

# REPORT TO COUNCIL



**Date:** July 26<sup>th</sup>, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** Z21-0053

**Owner:** Michael Christopher Smith &  
Brigitte Diane Smith

**Address:** 384 Braeloch Road

**Applicant:** Urban Options Planning Corp.

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single/Two Unit Residential

**Existing Zone:** RR2 – Rural Residential 2

**Proposed Zone:** RU1 – Large Lot Housing

---

## 1.0 Recommendation

THAT Rezoning Application No. Z21-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 23 Township 28 SDYD Plan 18996, located at 384 Braeloch Road, Kelowna, BC from the RR2 – Rural Residential 2 to the RU1 – Large Lot Housing zone be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing from the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Application be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Development Planning Department dated July 26<sup>th</sup>, 2021.

## 2.0 Purpose

To rezone the subject property from RR2 – Rural Residential 2 zone to RU1 – Large Lot Housing zone to facilitate the construction of a new single-family dwelling, and to waive the Public Hearing.

## 3.0 Development Planning

Staff support the proposed rezoning from RR2 to RU1, as the subject property is within the Permanent Growth Boundary (PGB) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. The proposal to rezone to RU1 will require the owners

to extend and connect to sanitary and water services. These services will be extended from further down Braeloch, which will make it easier for other properties to connect at a later date. The proposed new dwelling will be required to meet all development regulations of the proposed zone and will bring the dwelling into conformance.

**4.0 Proposal**

**4.1 Project Description**

The proposed rezoning from the RR2 to RU1 will facilitate the development of a new single-family dwelling on the property. As part of the RU1 zone, the applicant will be required to connect to City sanitary and water services. The RU1 zone allows the owner to have different Development Regulations including site coverage and setbacks. The existing house is legal non-conforming, however, with the development of a new dwelling, the property will be brought into conformance with the proposed RU1 zone.

**4.2 Site Context**

The subject property is in the Southwest Mission OCP Sector and is located on the Okanagan Lake. The surrounding area is primarily zoned RU6 – Two Dwelling Housing, RU1 – Large Lot Housing and RR2 – Rural Residential 2. The surrounding area primarily has a Future Land Use Designation of S2RES – Single/Two Unit Residential and PARK – Major Park/Open Space (public).

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	W1 – Recreational Water Use	Okanagan Lake
East	RR2 – Rural Residential 2	Braeloch Road Beach Access
South	RU1 – Large Lot Housing	Single-Family Dwelling
West	RU6 – Two Dwelling Housing	Semi-Detached Housing

**Subject Property Map: 384 Braeloch Road**



**5.0 Technical Comments**

**5.1 Development Engineering Department**

5.1.1 Development Engineering Memorandum attached dated July 26<sup>th</sup>, 2021.

**6.0 Application Chronology**

Date of Application Received: May 10<sup>th</sup>, 2021

Date Public Consultation Completed: May 18<sup>th</sup>, 2021

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Schedule A: Development Engineering Memo

Attachment A: Conceptual Site Plan