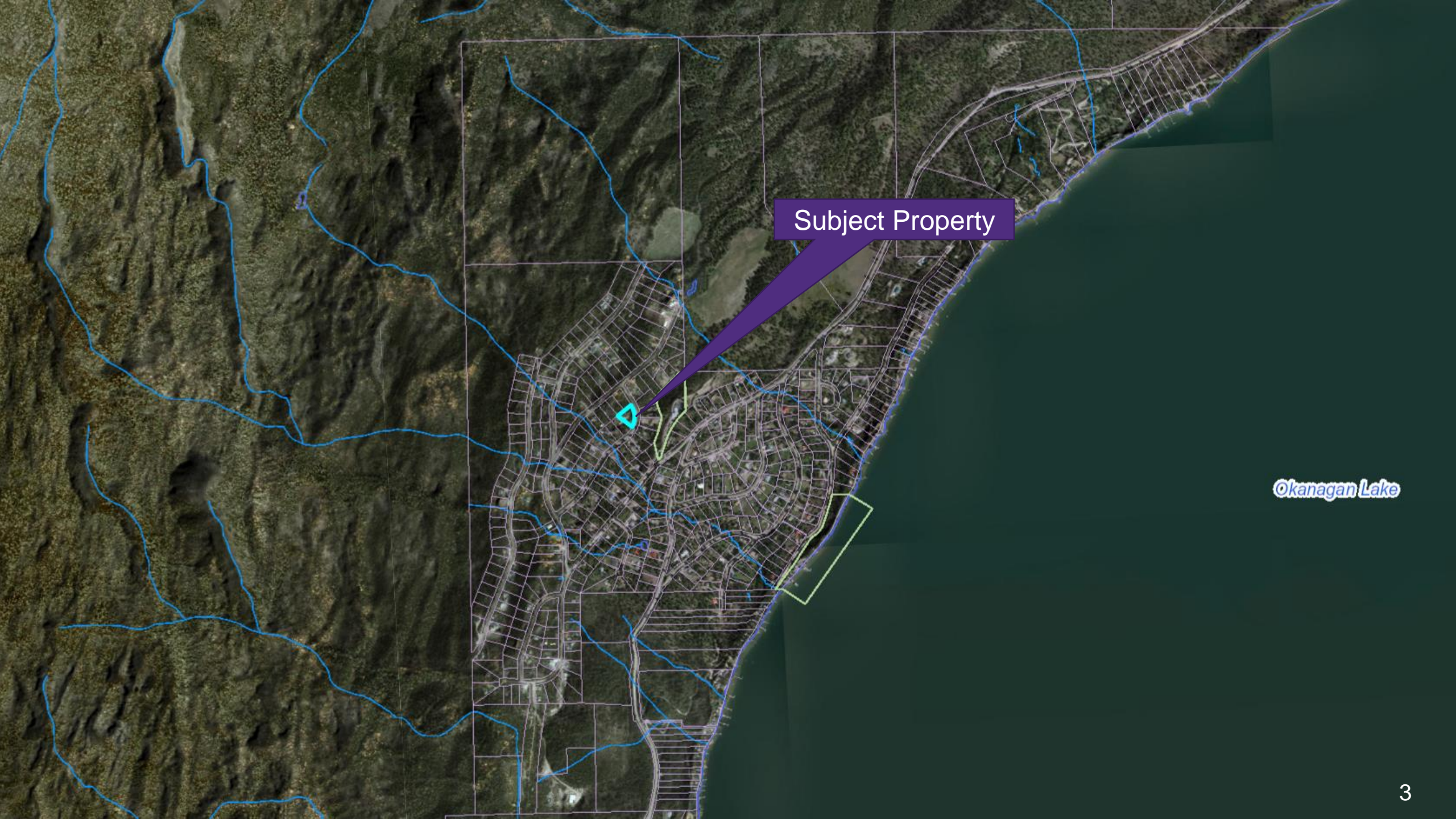
1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
[rdco.com](http://rdco.com)



