

Development Variance Permit VP-22-07

Regional District of Central Okanagan Board Meeting

December 1, 2022

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

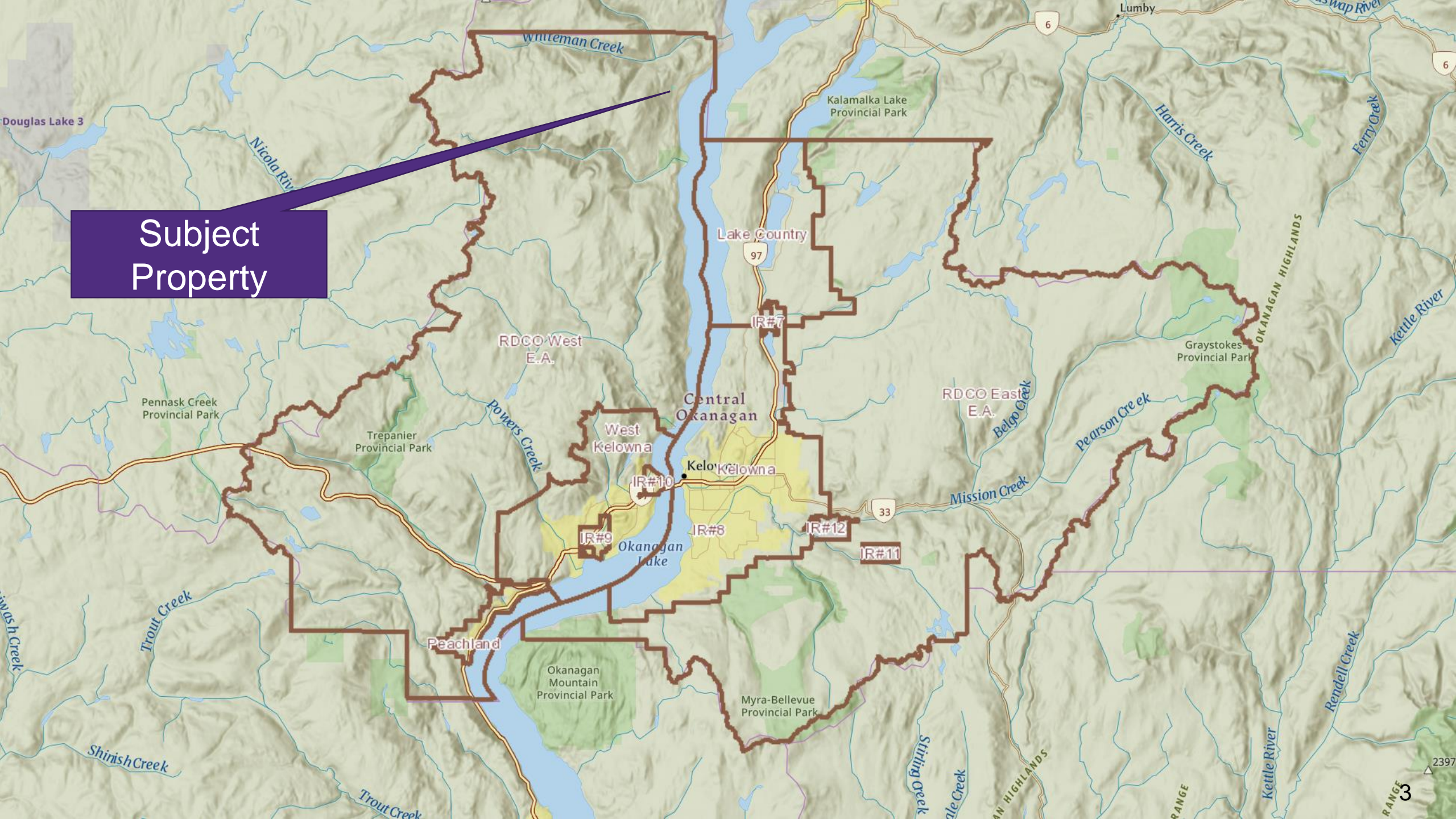


Purpose

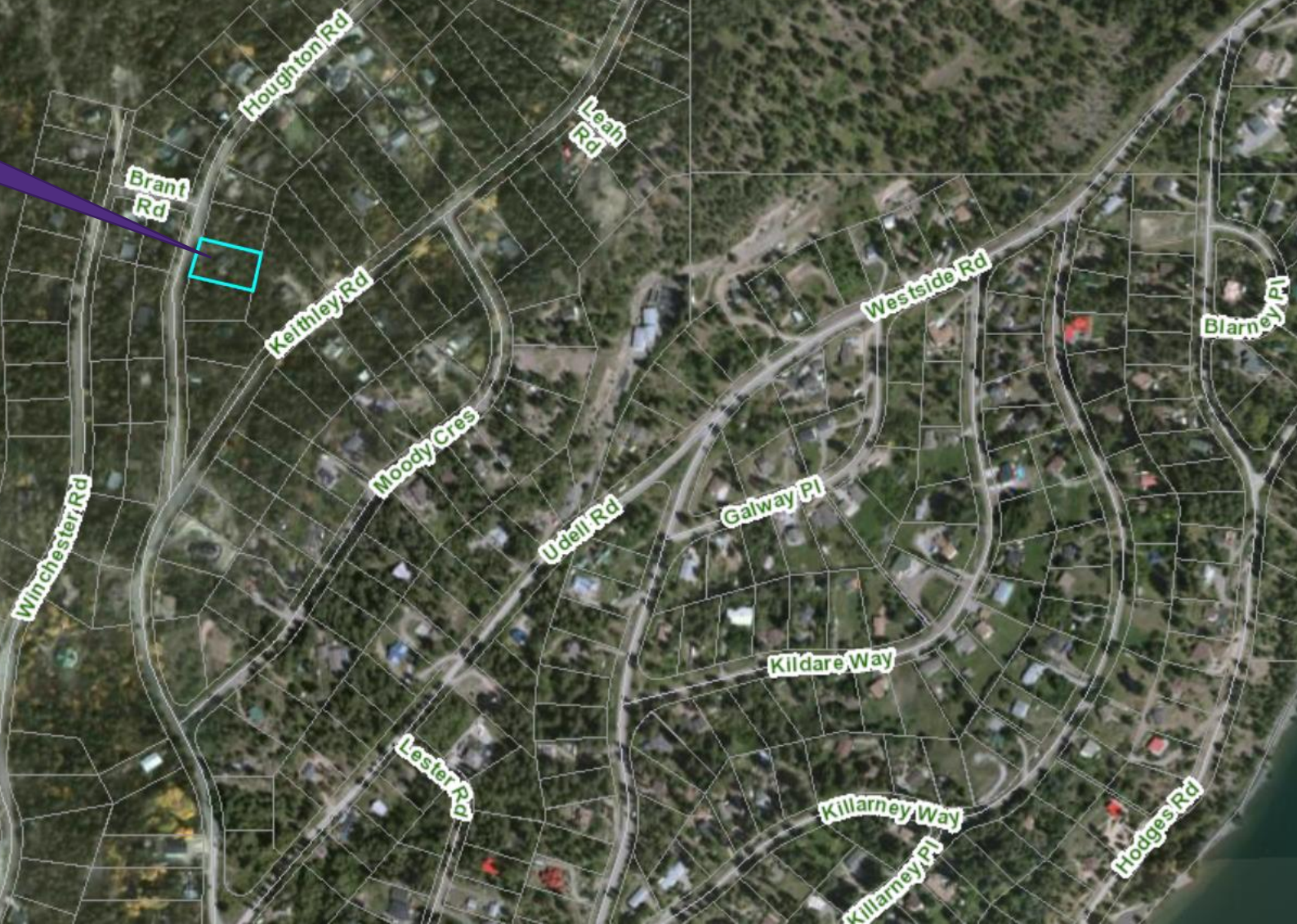
To consider allowing a reduction to the RU5 minimum principal building width

