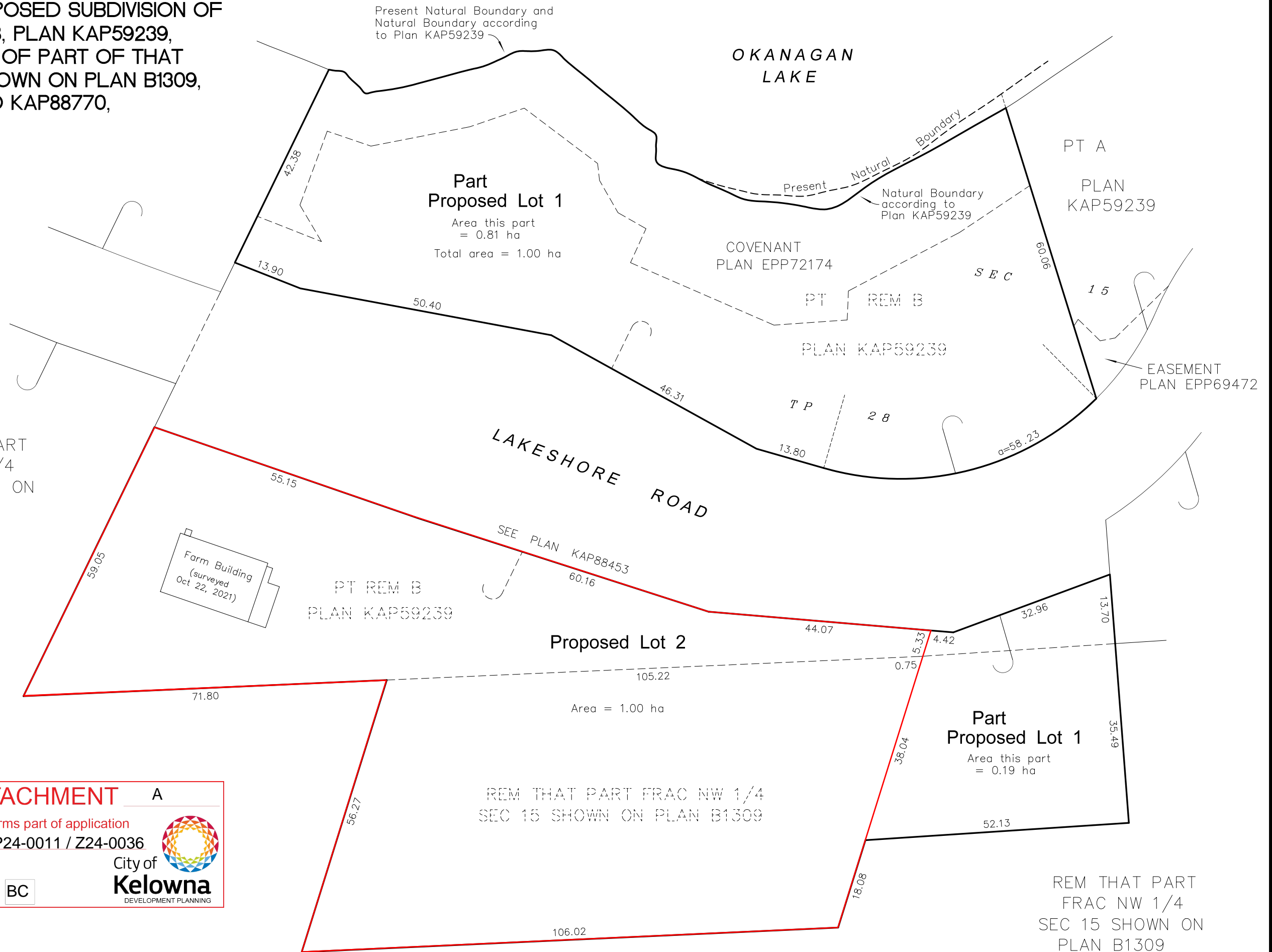


SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF PART OF LOT B, SEC, 15 TP 28, PLAN KAP59239, EXCEPT PLAN KAP88453 AND OF PART OF THAT PART FRAC NW 1/4 SEC 15 SHOWN ON PLAN B1309, EXCEPT PLANS KAP84401 AND KAP88770, BOTH S.D.Y.D.