# Purpose

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

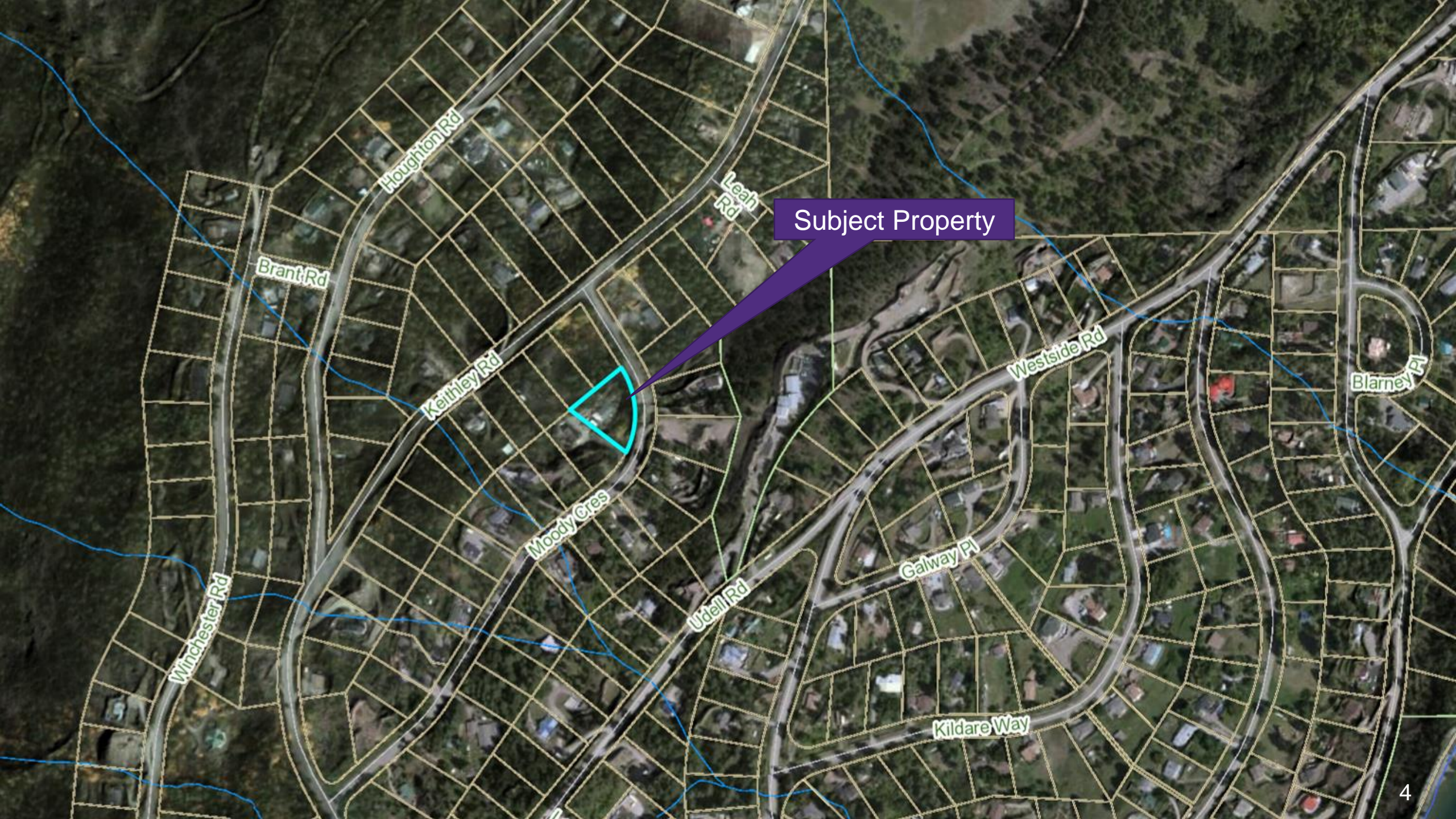
- **From: RU5**
- **To: RU5s** (Secondary Suite)