- **From: 5.5m**
- **To: 3.65m**

Subject
Property



Subject
Property



Subject
Property

Winchester

Brant Rd

Houghton Rd

Keithley Rd

Keithley Rd

Moody Cres

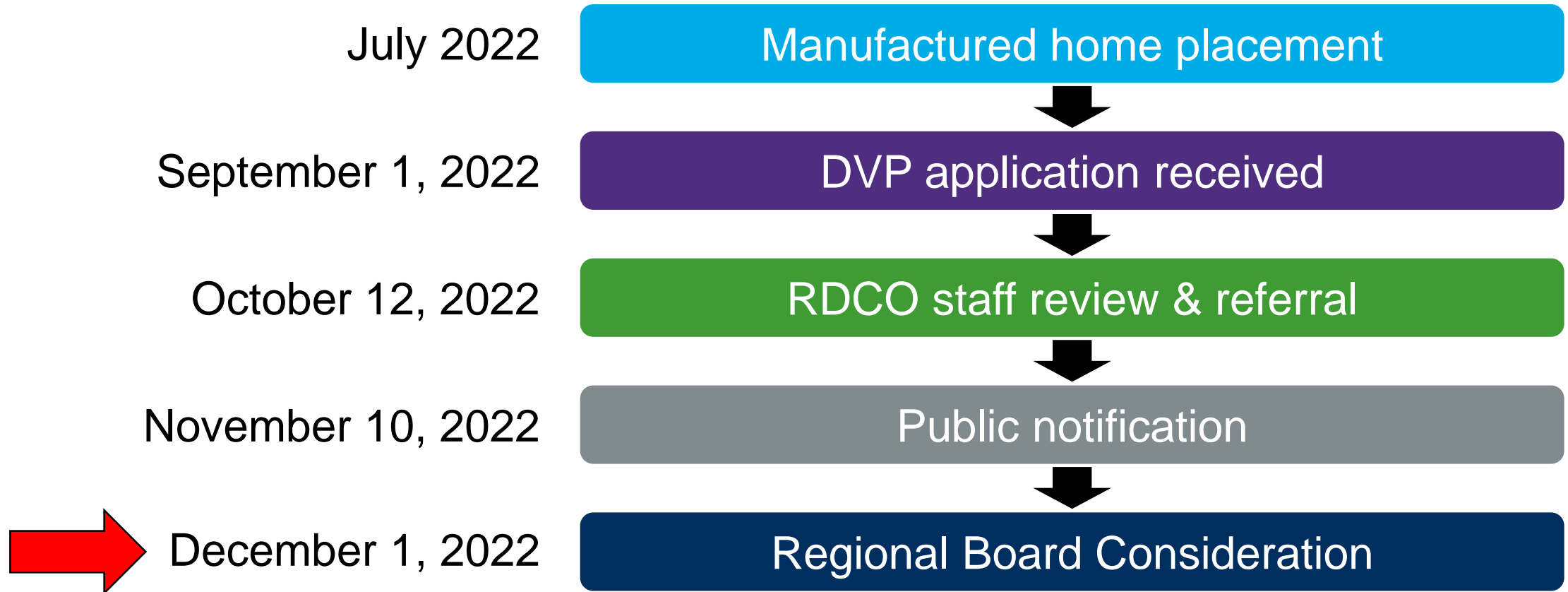
RU5
(RDCO)

RU5s
(RDCO)