SCALE: 1:750 (11"x17")
 DATE: January 31, 2024
 DWG: 15384 Proposed Sub 2 R1
 CLIENT: Peter Stalenhoef

This plan shows surveyed building foundation on south side of Lakeshore Road only.



ATTACHMENT A

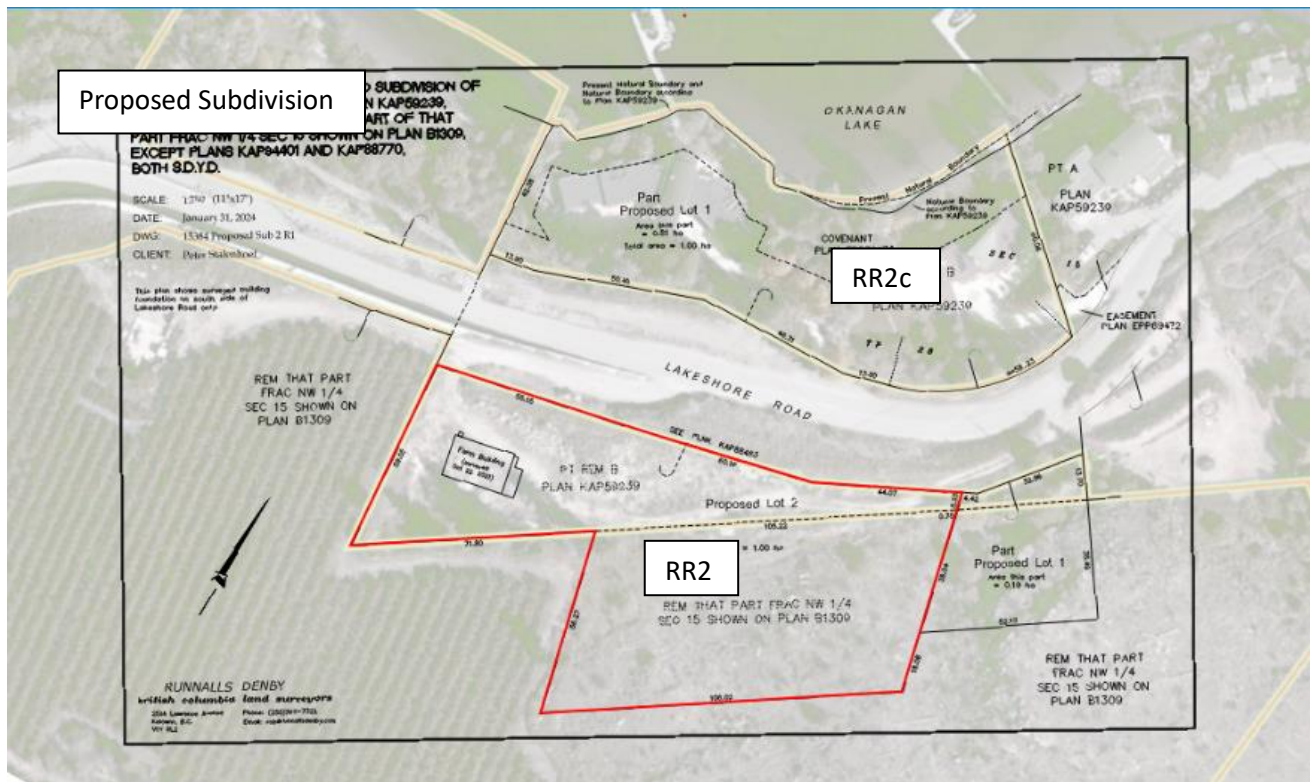
This forms part of application
 # OCP24-0011 / Z24-0036

Planner Initials **BC**

City of Kelowna
DEVELOPMENT PLANNING

RUNNALLS DENBY
 british columbia land surveyors
 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2
 Phone: (250)763-7322
 Email: rob@runnallsdenby.com

5570 Lakeshore Road – Rezoning + OCP Amendment Application Prior to Subdivision Application



Cover Letter



Date: July 2nd, 2024

Attention: City of Kelowna - Planning and Development Staff
City Hall
1435 Water Street
Kelowna BC
V1Y 1J4

Applicant: Steven Stalenhoef
780.221.6294
stevestalenhoef@gmail.com

Location: 5570 Lakeshore Road, Kelowna, BC, V1W 4J4
PLAN KAP59239 LOT B SECTION 15 TOWNSHIP 28 EXC EPT PLAN KAP88453

Subject: Rezoning Application + OCP Amendment prior to Subdivision Application for the construction of a single-family home.

