



City of
Kelowna

OCP 23-0002

Z22-0076

3500 Hiltown Dr

Official Community Plan Amendment & Rezoning Application

Purpose

- ▶ To amend the Official Community Plan future land use designation to the Rural – Agricultural and Resource (R-AGR) and rezone to the A2c – Agriculture / Rural Residential with Carriage House zone to facilitate the construction of a single detached dwelling and carriage house.

Development Process



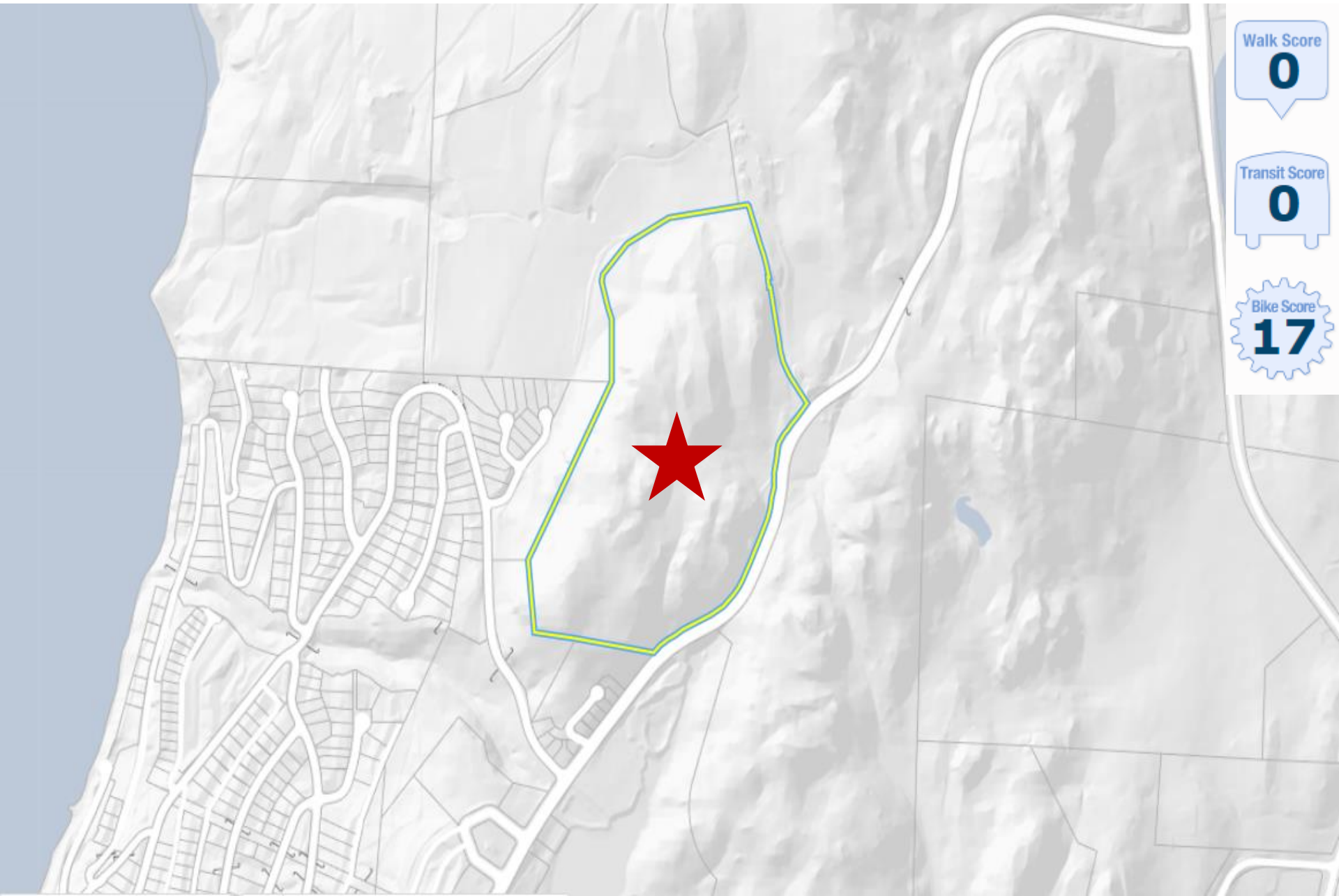