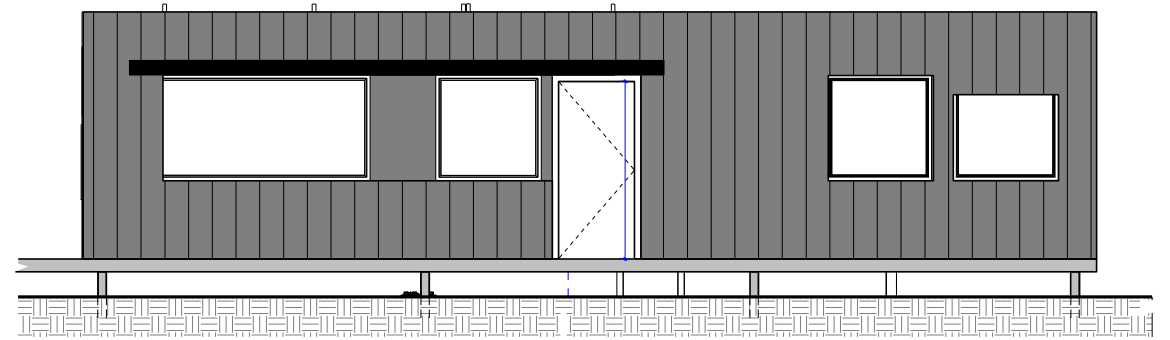
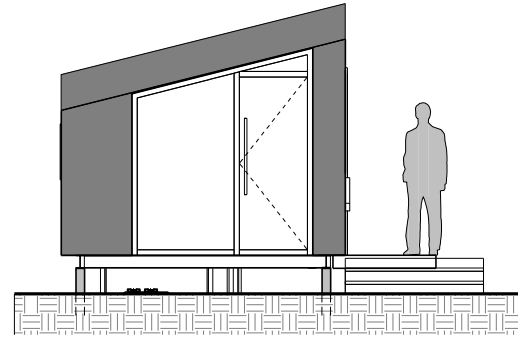
Subject
Property



