

January 12, 2022

COST

Justin Rebello, MEDES, RPP MCIP
Planning Lead, CTQ Consultants Ltd.
1334 St. Paul Street, Kelowna, BC, V1Y 2E1

TIME

Attention: To Whom This May Concern

Re: Application for Subdivision and Rezoning – 741 Barnaby Road, Kelowna, BC, V1W 4N9

QUALITY

Please find attached the concurrent Subdivision and Rezoning application for 741 Barnaby Road, Kelowna.

Contained within this package are:

- 1) Plan Description and Rationale
- 2) Owners Authorization Form
- 3) State of Title
- 4) Subdivision Application Form
- 5) Re-Zoning Application Form
- 6) Relevant Plans and Drawings

We look forward to working with City of Kelowna to review and address any concerns this application may present.

Please contact the undersigned if you had any questions of clarification at this time.

Sincerely,
CTQ CONSULTANTS LTD.



Justin Rebello, MEDES, RPP, MCIP
Planning Lead.

Plan Description and Rationale

This application for subdivision and rezoning at 741 Barnaby Road, Kelowna seeks to create two separate, fee simple lots with the intention to eventually build two dwellings on each lot.

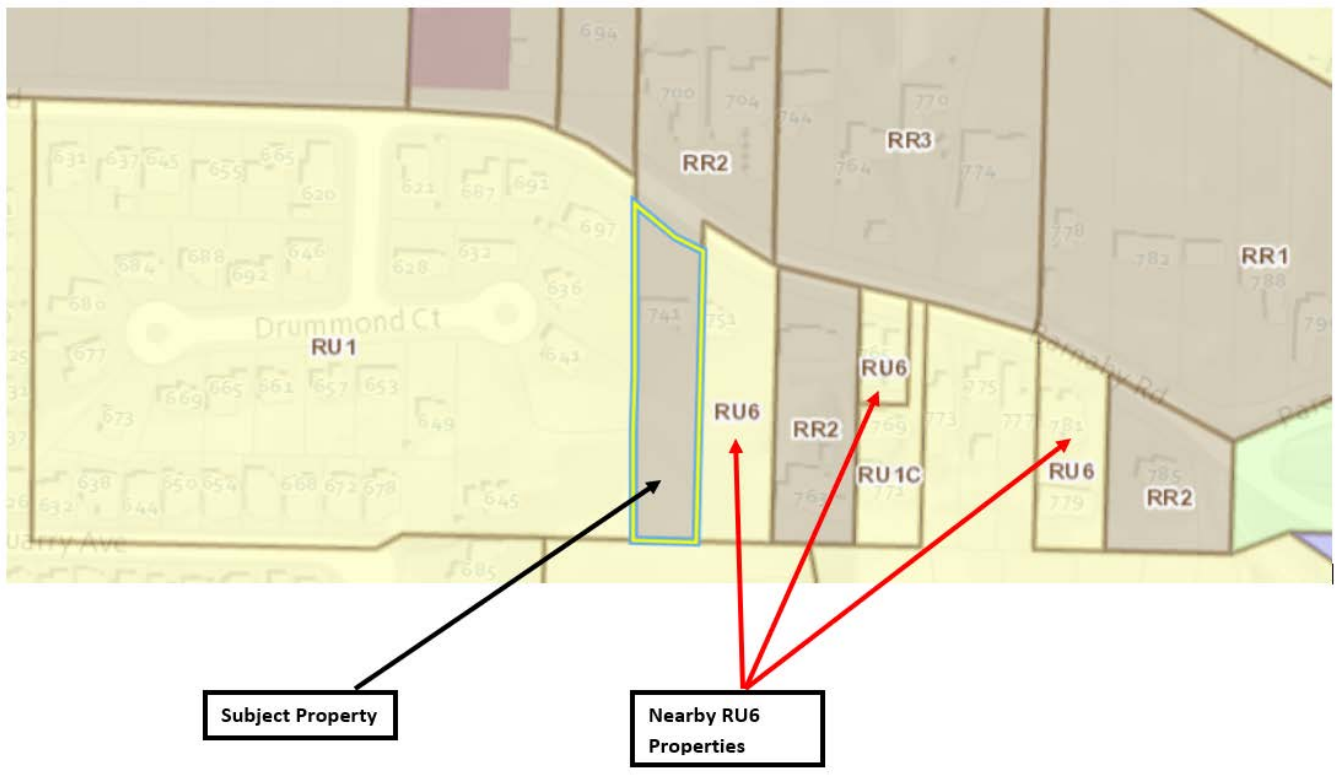
The current zoning of the lot RR2 prohibits such a vision, therefore, a re-zoning to RU6 is proposed to accommodate the development proposal.

