



Staff have attended the site and can confirm that there is an adequate sized building envelope located to the north east of the existing dwelling on which to construct an additional home. In order to facilitate a two lot subdivision, the existing sanitary sewer situated along Kyndree Ct will need to be extended allowing both properties to connect. This is an important requirement since it eliminates the need for additional flat area on site to facilitate an additional septic system. There are no variances being tracked at this time.

#### 4.0 Proposal

##### 4.1 Background

The property contains an existing single family dwelling which is to be retained. Although the property is fairly large at approximately 8134 m<sup>2</sup> in lot area, much of the land is fairly sloped subsequently reducing the buildable area on site.

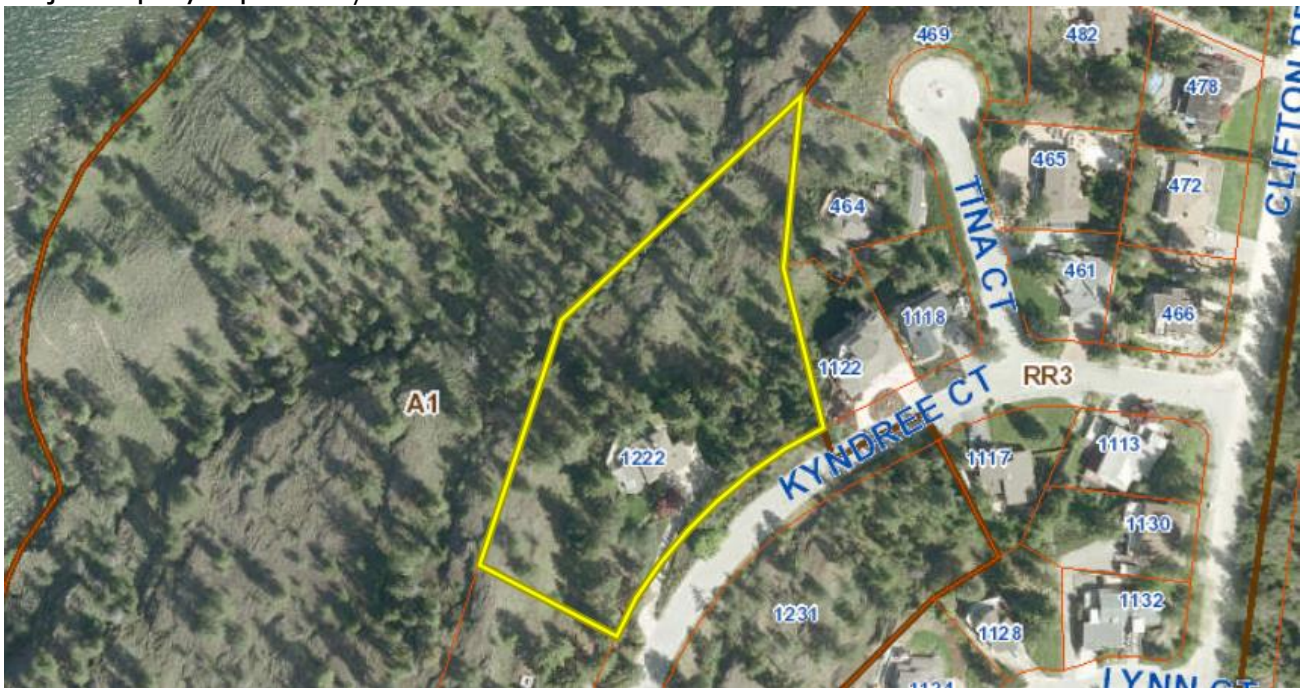
##### 4.2 Project Description

The purpose of the rezoning application is to facilitate a 2 lot subdivision.

##### 4.3 Site Context

The subject property is located in the Clifton – Dilworth City Sector near the intersection of Clifton Rd N and Kyndree Ct. The surrounding neighbourhood is comprised of A<sub>1</sub> – Agriculture 1 and RR<sub>3</sub> – Rural Residential 3 zoned properties. Other surrounding zones include P<sub>3</sub> – Parks and Open Space and RU<sub>1h</sub> – Large Lot Housing (Hillside Area).

#### Subject Property Map: 1222 Kyndree Ct



#### 5.0 Current Development Policies

##### 5.1 Kelowna Official Community Plan (OCP)

#### Development Process

**Sensitive Infill.**<sup>1</sup> Encourage new development of redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- No comments applicable to rezoning

### 6.2 Development Engineering Department

- Development Engineering requirements with regards to this development will be deferred to subdivision application S19-0004

## 7.0 Application Chronology

Date of Application Received: December 19, 2018

Date Public Consultation Completed: February 12, 2019

**Report prepared by:** Andrew Ferguson, Planner

**Reviewed by:** Dean Strachan, Suburban and Rural Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

## Attachments:

Attachment A: Site Plan

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<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).