Process Overview

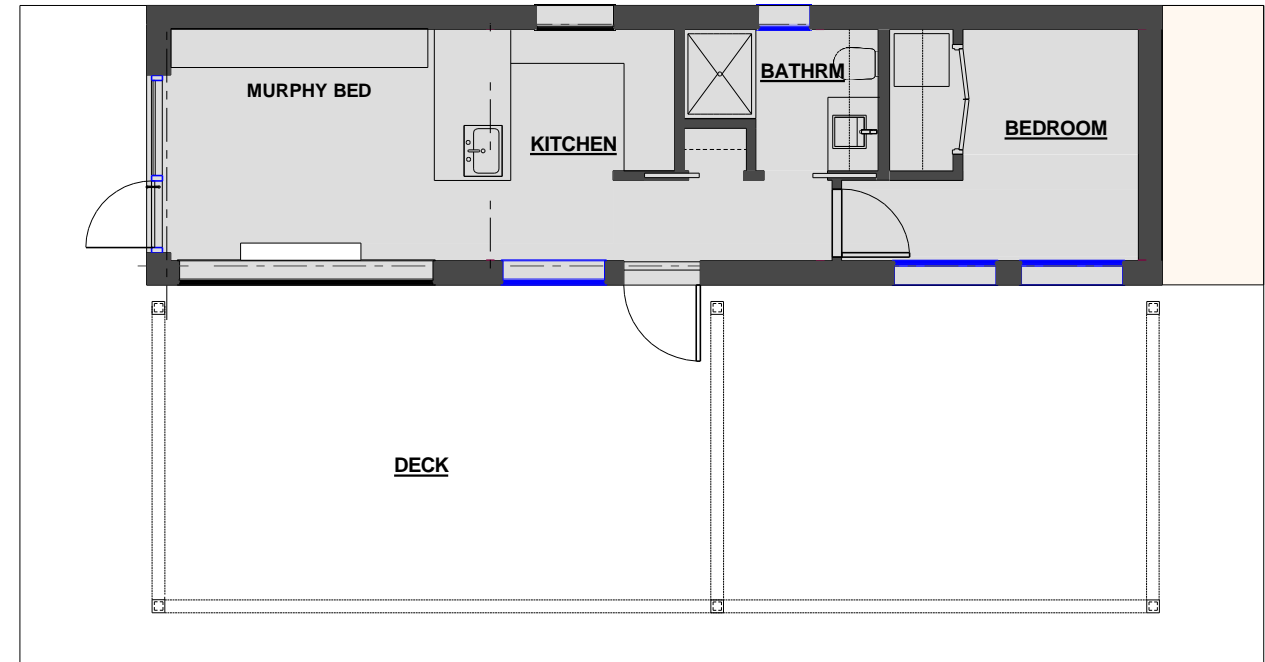


Proposal



Manufactured home

- 1brm
- 3.65m wide
- 45m² (480ft²)
- 74m² (794ft²) patio



Proposal



- Designed to mitigate visual appeal concerns
- Energy efficient build



Servicing



Killiney Beach Community Water



Onsite Septic System

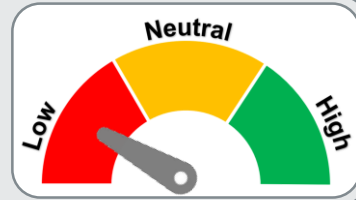


North Westside Fire Protection Area

RDCO Zoning Bylaw Regulations

- Proposal meets all other Zoning Bylaw regulations
- Similar applications have not been presented to the Regional Board

Zoning
Bylaw



Regional
Growth
Strategy

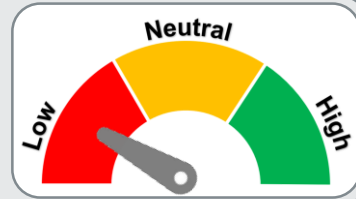
Official
Community
Plan

Regional Growth Strategy

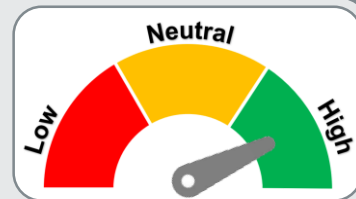
Our Land, Our Housing, and Our Climate

- Support land uses that conserve energy resources
- Encourage a variety of housing types, density, choice, and affordability

Zoning
Bylaw



Regional
Growth
Strategy



Official
Community
Plan

Rural Westside OCP

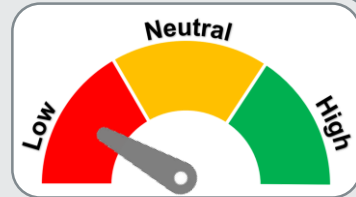
Residential Uses / GHG Emission Reduction

- Provide housing options using secondary suites and manufactured homes while respecting the existing character of area
- The Regional District evaluate land use decisions based on impacts to the environment.

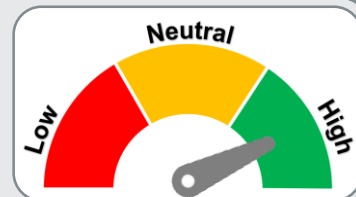
DPAs

- Wildfire covenant
- No Development Permit required

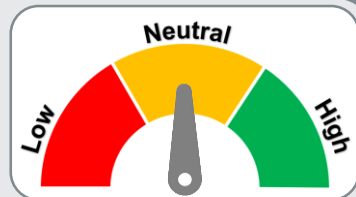
Zoning
Bylaw



Regional
Growth
Strategy



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Plan



Referral Comments

RDCO Inspection Services

- Manufactured homes must be constructed in a factory that is certified to CSA-A277 or CSA-Z240
- RDCO Inspections staff will work with owner to ensure code requirements can be met.

Summary

- Building is 1.85 m (6 ft) less than required width
- Design features to provide impression of greater width
- Low occupancy = low servicing demands
- Energy efficient build

Recommendation

THAT the Regional Board receives the report from the Director of Community Services, dated December 1, 2022, with respect to RDCO file: VP-22-07 for the property located at 9485 Houghton Road, legally described as Lot 90, District Lot 3910, ODYD, Plan KAP21925 (“the subject property”);

AND THAT the Regional Board approve Development Variance Permit Application VP-22-07 to vary Section 6.5.11 of the Regional District of Central Okanagan Zoning Bylaw No. 871, reducing the minimum width of a principal building from 5.5 m (18.0 ft.) to 3.65 m (12.0 ft.), based on the Site Plan drawings dated June 10, 2022.