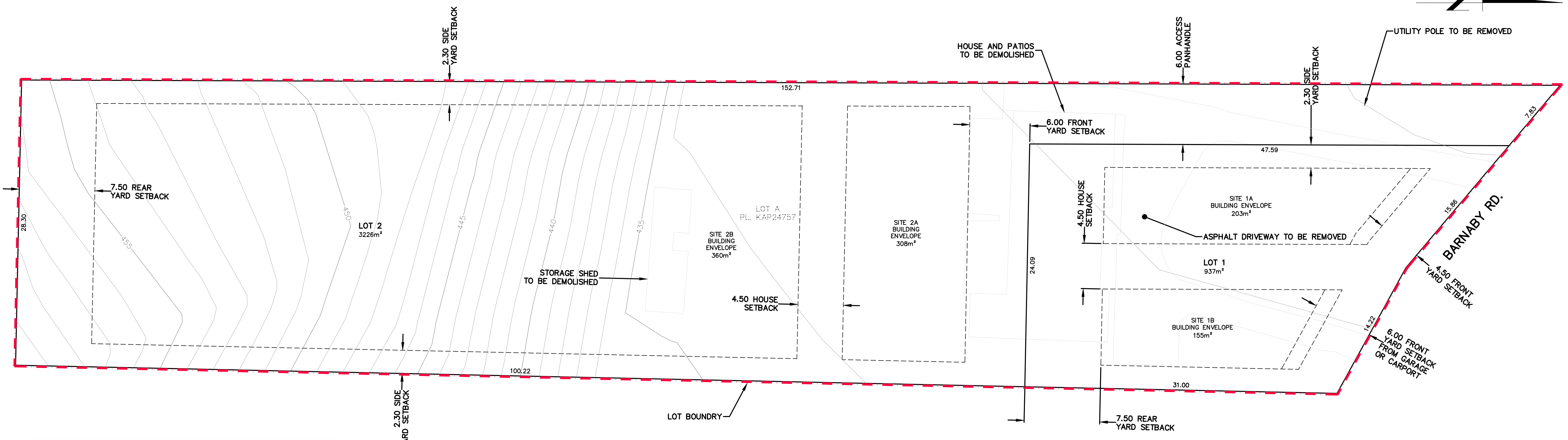
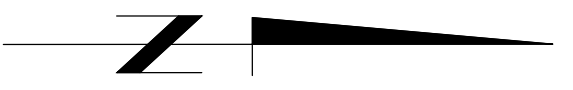
As per the City of Kelowna Zoning Bylaw, the RU6 Zone is to provide development of a maximum of two dwelling units per lot. Permitted uses within this zone include two dwelling housing which this proposal reflects.

The subject property is currently adjacent to an RU6 lot, with other RU6 lots also present a short distance away along Barnaby Road.

A review of the current Zoning Bylaw and development rules associated with building on a RU6 lot has been undertaken, and the subdivision plan attached outlines how the proposed new lots can accommodate the bylaw and future development of the two dwelling units meeting zoning requirements.

Considering the due diligence performed on the subject property, conformance with similar zoning and development in the surrounding area, and conformance with the City’s OCP which encourages densification of single family / low density areas while keeping with the single-family form and character of the existing neighborhood, approval of this application is strongly recommended.





	LOT WIDTH (MIN. 18m)	LOT DEPTH (MIN. 30m)	LOT AREA (MIN. 700m ²)	LOT COVERAGE (MAX. 50%)
LOT A	28.30m	152.71m	416.3m ²	17%
LOT 1	24.09m	31.00m	937m ²	49%
LOT 2	28.30m	100.22m	3226m ²	24%

- NOTES:
1. ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON FIELD SURVEY BY FERGUSON LAND SURVEYING AND GEOMATICS LTD.
 2. ORIGINAL LOT A TO BE RE-ZONED FROM RR2 TO RU6.

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741 BARNABY ROAD
 LOT LAYOUT
 PROJECT No.21088
 DRAWING No.SK-01
 SCALE 1:200
 January 17, 2022

