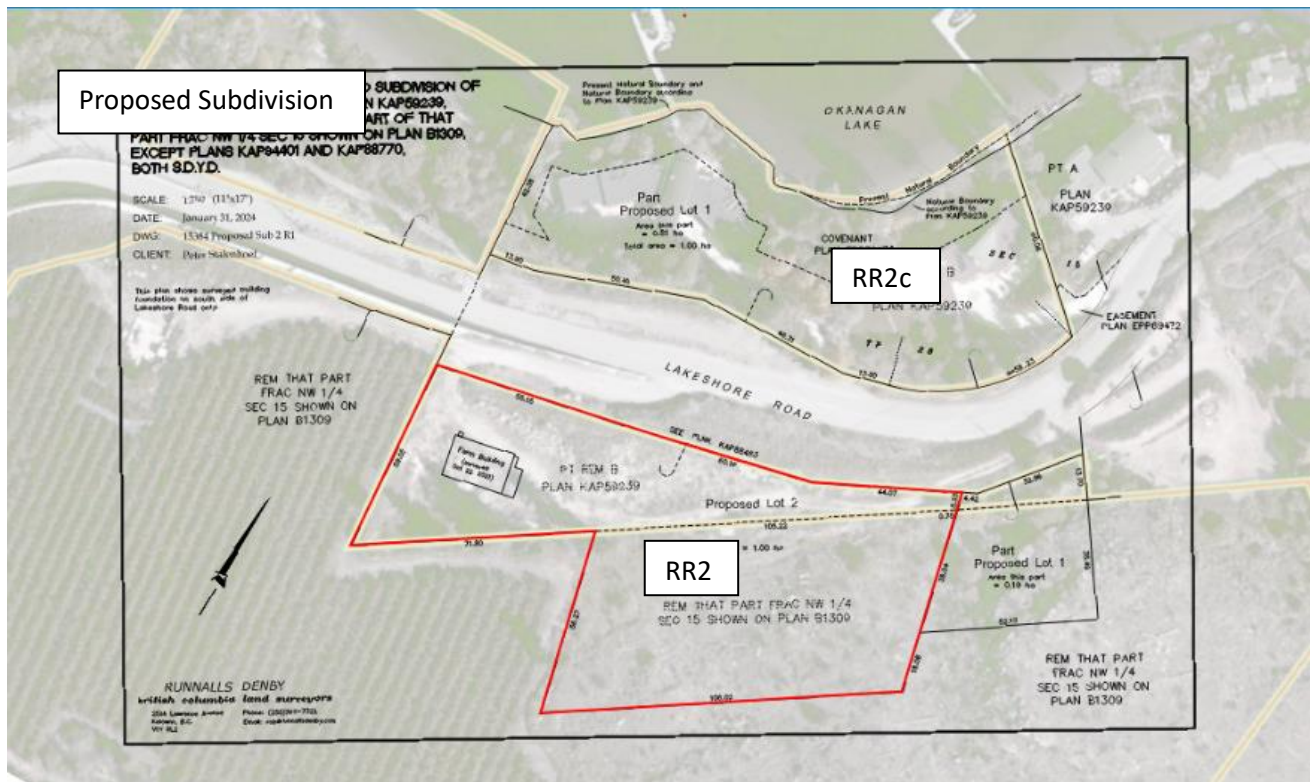


## 5570 Lakeshore Road – Rezoning + OCP Amendment Application Prior to Subdivision Application



Cover Letter

Date: July 2<sup>nd</sup>, 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](mailto: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.