Contents of Application Documents:

Included in this document is a Letter of Rationale as well as (4) site photos of the proposed lot. Attached as separate documents in this submission include:

- 1.0 Simple Development Application Package Form
- 2.0 Zoning Table Analysis
- 3.0 Proposed lot 1 and lot 2 Plan
- 4.0 Topographic Plan Survey
- 5.0 Preliminary Geotechnical Report
- 6.0 Environmental Sensitivity Analysis and Impact Assessment
- 7.0 Stamped Wastewater Practitioner Letter
- 8.0 Owners Authorization – Peter and Janet Stalenhoef
- 9.0 Owners Authorization – David Geen
- 10.0 Neighborhood Consultation Form
- 11.0 Summary of Neighbourhood Consultation
- 12.0 5570 Lakeshore Road-Title

Letter of Rationale

This document outlines the rationale supporting a Rezoning Application + OCP Amendment prior to Subdivision Application for the construction of a single-family home. The existing parcel at 5570 Lakeshore Road is currently divided and severed by Lakeshore Road and holds a split zoning of RR2c / A2. The portion of the current parcel that is located on the South side of Lakeshore Road is vacant land with a farm building.

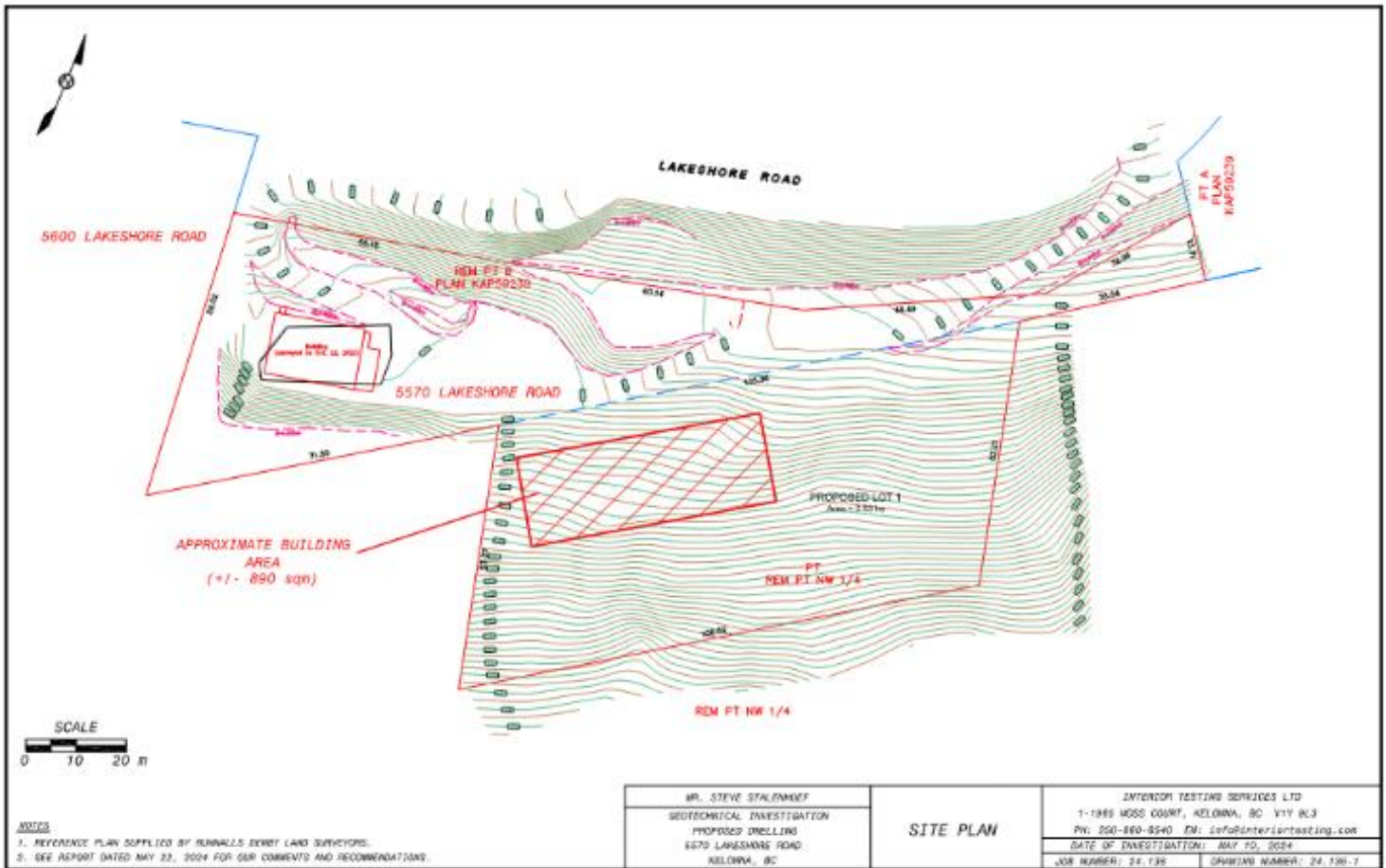
This application involves the purchase, re-zoning, and consolidation of land from a neighboring property located at 5600 Lakeshore Road prior to subdivision in order to satisfy a 1-hectare lot size requirement for both proposed lots under RR2c zoning. 5600 Lakeshore road current holds three zonings including A2 / RR1 / P3. To achieve 1.0ha per lot, 0.72ha would be purchased from the 9.91ha neighboring parent property and would be consolidated into both proposed lots from 5570 Lakeshore Road. This includes .16ha hooked across Lakeshore Road for proposed lot 1 and .56ha consolidated into proposed lot 2 (survey plan included in application documents). The owner of 5600 Lakeshore road has been consulted and is supportive of selling the land for this use. An appraisal has been provided by Kent-Macpherson and circulated / agreed to between the two parties.

