

**Proposal for Rezoning
1172 Mission Ridge Rd**

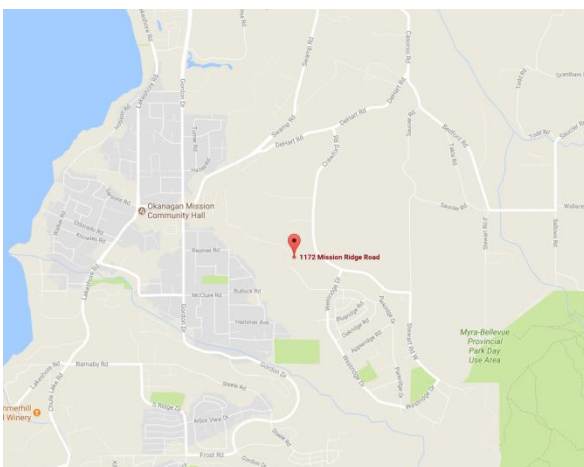
Introduction

This application is for the re-zoning of the property located at 1172 Mission Ridge Rd. This proposed rezoning to RR3 is the first step towards an eventual 2 lot subdivision into separate rural parcels.

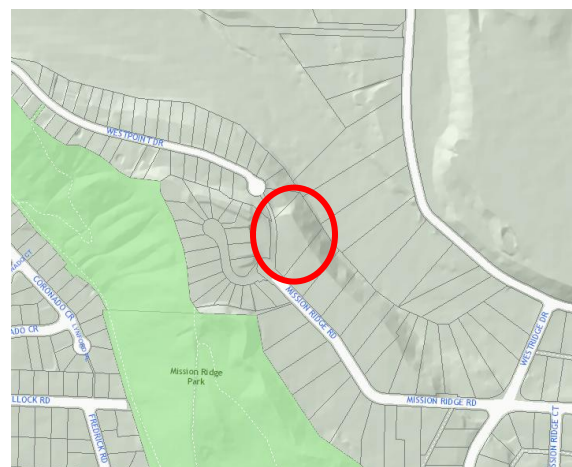


Site Context and Land Use

The subject site consists of a property 1.574 acres in size located at the end of Mission Ridge Rd. The property is currently zoned A1 - Agriculture (Non ALR), with a small sliver of RU1 – Large Lot Housing. The Future Land Use Designation is Single and 2 Unit Residential, as prescribed by the City of Kelowna OCP. The site is bound by A1 zoning to the North and East, and RU1 Zoning to the South and West.



Site Location
Source: Google Map



Site Context
Source: City of Kelowna

Proposal Overview

The owner is applying to rezone the property to RR₃ Rural Residential to facilitate the eventual subdivision of the lot into 2 parcels. The owner's goal is to sell off the smaller lot to fund the reconfiguration or reconstruction of the existing home so that they can continue living on the property in an age-in-place scenario. This goal is consistent with a key policy identified within the City of Kelowna OCP:

Objective 10.3, Policy 1 Housing Availability

"Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency or shelter)."

Approving this first step towards the creation of an age-in-place dwelling meets the above objective by making it clear that the City of Kelowna is committed to working with its aging citizens to develop effective solutions for housing.



Conceptual subdivision pattern (to be applied for at a later date).

The proposed zoning of RR₃ is consistent with the S₂RES Future Land Use Designation outlined in the City of Kelowna OCP. Rezoning to RR₃ will also eliminate the current split zoning of RU₁/A₁, which causes confusion with respect to zoning requirements. The existing lot is the largest property on the street by far, so splitting it into 2 lots will not have any adverse impacts to the character of the neighborhood.

It is expected that following the rezoning of this property, the owner will apply for subdivision and will also be required to undergo several Development Permits which may or may not include:

- Farm Protection Development Permit
- Hazardous Conditions Development Permit
- Natural Environment Development Permit
- Wildfire Hazard Development Permit

These Development Permits will involve more detailed information with respect to geotechnical conditions, fire mitigation strategies etc.

Conclusion

The rezoning of 1172 Mission Ridge Rd is fully consistent with the goals of the OCP and will have minimal impact on the existing neighborhood. The objective of creating an age in place dwelling for the current owners should be viewed as a net benefit to the overall community. Any technical concerns will be dealt with at the subdivision stage prior to development, so there is little risk associated with rezoning. The applicant kindly requests support from staff and council on this application.