



Z21-0073 424 Clifton Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from A1 – Agriculture 1 to RU1 – Large Lot Housing zone to facilitate a 2-lot subdivision.

Development Process

July 22, 2021

Development Application Submitted

Staff Review & Circulation

Sept 28, 2021

Public Notification Received

Nov 1, 2021

Initial Consideration

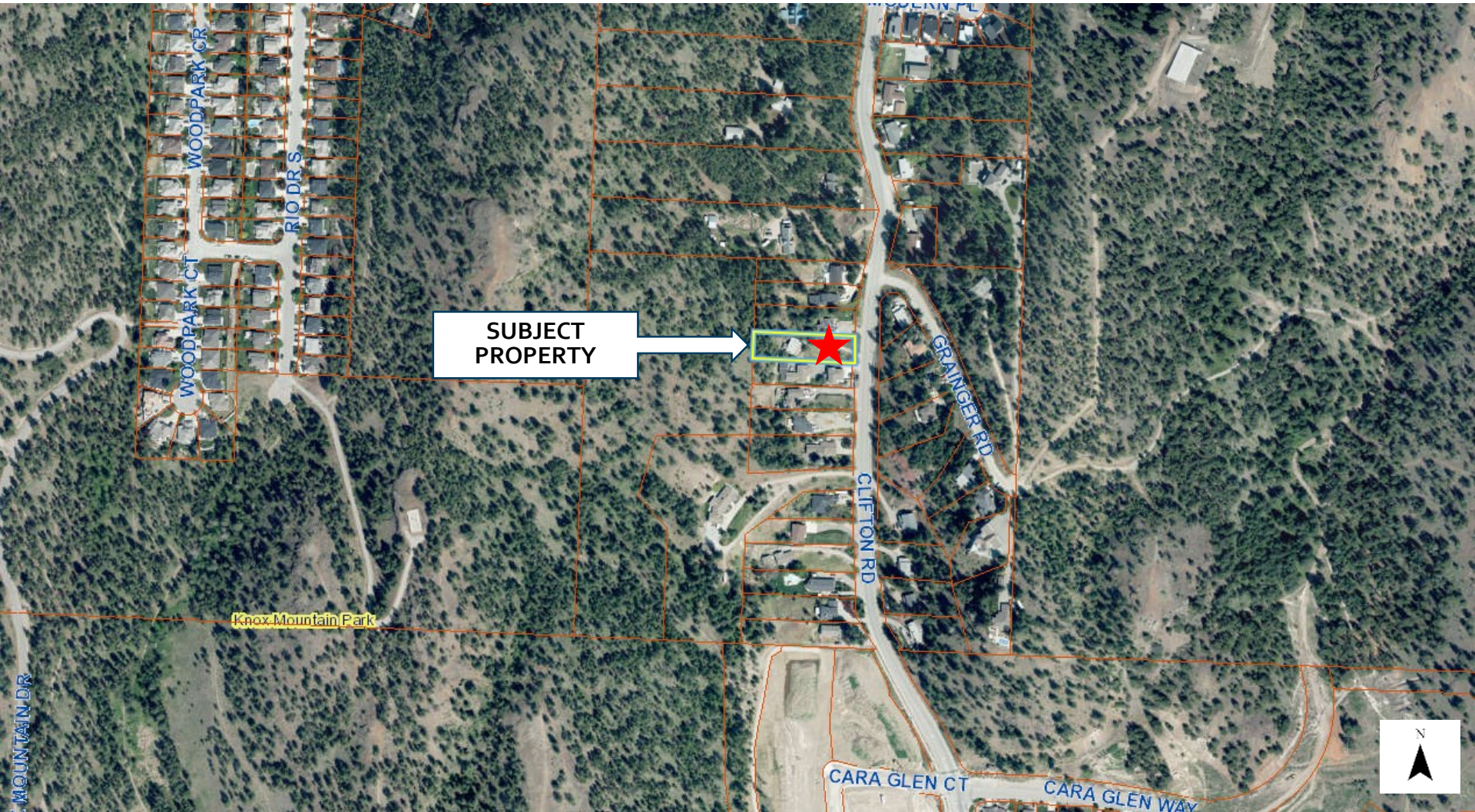
Public Hearing (Waived)
Second & Third Readings