If Planning and Development staff can consider a text amendment to allow the proposed lot North of Lakeshore Road to remain .81 Hectares post subdivision, the proposed lot boundary between each proposed lot would be a clean break at Lakeshore Road. A pre-application meeting with city staff indicated this would not be obtainable. As a result, the application is being submitted effectively meeting the 1 Hectare land requirement for both proposed lots.

Below are aspects that are unique to this application which highlight the practicality and functionality of the proposed rezoning and OCP amendment prior to subdivision, rationalizing why this application is a great example of an effective and improved alternative to the existing 2040 OCP implications on this property.

- The subdivision does not require the construction of any additional public or private roads.
- The 5570 Lakeshore Road property is already severed and divided by Lakeshore Road.
- There are no shared utilities or property borders between the North and South sides of the existing parcel. Both sides of the existing parcel currently stand separate from each other in all functional considerations.
- Both proposed lots satisfy the 1.0ha land size, meeting requirements for an on-site septic. A stamped letter confirming on-site septic viability is provided in this application.
- Initial tenders provided from a local drilling company indicate proven viability with obtaining well water based on similar properties nearby. The proposed lot adds no demand for city water and sewer services.
- Environmental Impact Assessment confirms the proposed lot boundaries have no impact on any active or farmable land included from land purchased from 5600 Lakeshore road, removing no agricultural capacity.
- RDCO Sensitive Ecosystem Inventory and Environmental Impact Assessment Report confirm low environmental sensitivity in the proposed build site with a portion in moderate sensitivity.
- A Preliminary Geotechnical Report confirms that a minimum build area of 150m² is easily achievable as the proposed lot offers an available build site of approximately 890m².

Below is an overlay of the proposed lot lines illustrating the available building site which can be found in document 5.0 (Preliminary Geotechnical Report). The corresponding topographic survey document is included in this application as document 4.0 (Topographic Plan Survey). The geotechnical report confirms a +/-890 m2 area that is suitable to accommodate a build site.



RDCO sensitive Inventory clarifies the proposed built site as Not Sensitive (NS), while the Environmental Impact Assessment provided by Arsenault Environmental Consulting clarifies half the proposed built site as no sensitivity, and half as moderate sensitivity. Avoidance, mitigation and compensation is discussed further in the attached report. The next page illustrates data that can be found in document 6.0 (Environmental Sensitivity Analysis and Impact Assessment). Further mentioned in this report is the confirmation that cultivation is prohibitive given the shallow soils, exposed rock and extensive cliff/bluff elements of the land. The report also mentions no impact on birds or larger mammals, minimal impact to native vegetation and no encroachment on riparian fringes.