Subject Property

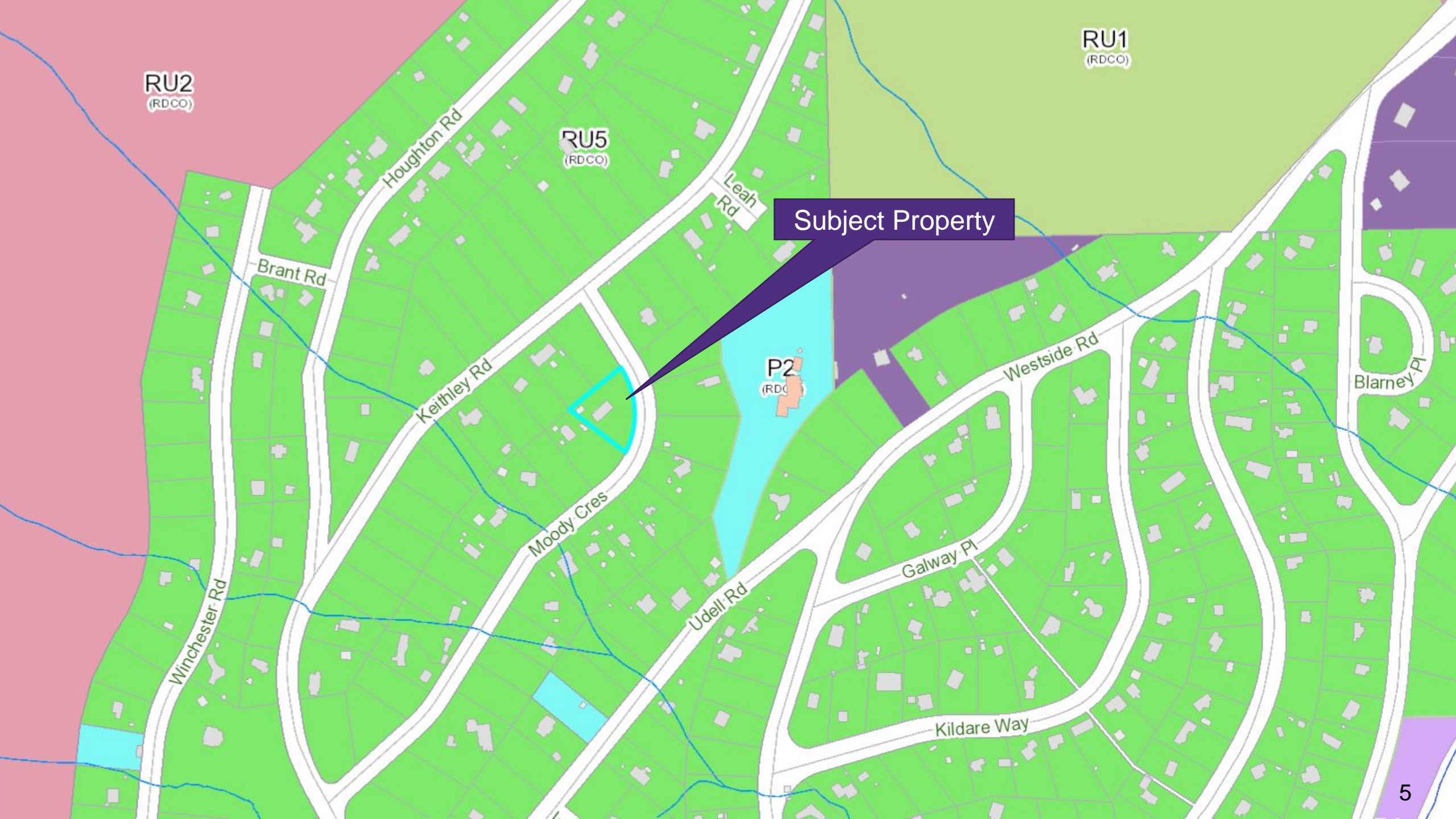
Okanagan Lake





Subject Property





RU2  
(RDCO)

