

# OCP Amendment and Rezoning Application

5570 Lakeshore Rd

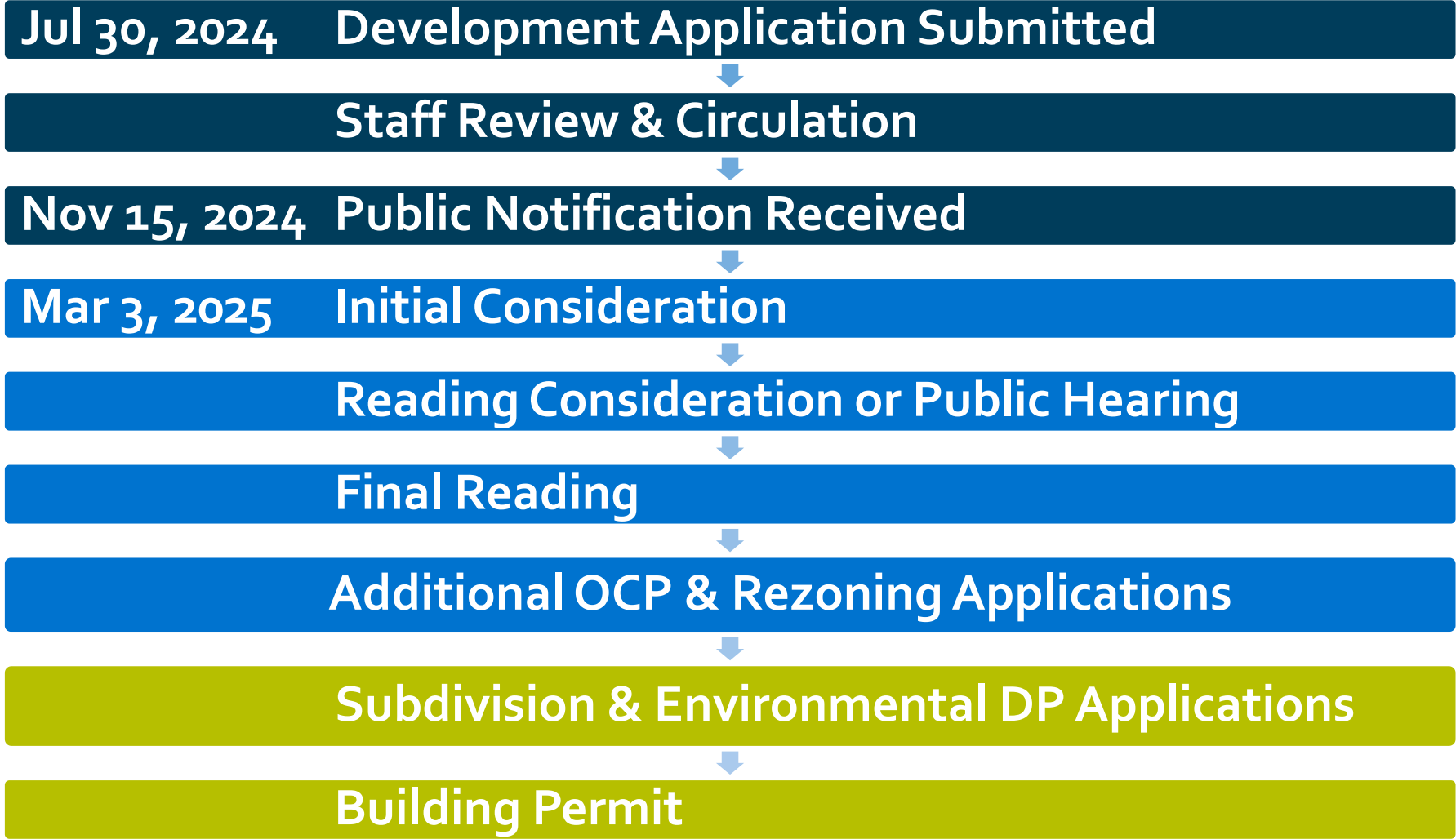
OCP24-0011 and Z24-0036



# Purpose

To review a Staff recommendation to NOT amend the Official Community Plan and to NOT amend the City of Kelowna Zoning Bylaw that would facilitate a two-lot subdivision for the construction of a single detached dwelling.