Context Map



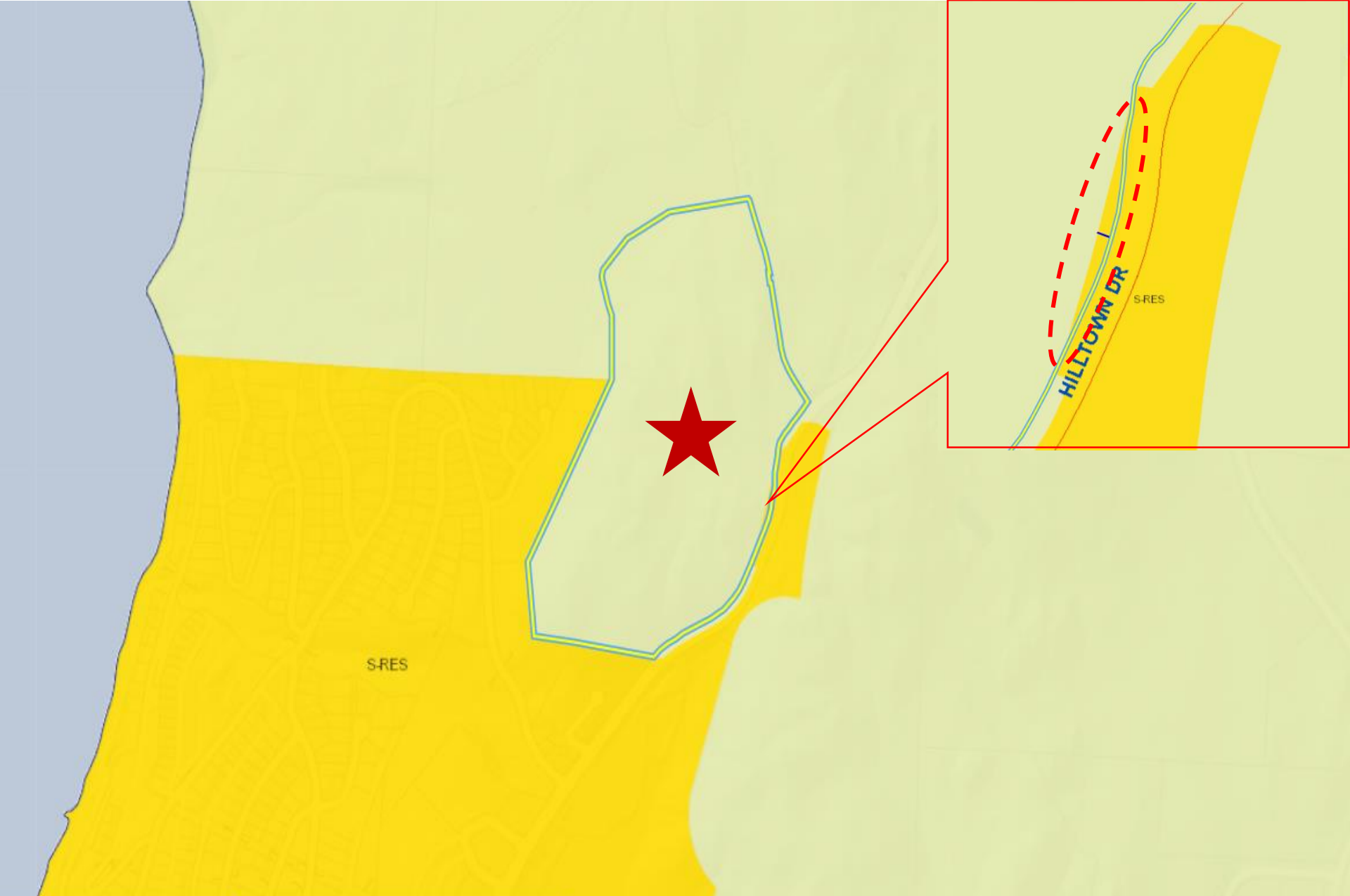
Walk Score
0

Transit Score
0

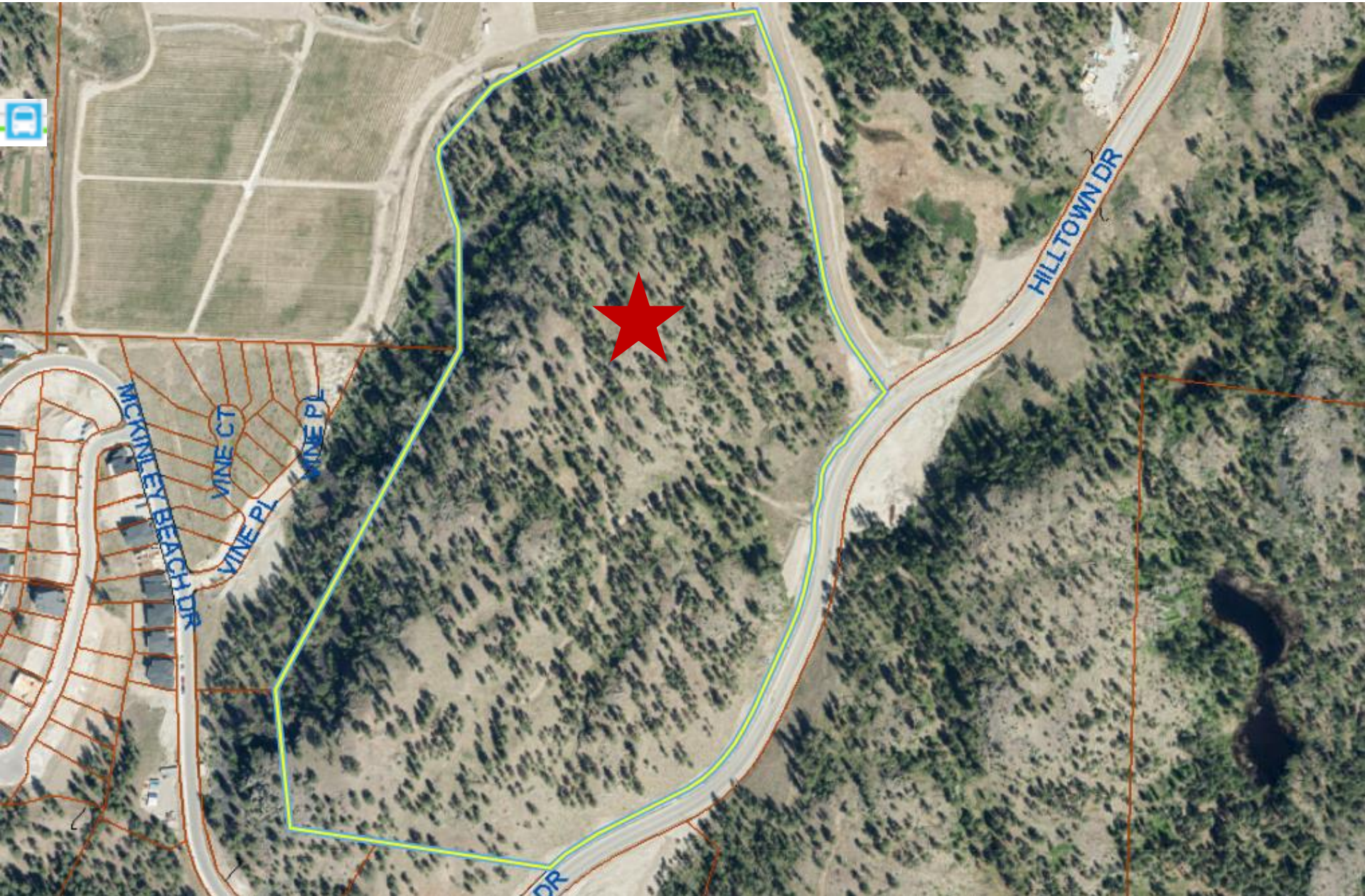
Bike Score
17



OCP Future Land Use



Subject Property Map

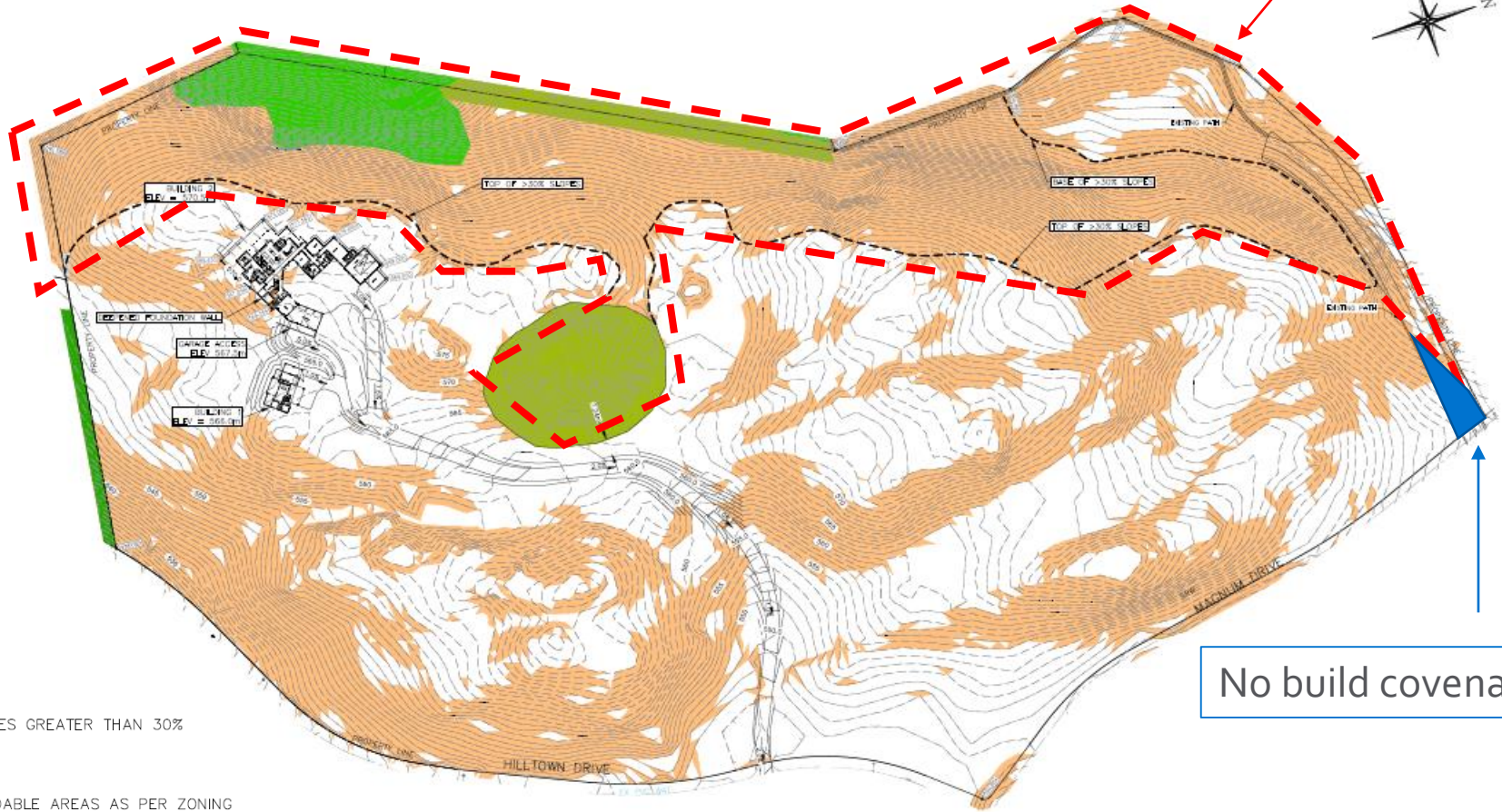


Project Details





- ▶ Agriculture / Rural Residential with Carriage House (A2c)
 - ▶ Single detached dwelling
 - ▶ Carriage house
- ▶ Steep slopes & environmentally sensitive areas will be protected via No Disturb Covenant
- ▶ 15.0 m wide ALR buffer
- ▶ Future Development Permit will follow

Draft Site Plan

No disturb covenant



No build covenant

-  - SLOPES GREATER THAN 30%
-  - BUILDABLE AREAS AS PER ZONING
-  - ESA 1
-  - ESA 2

PRELIMINARY

NOT FOR CONSTRUCTION

OCP Objectives & Policies

- ▶ Policy 8.2.3. Urban-Rural Buffers
 - ▶ 15.0 m wide ALR buffer
 - ▶ Consistent with Farm Protection Guidelines

- ▶ Policy 8.4.3. Housing in Agricultural Areas
 - ▶ Carriage houses may be considered where property is 1.0 hectares or greater
 - ▶ Consistent with Farm Protection Guidelines

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Official Community Plan Amendment and Rezoning as it is consistent with:
 - ▶ OCP Future Land Use R-AGR
 - ▶ OCP Objectives and Policies
 - ▶ Urban-rural interface
 - ▶ Rural residential
 - ▶ Consistent with Farm Protection Guidelines
 - ▶ Development Permit to follow