Sensitive Ecosystem Inventory – Sensitivity Ecosystem Ranking of the Property. (RDCO – 2024)



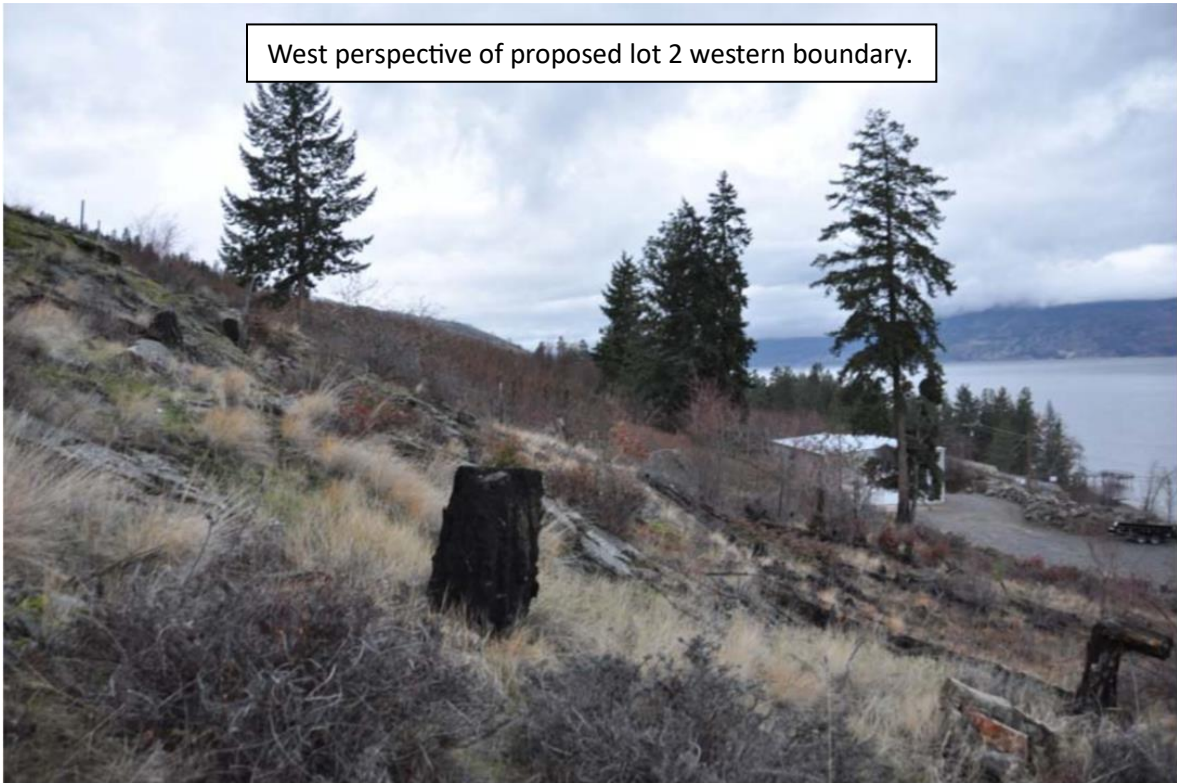
Sensitive Ecosystem Inventory - Primary Decile of the Property. (RDCO – 2024)



Conclusion

This application is being submitted with confidence that it demonstrates subdivision of this parcel as a pragmatic alternative to the current and future 2040 OCP use while satisfying bylaw requirements and increasing tax base at no expense to the city. The proposed lot is already severed by a city road, requires no new roads, has no impact on agricultural land use and adds no demand to city utilities. Facilitating this subdivision would create the opportunity to provide sensible, good development on buildable land with low to no environmental impact that is otherwise not able to be effectively utilized in any agricultural or residential capacity.

Site Photos of Proposed Lot



Southwest perspective astride with adjacent portion of 5570 Lakeshore Rd.



Eastern perspective of proposed lot 2 astride with adjacent portion of 5570 Lakeshore Rd.



