

TA22-0003 2605 O'Reilly Road

Zoning Bylaw Text Amendment

Proposal

- ▶ To review a Staff recommendation to NOT support a site-specific text amendment application to the RR1 – Rural Residential 1 zone to reduce the minimum parcel size for animal clinics, major from 2.0 hectares permitted to 1.31 hectares proposed.

Development Process

Feb 28, 2022

Development Application Submitted



Staff Review & Circulation



Apr. 4, 2022

Public Notification Received



Aug. 22, 2022

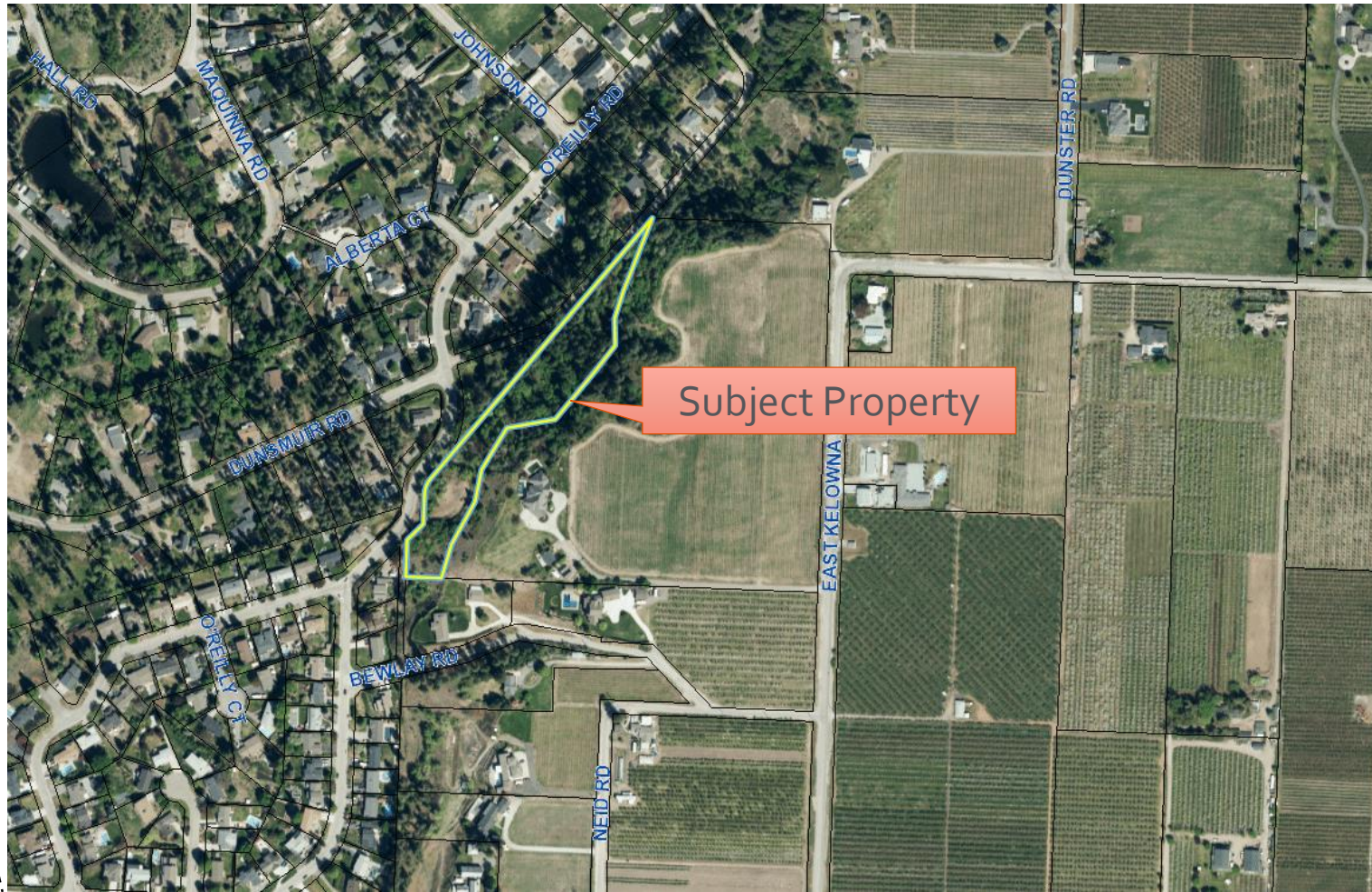
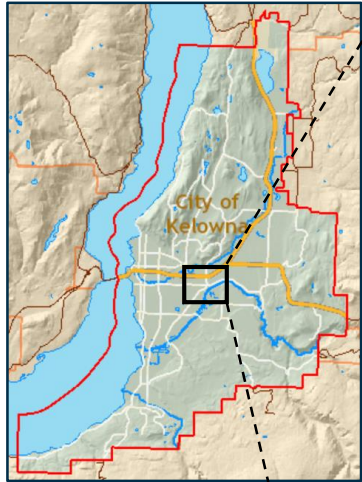
Initial Consideration



