

Rezoning Application Z22/03

Regional Board Meeting
July 25, 2022

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



Purpose

To permit a secondary suite by rezoning the property at 775 Wood Road

- **From: R1 Single Detached Housing**
- **To: R1s Single Detached Housing** (Secondary Suite)



Firwood Rd

Balsam Rd

Alpine Rd

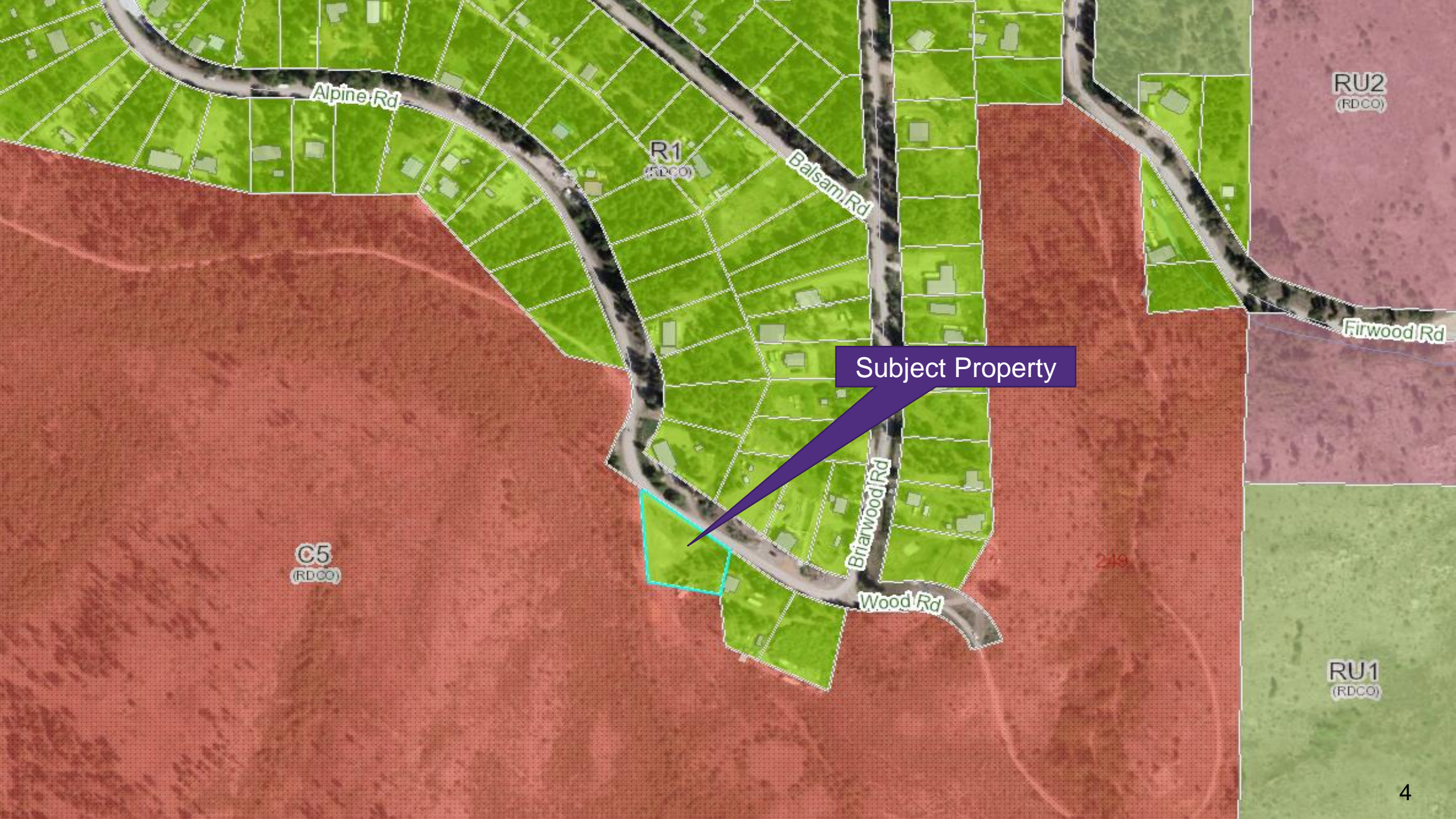
Westside Rd

Brianwood Rd

d Rd

Okanagan Lake

Subject Property



Alpine Rd

R1
(RDCC)

Balsam Rd

RU2
(RDCC)