# Development Process



Council Approvals



# Context Map







# Context Map: OCP Future Land Use



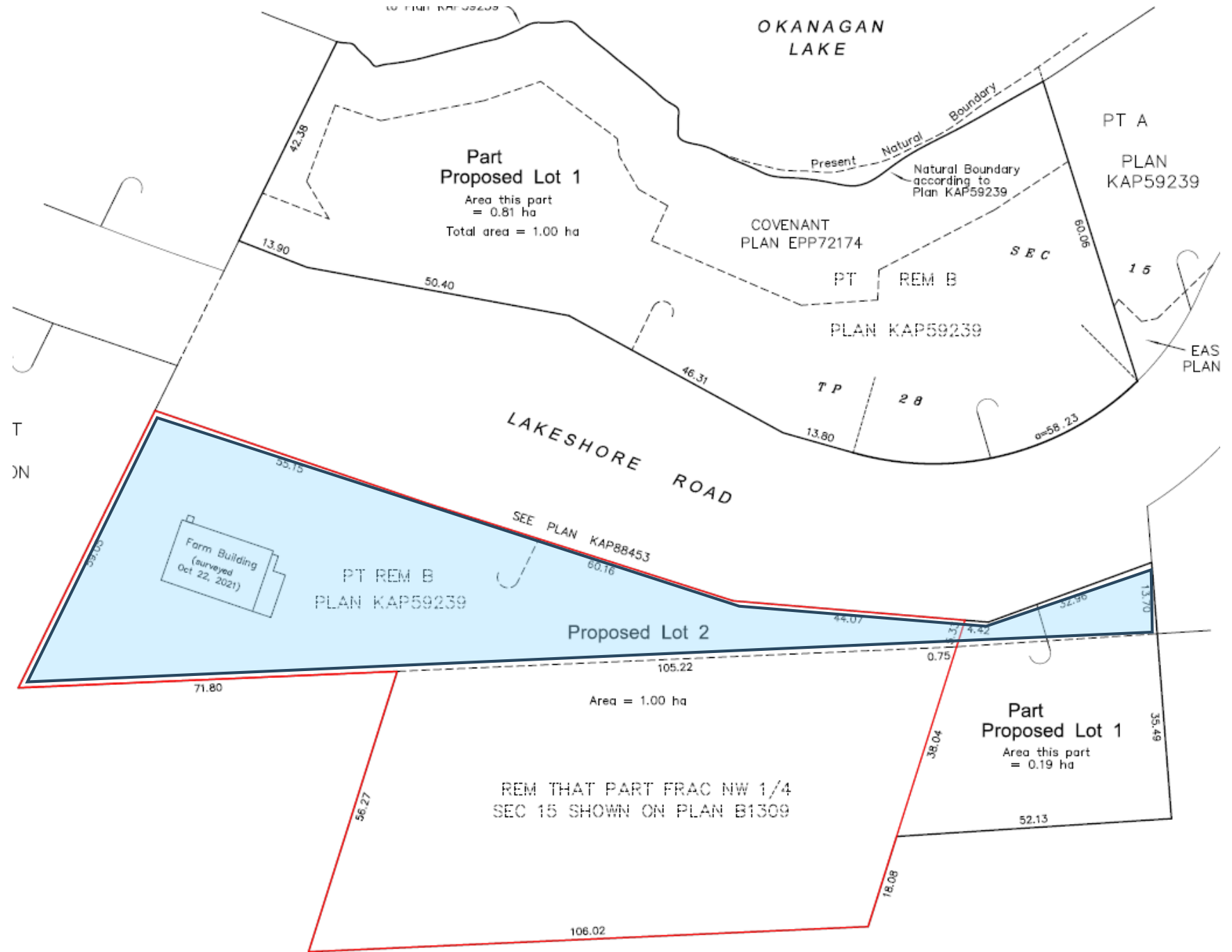


# Subject Property Map





# Proposed Site Plan & Project Detail



# “RR2” Small Lot Rural Residential Zone

## Purpose:

- To provide a zone for country residential development on smaller lots & complementary uses, in areas of high natural amenity and limited urban services

## Summary of Uses:

- Urban Agriculture
- Child Care Centre, Major
- Group Home
- Single Detached Dwelling



# “RR2” Small Lot Rural Residential Zone

Regulation	Permitted
Maximum Number of Units	1 dwelling unit per lot
Maximum Height	10.0 m
Maximum Site Coverage of Buildings	30%
Maximum Site Coverage of Buildings, Structures & Impermeable Surfaces	60%
Minimum Front Yard Setback	6.0 m
Minimum Side Yard Setback	2.1 m
Minimum Rear Yard Setback	7.5 m

# OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park	Dark Green
10 min bike to public school	Yellow
20 min bus to urban/village centre / employment hub	Yellow
Retaining trees and/or adding trees	Light green
<b>OCP Climate Resilience Consistency</b>	Yellow

## LEGEND

**Dark Green**  
meets criteria

**Light green**  
will meet criteria soon

**Yellow**  
does not meet criteria

# OCP Objectives & Policies

- **Objective 8.1 Protect & Preserve Agriculture Land & Its Capacity**
  - *Policy 8.1.4 Urban Uses* - Direct urban uses to lands within the PGB
- **Objective 8.4 Stop Urban Sprawl into Rural Lands**
  - *Policy 8.4.1 Intensification of Rural Lands* – Do not support urban uses outside PGB
  - *Policy 8.4.2 Discourage Subdivision* – Discourage further subdivision of lands outside PGB



# Staff Recommendation

- Staff recommend non-support for the proposed OCP and rezoning amendments as they are not consistent with:
  - OCP Future Land Use R-AGR – Rural Agriculture & Resource
  - OCP Objectives in Chapter 8 - Rural Lands
    - Do not support urban uses on lands outside the PGB
    - Discourage further subdivision of properties outside the PGB
- If endorsed by Council:
  - Additional OCP & Z amendment applications
  - A subdivision application
  - Environmental & Natural Hazard DP