Public Hearing
Second & Third Readings, Adoption

Council
Approvals

Context Map



City of Kelowna

Subject Property Map



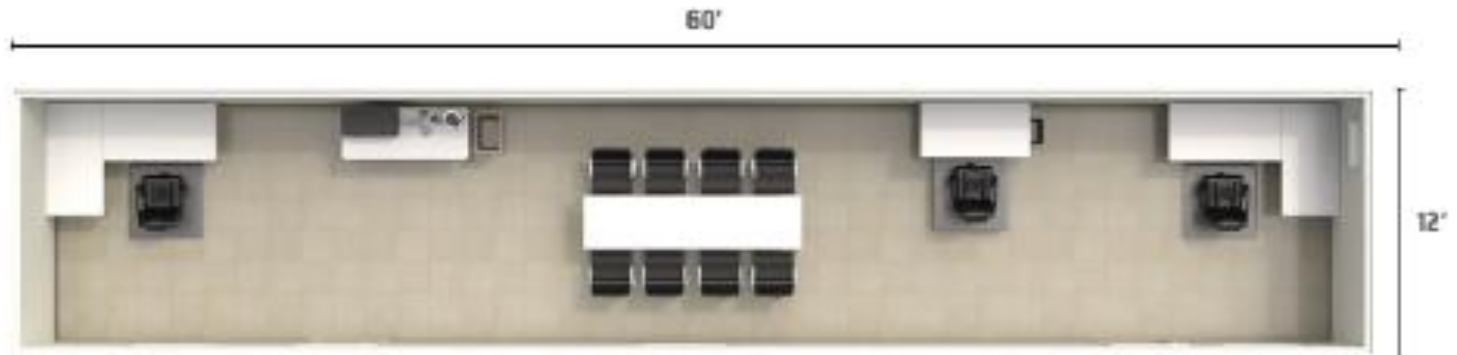
City of Kelowna

Proposed Office

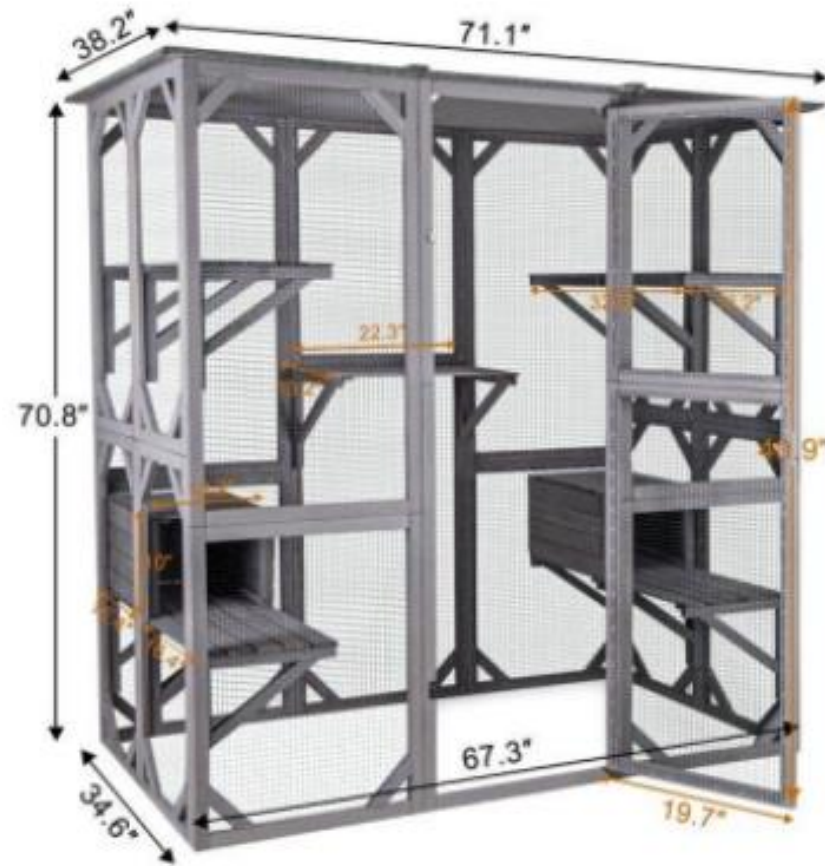
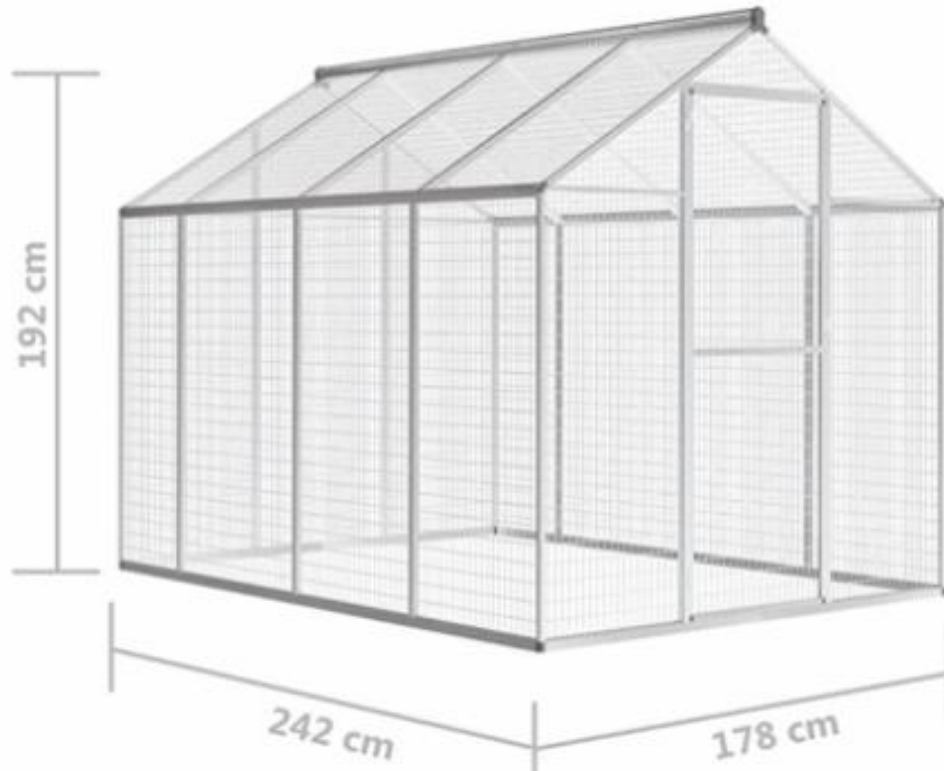
Example Trailer Exterior:



Example Interior Layout with Dimensions:



Proposed Enclosures



City of Kelowna

Project/technical details

- ▶ The proposal is to construct a wildlife rehabilitation facility on the subject site specializing on small, non-predatory birds and mammals.
- ▶ The facility would contain an office and multiple enclosures.
 - ▶ The primary building would be a 66.9 m² skidded mobile office trailer that would be serviced by a 1-inch potable water line and a 4-inch sanitary sewer line.
 - ▶ Two outdoor aviaries and one outdoor animal enclosure would also be installed, along with on site parking for staff.

Staff Recommendation

- ▶ Staff recommend that council **not support** the proposed Text Amendment Application.
 - ▶ The RR1 – Rural Residential zone stipulates a minimum lot size of 2.0 hectares for animal clinics, major to create a sizable buffer to prevent nuisances that would impact neighbouring properties.
 - ▶ The size, coupled with the narrow shape of the subject property would not mitigate the risks to neighbouring properties associated with the operation of a major animal clinic
- ▶ The proposed location of the facility is in a high environmentally sensitive area.
 - ▶ The process of grading, clearance and driveway construction would have an adverse impact on the ecology of the site



Conclusion of Staff Remarks