Firwood Rd

Subject Property

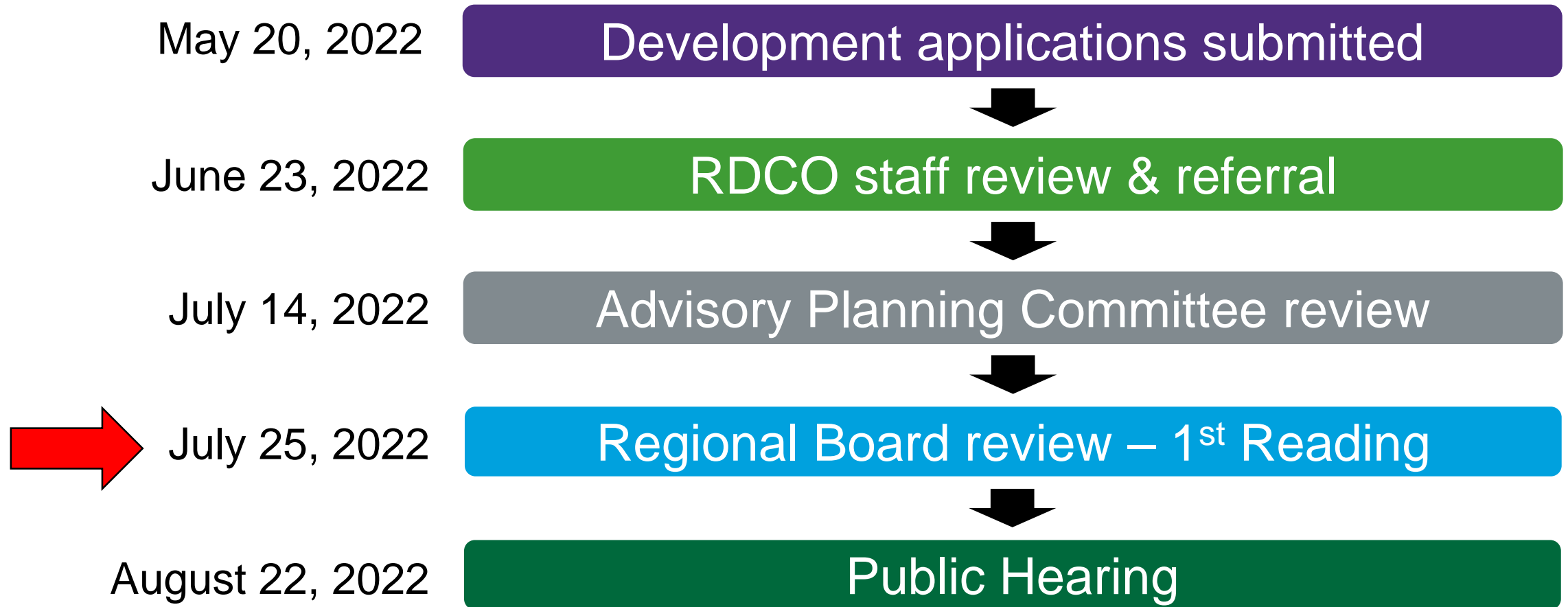
Brita wood Rd

G5
(RDCC)

Wood Rd

RU1
(RDCC)

Process overview



Background

- The property is currently undeveloped with no existing structures present.
- A building permit was issued for a 2,025 ft² single detached house.

