



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: August 16, 2023

From: Yvonne Mitchell, Planner II

File No: Z 23-06

Subject: **Z 23-06; Zoning Bylaw Amendment; McIver Road**

BACKGROUND

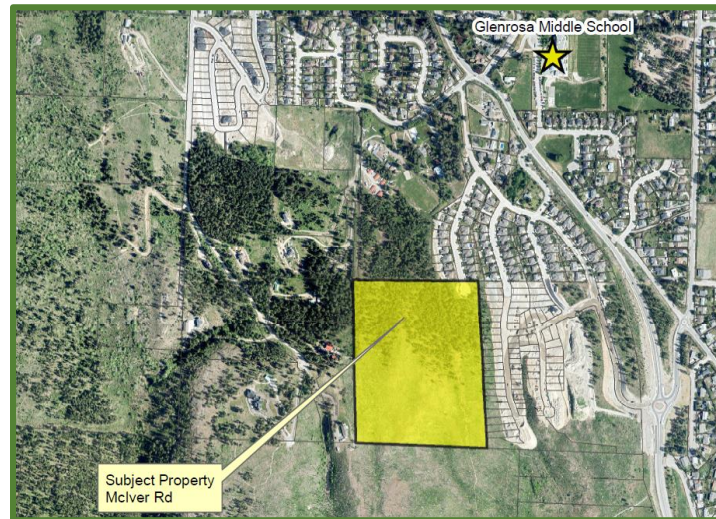
The subject property, at McIver Road (unaddressed), is located in the Glenrosa neighbourhood. The subject property is approximately 29 acres, vacant, and has frontage on McIver Road and Bellcourt Road.

PROPERTY DETAILS			
Address		McIver Road	
PID		024-840-190	
Folio		36414733.110	
Lot Size		29.652 acres (119,997 m2)	
Owner	Salco Management Ltd and 684181 B.C. Ltd	Agent	D.E. Pilling & Associates Ltd
Current Zoning	Rural Residential Large Parcel Zone (RU4)	Proposed Zoning	Rural Residential Large Parcel Zone (RU4) and Single Detached Residential Zone (R1)
Current OCP	Single Family Residential	Proposed OCP	-
Current Use	Vacant	Proposed Use	53 lot single detached residential subdivision
Development Permit Areas		Hillside, Wildfire Interface	
Hazards		Hillside, Wildfire	
Agricultural Land Reserve		No	

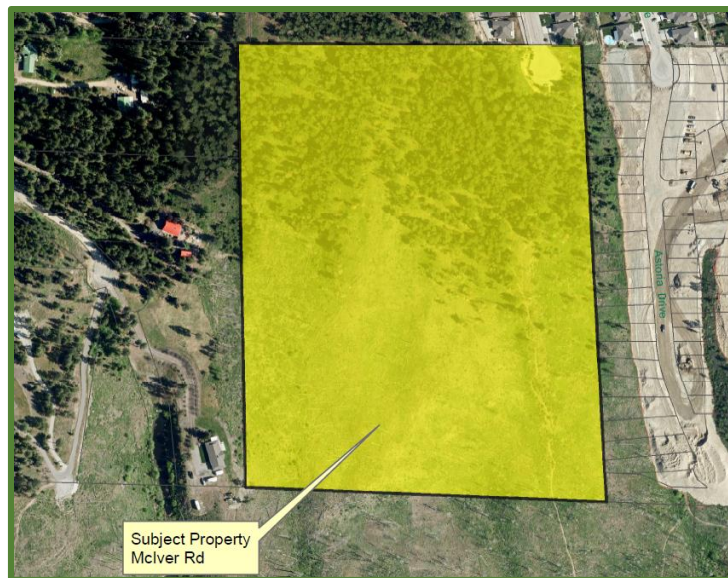
ADJACENT ZONING & LAND USES			
North	^	Institutional and Assembly Zone (P2) and Single Detached Residential Zone (R1)	

East	>	Single Detached Residential Zone (R1) and Parks and Open Space Zone (P1)
West	<	Rural Residential Small Parcel Zone (RU2) and Rural Residential Medium Parcel Zone (RU3)
South	v	Forest Resource Land (F1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

This application is for a Zoning Bylaw Amendment for a portion of the property from Rural Residential Large Parcel Zone (RU4) to Single Detached Residential Zone (R1). The portion of the subject property proposed to be rezoned to R1 is approximately 85,568m² (21.144 acres) in area (See Attachment 1).

Applicant's Rationale

The applicant has provided a rationale for their proposal (Attachment 2).

Zoning and Policy Review

Official Community Plan Bylaw No. 0100

The Land Use Designation (LUD) for the subject property in the Official Community Plan is Single Family Residential. The built form/land use for the Single Family Residential LUD is single detached, duplex and carriage house and compact or clustered single-detached housing, including manufactured homes. The purpose is to provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families. The proposed zoning bylaw amendment is consistent with the Official Community Plan.

Development Permit Areas

The subject property is within the hillside and wildfire interface development permit areas in the Official Community Plan. Unless exemptions can be met a hillside and wildfire interface development permit will be required.

Zoning Bylaw No. 0265

The existing Rural Residential Large Parcel Zone (RU4) permits a variety of rural, agricultural, and residential uses including single detached dwellings. For subdivision in the RU4 zone, the minimum parcel area permitted is 4.0 ha (9.9 ac).

The proposed Single Detached Residential Zone permits single detached dwelling as a principal use and a variety of secondary uses, including but not limited to, carriage house, secondary suite, bed and breakfast, and short term accommodation. For subdivision the minimum parcel area permitted is 550m² (5,920.2 ft²).

Relevant sections of the zoning bylaw discussed above can be found in Attachment 2.

TECHNICAL REVIEW

Environmental Considerations

The applicant has provided an environmental report that identifies the site as Environmental Sensitive Area 2 – Moderate except for the existing cal-de-sac in the top right of the site which is Environmental Sensitive Area 4 – Not Sensitive. The report provides general recommendations for development on the land.

Wildfire Considerations

A wildfire covenant exists on the subject property requiring wildfire mitigation tasks be completed at time of housing construction on the site. The applicant has also provided a wildfire hazard assessment report that provides recommendations to further reduce the risk of wildfire on the subject property.

Geotechnical Considerations

The applicant has provided a geotechnical report. The report states the proposed residential development is suitable for its intended purpose from a geotechnical perspective provided recommendations are incorporated into the overall design. Further geotechnical analysis will be required at time of future development.

Servicing Considerations

The applicant has provided a functional servicing report that speaks to serving the proposed 53 lot single family residential subdivision. Key points are summarized below:

- Access is proposed from Bellcourt Rd with possible future connection at Mclver Rd;
- Sanitary sewer system to be connected to the City of West Kelowna Sewer System;
- Domestic water service to be provided by the City of West Kelowna (Powers Creek Water System); and
- Storm water sewer service system to be connected to the City of West Kelowna Storm System.

Transportation Considerations

The applicant has provided a transportation analysis report. The report states the expected traffic volumes for the development are acceptable for the context of a local road. As such, no changes are recommended as a result of this development.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The purpose of the Single Family Residential Land Use Designation to provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families.
- The R1 Zone permits single detached dwellings with either an accessory carriage house or secondary suite.

Specific comments would be appreciated should the APC have any concerns with the proposed zoning bylaw amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. Development Plans
2. Applicant's Rationale
3. Zoning Bylaw Sections