



# Z21-0031

# 508 Trumpeter Road

## Rezoning Application



# Proposal

- ▶ To rezone the subject property from RR<sub>3</sub>C – Rural Residential 3 (Carriage House) to RU<sub>1</sub> – Large Lot Housing to facilitate a 2-lot subdivision.

# Development Process

Mar 24<sup>th</sup>, 2021

Development Application Submitted

Staff Review & Circulation

June 2, 2021

Public Notification Received

July 12<sup>th</sup>, 2021

Initial Consideration

Public Hearing  
Second & Third Readings

Final Reading

Subdivision Application/Subdivision Approval/Building  
Permit

Council  
Approvals



# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



City of Kelowna

# Subject Property Map



# Project/technical details

- ▶ Proposed rezoning will facilitate a 2-lot subdivision.
- ▶ The lot is currently vacant.
- ▶ Both proposed future lots meet the depth, width and size of the RU1 zone.

# Site Plan



**LEGAL DESCRIPTION**  
 SUBDIVISION OF LOT 5, PLAN R4910633,  
 SEC. 24, TP. 24, S.07E.

- LEGEND**
- SUBDIVISION BOUNDARY
  - EXISTING RR30 ZONE
  - PROPOSED RR1 ZONE
  - EXISTING RR3 ZONE
  - EXISTING P4 ZONE
  - EXISTING RR2C ZONE

**PROPOSED ZONING**

LOT 5  
 PROPOSED ZONING: RR1C SINGLE FAMILY URBAN RESIDENTIAL  
 LAND USE: S17 I4  
 PROPOSED SUBDIVISION AREA: 0.17 Ha

TOTAL NO. OF RES LOTS: 2  
 MINIMUM LOT AREA: 1000m<sup>2</sup>  
 MINIMUM LOT WIDTH: 18.0m  
 MINIMUM LOT DEPTH: 30.0m

**EXISTING ZONING**

LOT 5  
 EXISTING ZONING: RR3C SINGLE FAMILY RURAL RESIDENTIAL  
 LAND USE: S17 I4  
 PROPOSED SUBDIVISION AREA: 0.17 Ha

MINIMUM LOT AREA: 1000m<sup>2</sup>  
 MINIMUM LOT WIDTH: 18.0m  
 MINIMUM LOT DEPTH: 30.0m

LEGEND	○ SANITARY MANHOLE (EXISTING OR FUTURE)
--- GROUND WATER	--- SANITARY MANHOLE (PROPOSED)
--- GAS	--- WATER MAIN (EXISTING OR FUTURE)
--- SEWER	--- STORM MANHOLE (PROPOSED)
--- TELEPHONE	--- TRANSFORMER
--- ELECTRICAL	--- UTILITY ANCHOR BOX
--- TELEPHONE	
--- WATER	

NO.	DATE	BY	REVISION	DATE	BY	REVISION



DATE	SCALE
APPROVED	1:250
DATE	
SCALE	

**THE CITY OF KELOWNA**  
 ENGINEERING DEPARTMENT

508 TRUMPETER ROAD  
 508 TRUMPETER ROAD DEVELOPMENTS LTD.  
 PROPOSED ZONING PLAN

CITY FILE NO. ---  
 DRAWING NO. 2516-Z1  
 DIVISION REV. NO. 0



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Sensitive Infill
  
- ▶ Consistent with Zoning Bylaw – no variances

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate a 2-lot subdivision
- ▶ Meets the intent of the Official Community Plan
  - ▶ Urban Infill Policies
- ▶ Recommend the Public Hearing be waived.



## *Conclusion of Staff Remarks*