Final Reading

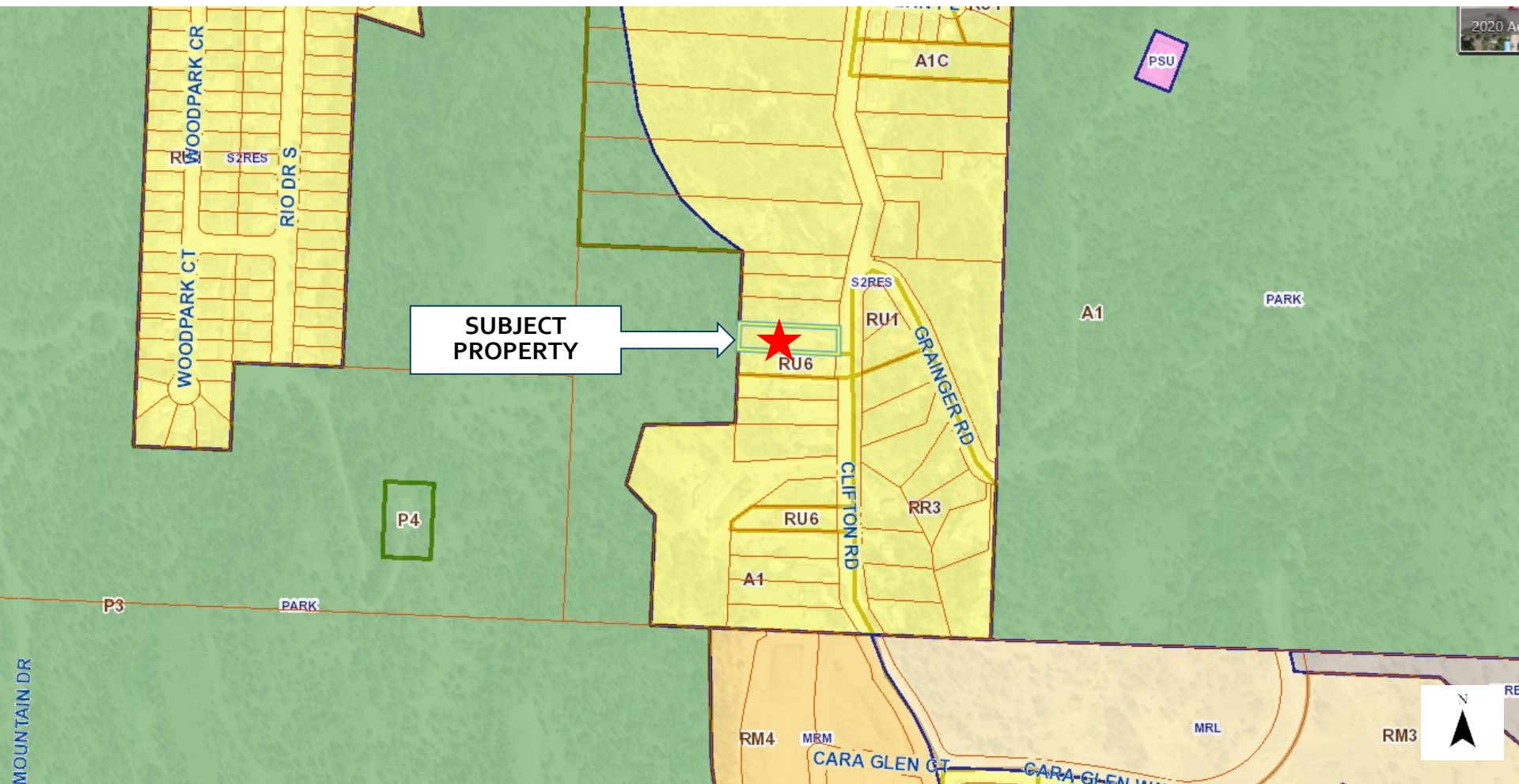
Building Permit

Council
Approvals

Context Map



OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



City of Kelowna

Project details

- ▶ The proposed rezoning from A1 to RU1 will facilitate a 2-lot subdivision of the subject property.
- ▶ Both proposed lots meet the depth, width and size requirements of the RU1 zone.
- ▶ The existing dwelling is proposed to remain. Both lots would be accessed from a single shared driveway.

Conceptual Site Plan



City of Kelowna

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Sensitive Infill
 - ▶ Within Permanent Growth Boundary
- ▶ Consistent with Future Land Use **S2RES**
- ▶ Panhandle lot is consistent with Council Policy No. 196 – Panhandle Lots.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Sensitive Infill
 - ▶ Future Land Use Designation of S2RES – Single/Two Unit Residential
- ▶ Complies with Zoning Bylaw requirements and Council Policy No. 196 – Panhandle Lots.
- ▶ Recommend the Public Hearing be waived.



Conclusion of Staff Remarks