Houghton Rd

RU5  
(RDCO)

Leah Rd

Subject Property

RU1  
(RDCO)

Brant Rd

Keithley Rd

P2  
(RDCO)

Westside Rd

Blarney Pl

Moody Cres

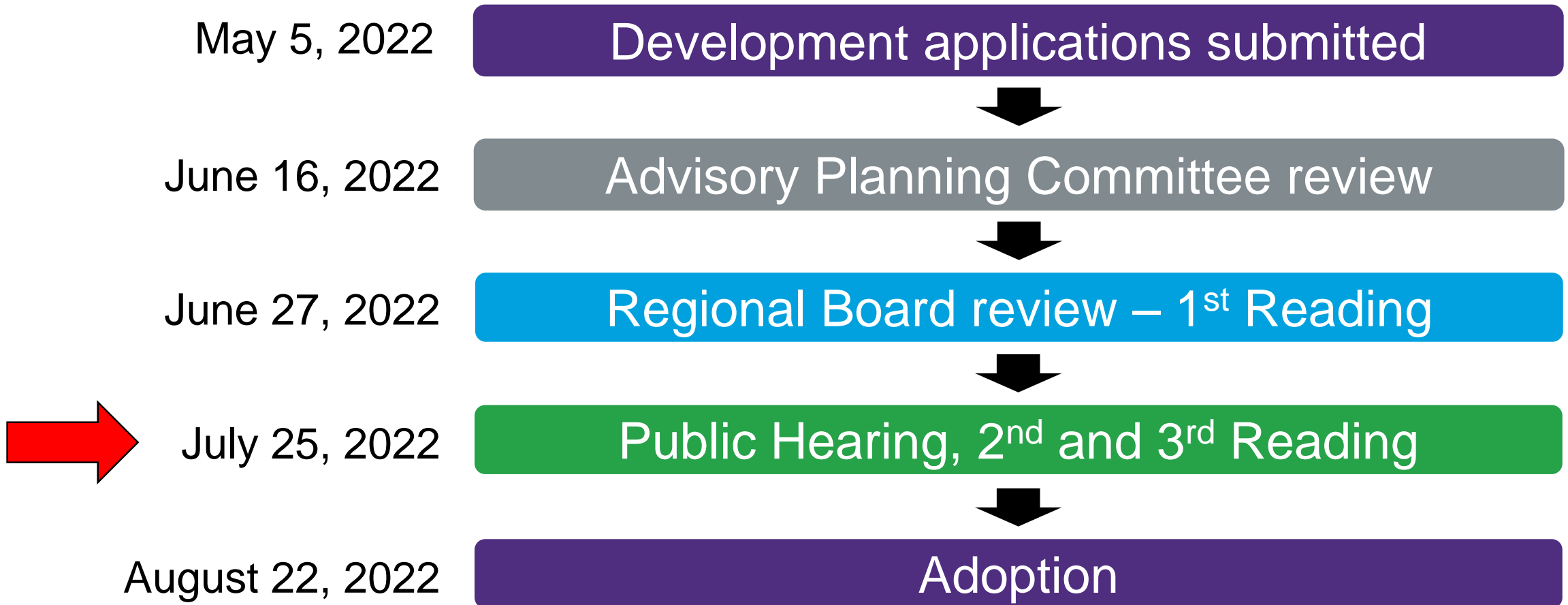
Winchester Rd

Galway Pl

Udell Rd

Kildare Way