Neighborhood Information Session Summary

Attention: Barbara Crawford
City of Kelowna - Planning and Development Staff
City Hall
1435 Water Street
Kelowna BC
V1Y 1J4

Date of Summary Submission: November 15th, 2024

Date of Neighborhood Information Session: November 13th, 2024

Location: 5570 Lakeshore Road, Kelowna, BC

Applicant Contact Information: Steven Stalenhoef // 780.221.6294 // stevestalenhoef@gmail.com

City of Kelowna Contact Information: Barbara Crawford // 250.469.8586 // bcrawford@kelowna.ca

Application: Rezoning and OCP amendment to accommodate the subdivision of 5570 Lakeshore road for the construction of a single family home.

File No: Z24-0036 and OCP24-0011

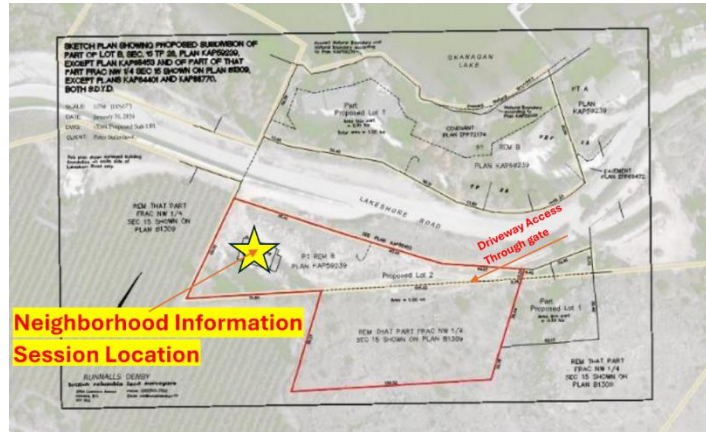
Information Session Summary

The Neighborhood Information Session took place on November 13th, 2024 between 4:00pm and 8:00pm, hosted in the farm building is that located on proposed Lot 2. Lighted signage was provided to ensure ease of location from any attendees.

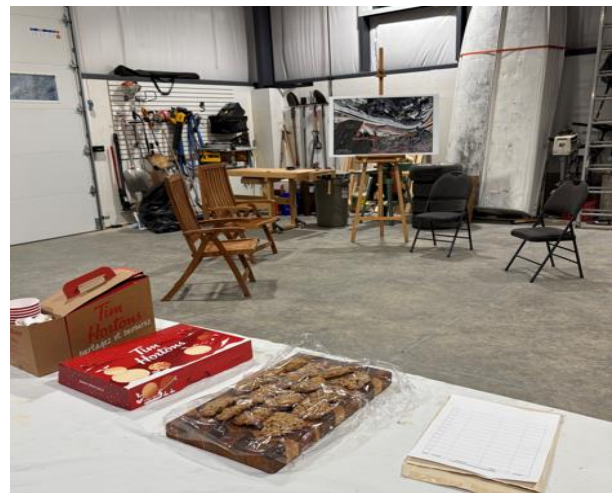
Inside the session, a large format site plan was provided, illustrating the details of the proposed rezoning + proposed subdivision to ensure any attendees were fully informed. Seating, homemade cookies, donuts and coffee were provided.

The total number of attendees was 10 neighbours, plus my family. 9 of whom were within a 300m radius of the property and received a notification letter. Open communication between all attendees throughout the notification process and well as the information session session resulted in unanimous support for the proposed re-zoning + subdivision. A sign-in sheet was provided at the session, including a column for comments. A copy of this sheet is included with this report along with the corresponding unanimous positive support.

The approved neighborhood notification letter included specific details of the proposed rezoning + subdivision and an invitation to neighborhood information. The graphic below was included to illustrate the location of the information session:



Approved signage was installed on October 26th (over two weeks prior to the info session on November 13th). Proof of signage installation was provided. Signage was lighted to ensure ease of location.



Below is a copy of the Neighborhood Information Sign-In Sheet illustrating unanimous support from all attendees.