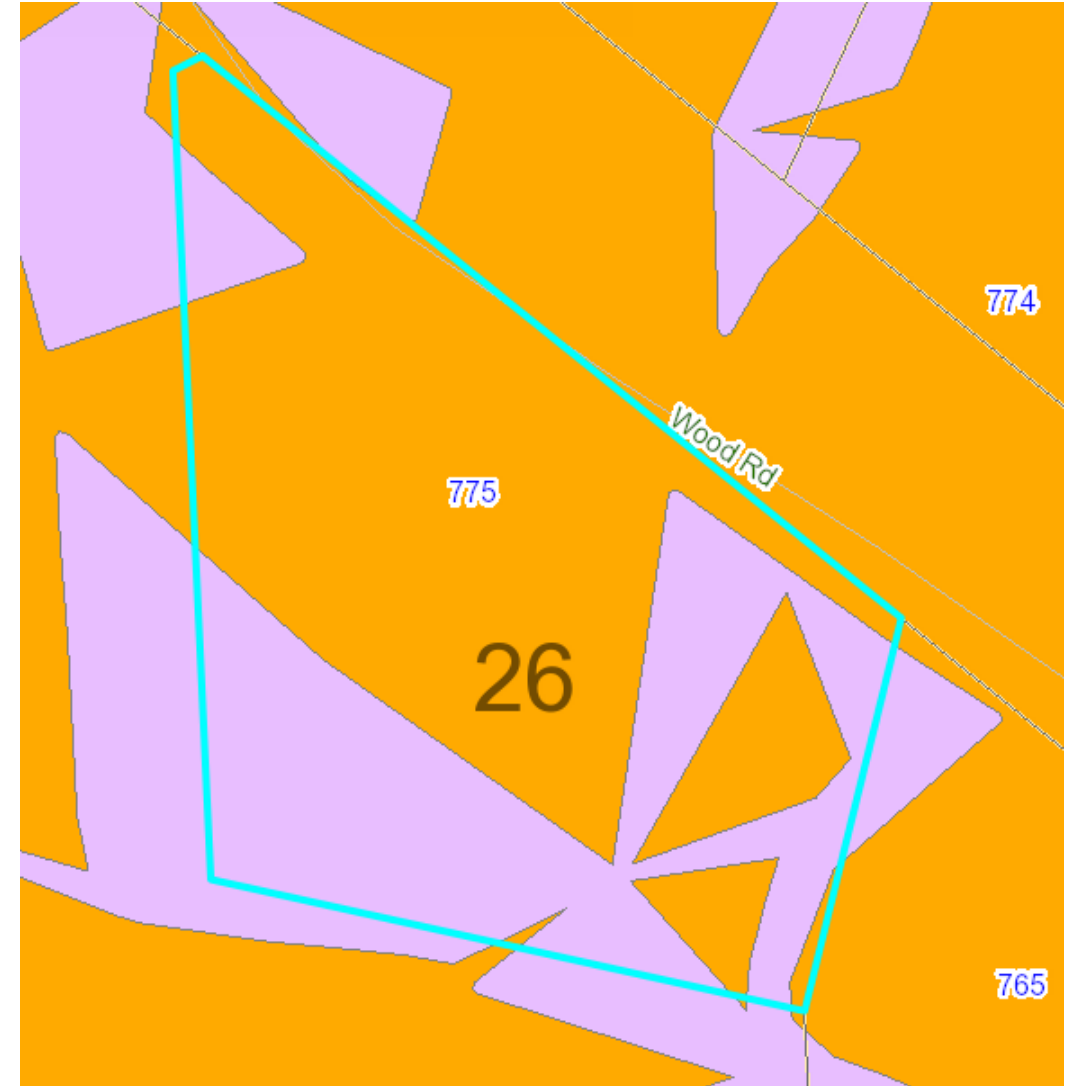


Secondary Suite Rezoning

10357 Columbia Way (RU5s)	1.16 ac	Z14/03	West Shore
10331 Columbia Way (R1s)	0.37 ac	Z11/01	West Shore
775 Wood Road (R1s)	0.59ac	Z22/03	Valley of the Sun
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
530 Moody Cr (RU5s) <i>(Pending)</i>	0.63ac	Z22/01	Killiney Beach

Development Permits Areas

- Located within a Wildfire Interface Construction area
 - Proposal to comply with the Design Guidelines
 - Restrictive covenant registered on title
- Partly within the Hillside Development Permit Area
 - Slope percent less than 30
- Development Permit not required



Servicing



North Westside Fire Protection Area



Upper Fintry community water supply



Onsite wastewater system registered with Interior Health Authority and approved by a Registered Onsite Wastewater Practitioner

Referral Comments

Inspection Services

- Additional Building Permit will be required
- Further review of on-site sewage system during Building Permit process

Advisory Planning Committee

- Supports the application to rezone

Referral Comments

Interior Health

- Consistent with healthy communities planning principles.
- Agency supportive of the proposal.

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 the building footprint of an already approved single detached house.
- No development permits required and restrictive covenant on title.
- No concerns received from referral agencies, advisory committees, or public.

Recommendation

THAT the Regional Board receives the report from the Director of Community Services, dated July 25, 2022, with respect to RDCO File: Z22/03 for the property located at 775 Wood Road and legally described as Lot 26, District Lot 2922, ODYD, Plan KAP20608 (“the Subject Property”);

AND THAT Zoning Amendment Bylaw No. 871-275 for the Subject Property be given first reading;

AND FURTHER THAT the Regional Board schedule a Public Hearing on August 22, 2022 for Zoning Amendment Bylaw No. 871-275, RDCO File: Z22/03