# Process overview





# Background

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



# Proposal

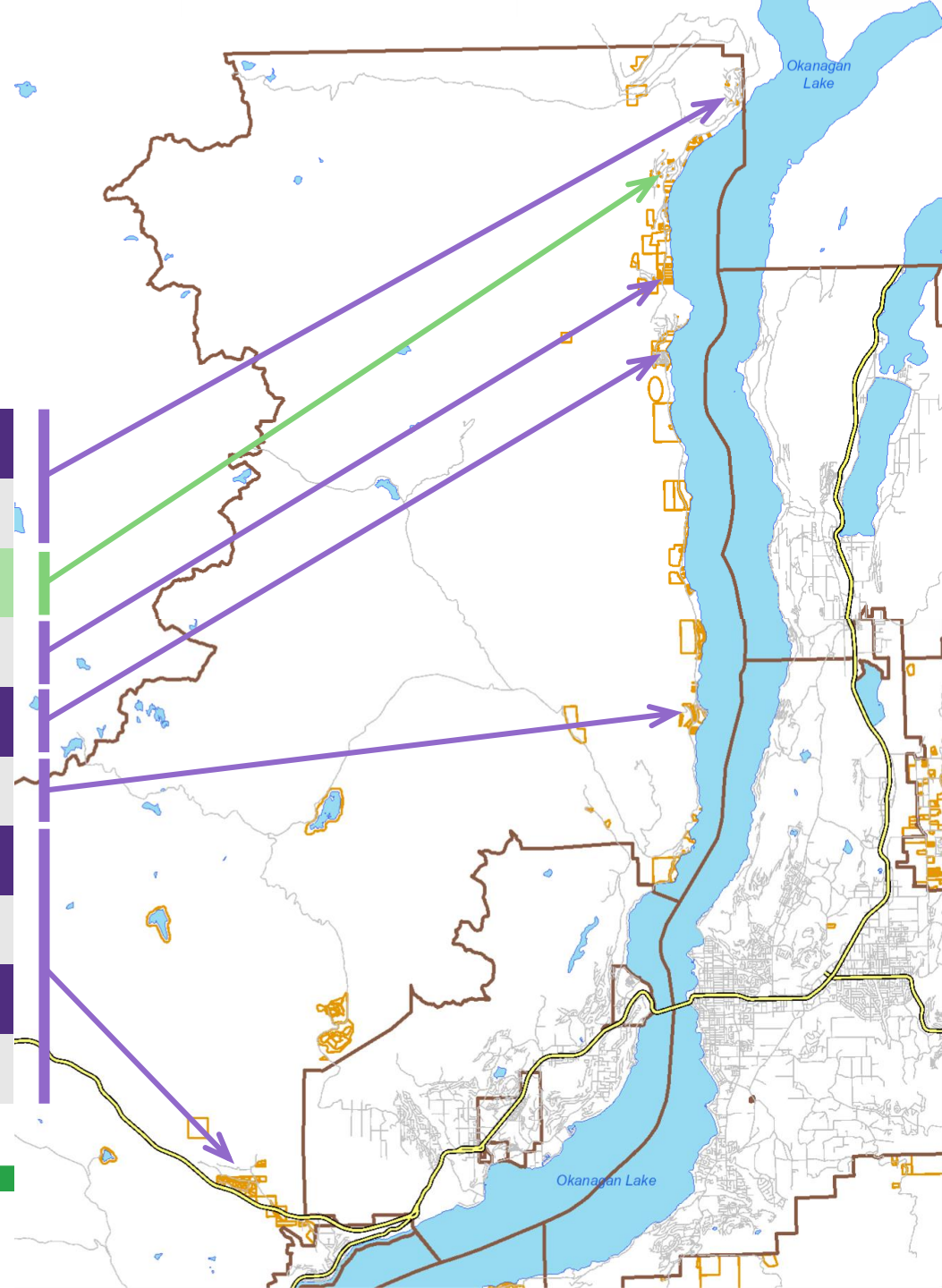
- To convert the ground floor level of the existing dwelling into a 2-bedroom suite.
- All renovations would be within the existing building footprint.