Neighbourhood Information Session Sign In

Address	Name	Comments	Signature	Date
Lakeshore Rd		Definitely in favor of this subdivision		2024-11-13
Lakeshore Rd 5 Lakeshore		Full support for this development Highly recommend subdivision		2024-11-13
Lakeshore Rd		I am in full support of this project		2024-11-13
3 Lakeshore Rd		I fully support this subdivision!		2024-11-13
LAKESHORE RD		TOTAL SUPPORT		2024-11-13
LAKESHORE RD		DEFINITELY IN SUPPORT		2024-11-13
LAKESHORE RD		Fully support		2024-11-13
Timberline		Full Support		2024-11-13
				2024-11-13
				2024-11-13
				2024-11-13
				2024-11-13

Additional neighboring properties within 300 meters voiced full support but were not able to attend the information session. Additional full support was received from:

- 5505 A Lakeshore Road
- 5505 B Lakeshore Road
- 5532 Lakeshore Road

Neighborhood Notification Summary

Attention: Barbara Crawford
 City of Kelowna - Planning and Development Staff
 City Hall
 1435 Water Street
 Kelowna BC
 V1Y 1J4

Date: November 15th, 2024

Location: 5570 Lakeshore Road, Kelowna, BC

Applicant Contact Information: Steven Stalenhoef // 780.221.6294 // stevestalenhoef@gmail.com

City of Kelowna Contact Information: Barbara Crawford // 250.469.8586 // bcrawford@kelowna.ca

Application: Rezoning and OCP amendment to accommodate the subdivision of 5570 Lakeshore road for the construction of a single family home.

File No: Z24-0036 and OCP24-0011

Notification Summary

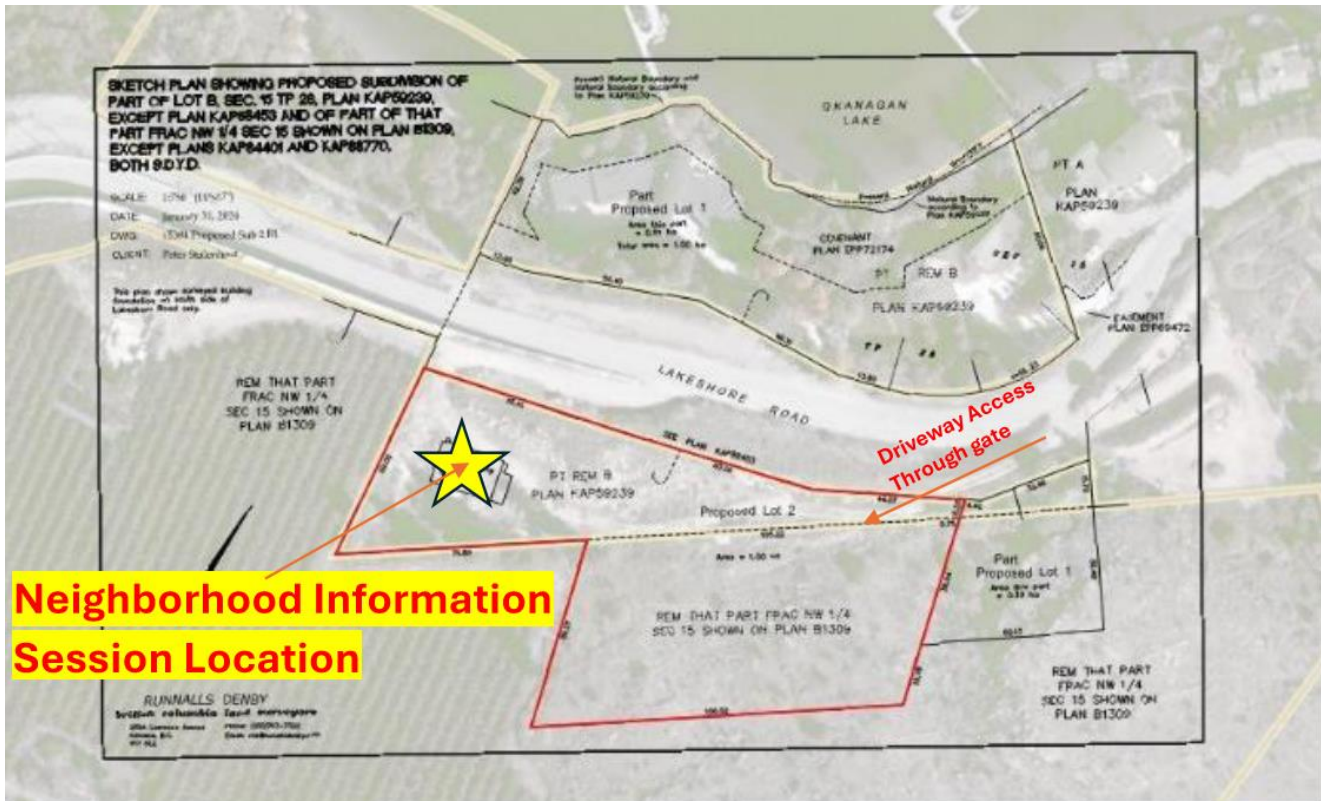
Neighborhood notification efforts were successful to inform my community of the proposed subdivision, provide personal / City of Kelowna contact information, increase a sense of community, and provide an opportunity for feedback to all neighboring properties within 300m. An opportunity for neighborhood feedback in face-to-face interactions resulted in strong support. The neighborhood was canvased twice to attempt a hand delivery of the letter and face-to-face interaction. The following addresses successfully received the letter in person.

