

# REPORT TO COUNCIL REZONING



**Date:** June 23<sup>rd</sup>, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 3466 Hall Road  
**File No.:** Z24-0051

	Existing	Proposed
<b>OCP Future Land Use:</b>	R-RES – Rural Residential	R-RES – Rural Residential
<b>Zone:</b>	RR2 - Small Lot Rural Residential	RR2cc -Small Lot Rural Residential with Child Care Centre, Major

## 1.0 Recommendation

THAT Rezoning Application No. Z24-0051 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 43 Section 16 Township 26 Osoyoos Division Yale District Plan 24182, located at 3466 Hall Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the RR2cc – Small Lot Rural Residential with Child Care Centre, Major zone, be considered by Council.

## 2.0 Purpose

To rezone the subject property from RR2 – Small Lot Rural Residential zone to the RR2cc – Small Lot Rural Residential with Child Care Centre, Major zone to facilitate a child care centre.

## 3.0 Development Planning

Staff support the proposed rezoning application to RR2cc – Small Lot Rural Residential with Child Care Centre, Major to facilitate a daycare within an existing single detached dwelling. The Child Care Centre, Major sub-zone allows a licensed establishment that provides child care, educational services and supervision to more than 8 children. The proposal meets the intent of the Official Community Plan (OCP) and the Future Land Use Designation of R-RES - Rural Residential Neighbourhood, which speaks to facilitating access to child care spaces throughout rural neighbourhoods.

The subject property is located in southeast Kelowna within a cluster of rural residential properties that are surrounded by agricultural lands. The proposed rezoning would benefit this rural neighbourhood by providing an option for nearby child care.

The daycare will provide care to more than 8 children and will operate between the hours of 7:30am-5:00pm. The Zoning Bylaw requirement is one parking stall per 11 children, which will be provided along with a loading area for child drop-off and pick-up.

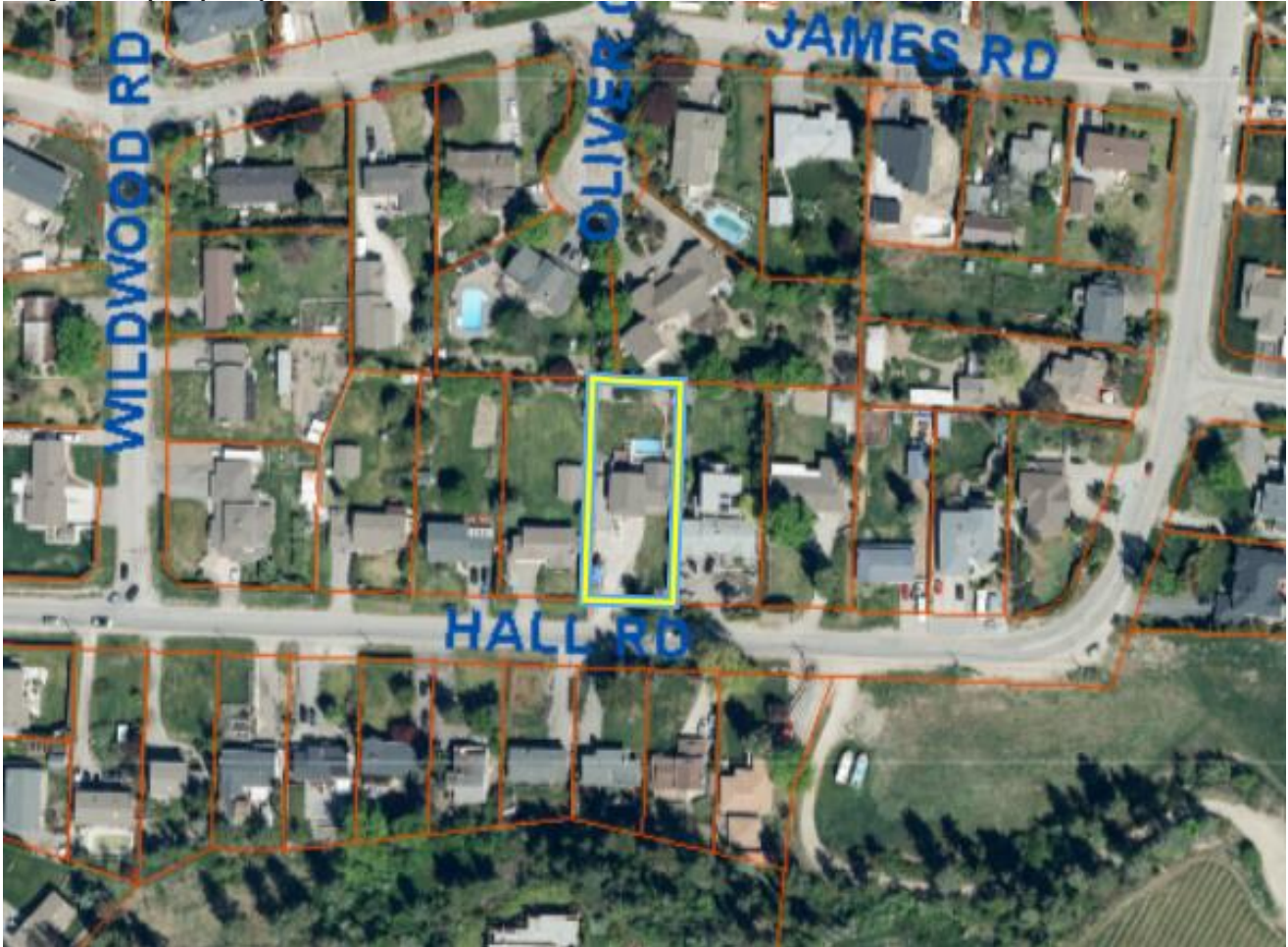
The subject property is not connected to sanitary services, but the applicant has provided a letter from a Registered onsite wastewater practitioner indicating that the existing septic tank is adequate and can withstand the additional requirements of the child care centre.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	1700m <sup>2</sup>
Road Dedication	N/A
Undevelopable Area	N/A
Net Site Area	1700m <sup>2</sup>

#### 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RR2 – Small Lot Rural Residential	Single Detached Dwelling
East	RR2 – Small Lot Rural Residential	Single Detached Dwelling
South	RR2 – Small Lot Rural Residential	Single Detached Dwelling
West	RR2 – Small Lot Rural Residential	Single Detached Dwelling

#### Subject Property Map: 3466 Hall Road



The subject property is located in Southeast Kelowna and is situated east of Mission Creek and KLO Road. The subject property is located within a cluster of rural residential properties that is surrounded by agricultural lands.

## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

Objective 8.4 Stop urban sprawl into Rural Lands	
Policy 8.4.6 Child Care Spaces	Consider the development of small-scale child care spaces including accessible, affordable and inclusive spaces that meet the needs of citizens living in Rural Lands. Larger scale child care facilities may be considered in conjunction with existing institutional facilities.
	The proposed rezoning would introduce a child care facility within a rural neighbourhood of Kelowna

## 6.0 Application Chronology

Application Accepted: September 27, 2024  
 Neighbourhood Notification Summary Received: January 10, 2025

**Report prepared by:** Carson Mackonka, Planner II  
**Reviewed by:** Carla Eaton, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### Attachments:

Attachment A: Rationale  
 Attachment B: Draft Site Plan  
 Attachment C: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).