

Z21-0075 639 Bonjou Road

Rezoning Application





Proposal

➤ To rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing, to facilitate a 2-lot subdivision, and to waive the Public Hearing.

Development Process





Context Map



OCP Future Land Use



Subject Property Map



City of **Kelowna**



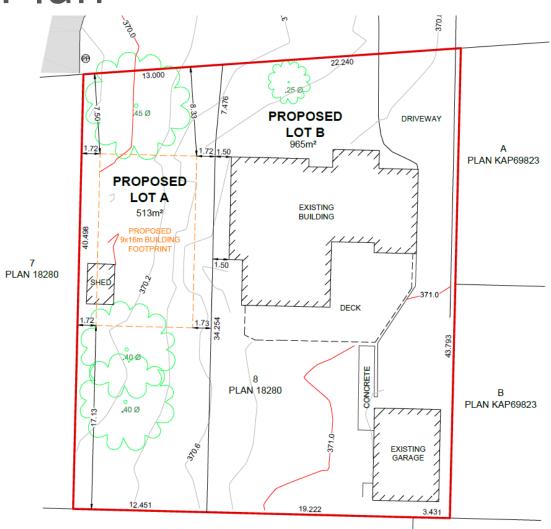
Project details

► The proposal is to facilitate a 2-lot subdivision, which will meet the minimum size, width and depth of the RU2 zone.

- ► Existing dwelling will remain, and it will be able to meet the side yard setbacks.
- ► The proposed new dwelling is anticipated to meet the Zoning Bylaw.



Site Plan





Staff Recommendation

- ▶ Development Planning Staff recommend support of the proposed Rezoning:
 - Subject property is within the Permanent Growth Boundary.
 - Meets the intent of the OCP including Sensitive Infill and the Future Land Use Designation of S2RES – Single/Two Unit Residential



Conclusion of Staff Remarks