5532 Lakeshore Road	5505 B Lakeshore Road
5555 Lakeshore Road	5600 Lakeshore Road
5520 Lakeshore Road	5570 Lakeshore Road
5560 Lakeshore Road	

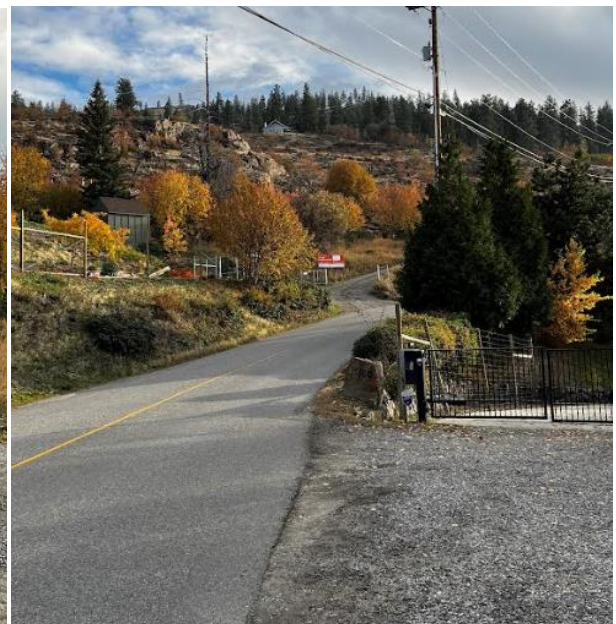
Some of the property types in the area did not have the option of hand delivery, as driveway access had closed gates with no intercom system, or no one was home on both canvassing attempts. The following properties were mailed the approved neighborhood notification letter + neighborhood information session invite on Oct 23, 2024 via Canada Post (three weeks of notice prior to the info session on November 13th).

5550 Lakeshore Road	5505A Lakeshore Road
5538 Lakeshore Road	5501 Lakeshore Road
5526 Lakeshore Road	5557 Lakeshore Road
5514 Lakeshore Road	5505 Lakeshore Road
5508 Lakeshore Road	

The approved neighborhood notification letter included specific details of the proposed application and an invitation to a neighborhood information session on November 13th, 2024. The graphic below was included:



Approved signage was installed on October 26th (over two weeks prior to the info session on November 13th). Proof of signage installation was provided.



Oct. 23rd, 2024



Dear Neighbour,

My name is Steven Stalenhoef, I am pursuing a land subdivision located at 5570 Lakeshore Road to accommodate the construction of a single-family home for my family. Navigating this within the City of Kelowna Council Policy 367 requires neighbour notification to all properties within 300 meters of the proposed property. Attached in this letter is a visual site plan illustrating the proposed subdivision.

To provide an opportunity for discussion and further detail, I will be hosting a neighbourhood information session on Nov. 13th between 4:00pm and 8:00pm. I kindly invite you to attend. The location is illustrated on Pg. 2 below with a yellow star.

Should you desire further information, please feel welcome to contact me or the City of Kelowna via the information below.

Location: 5570 Lakeshore Road, Kelowna, BC – Subject Property highlighted in yellow below.

Applicant Contact Information: Steven Stalenhoef // 780.221.6294 // stevestalenhoef@gmail.com

City of Kelowna Contact Information: Barbara Crawford // 250.469.8586 // bcrawford@kelowna.ca

Application: Rezoning and OCP amendment to accommodate the subdivision of 5570 Lakeshore road for the construction of a single family home.

File No: Z24-0036 and OCP24-0011

Thank you,

Steve, Danielle and Henry

Existing Property: Existing Zoning – RR2C / A2



Proposed Subdivision: Proposed Zoning – RR2C