# 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

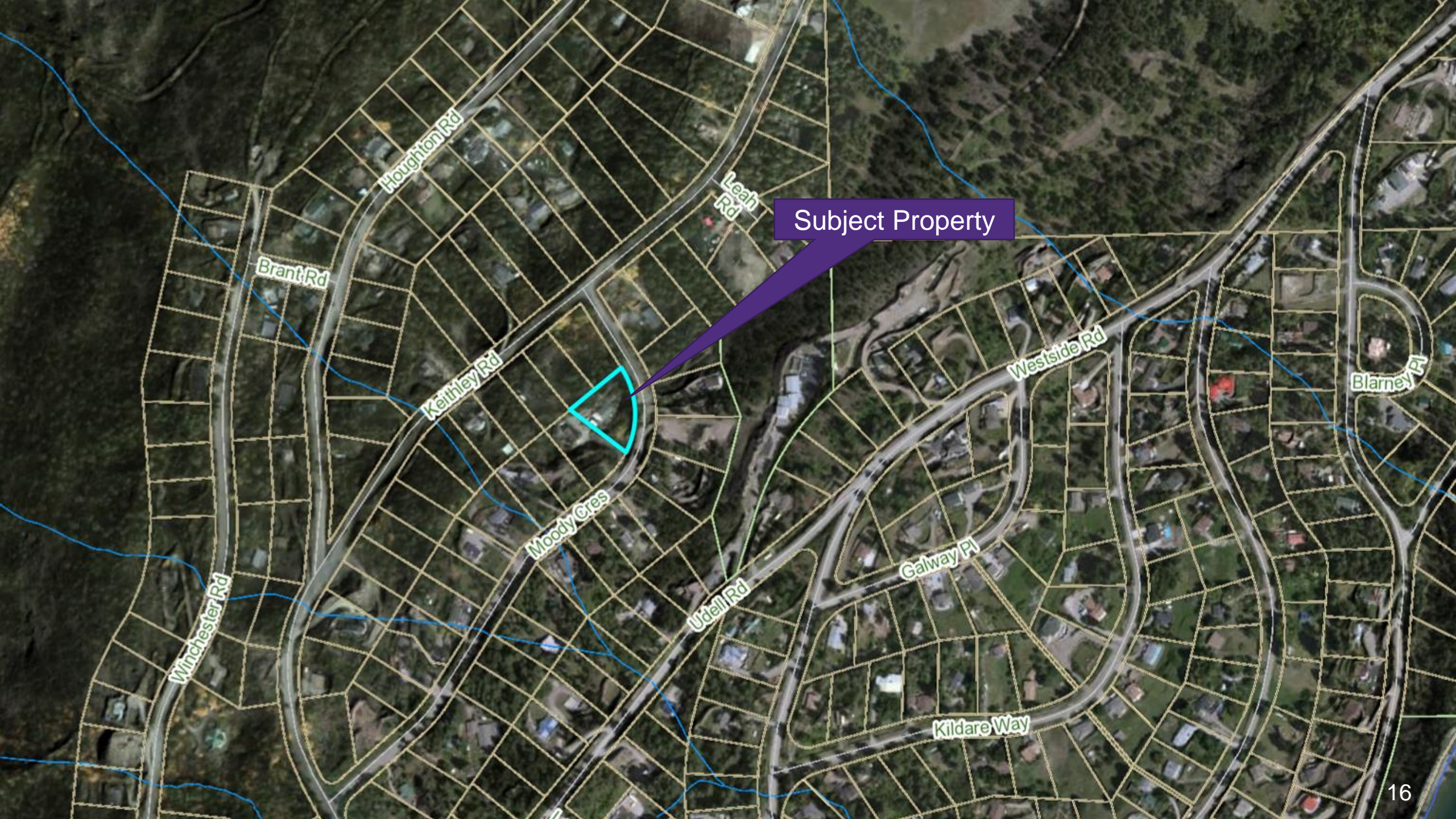
- No comments or concerns from:
  - Engineering Services
  - Parks Services
  - Fire Services
  - BC Hydro
  - Telus
  - Shaw Cable
  - Fortis BC



# 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





Subject Property