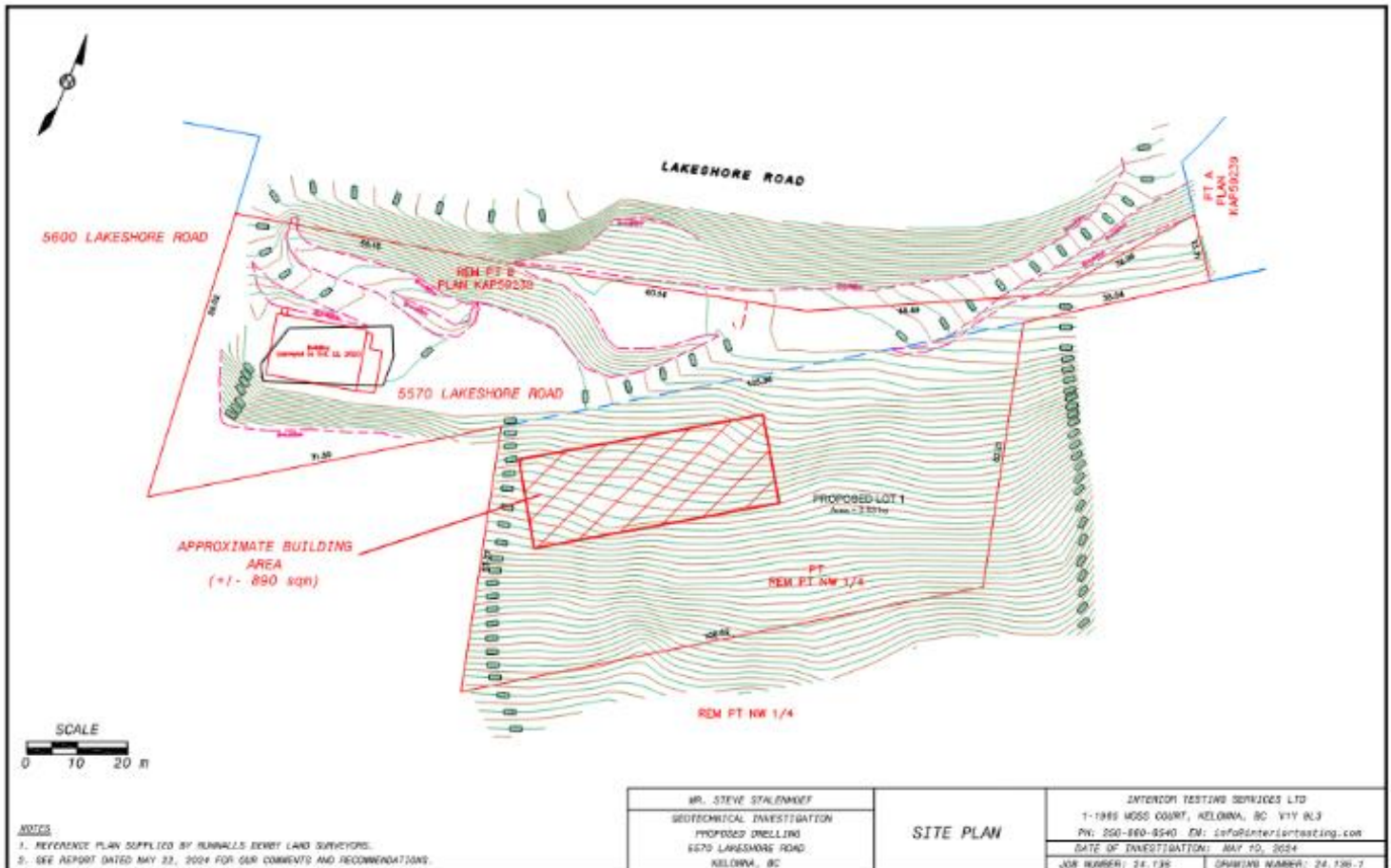
If Planning and Development staff can consider a text amendment to allow the proposed lot North of Lakeshore Road to remain .81 Hectares post subdivision, the proposed lot boundary between each proposed lot would be a clean break at Lakeshore Road. A pre-application meeting with city staff indicated 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 150m<sup>2</sup> is easily achievable as the proposed lot offers an available build site of approximately 890m<sup>2</sup>.



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  $\pm 890$  m<sup>2</sup> area that is suitable to accommodate a build site.



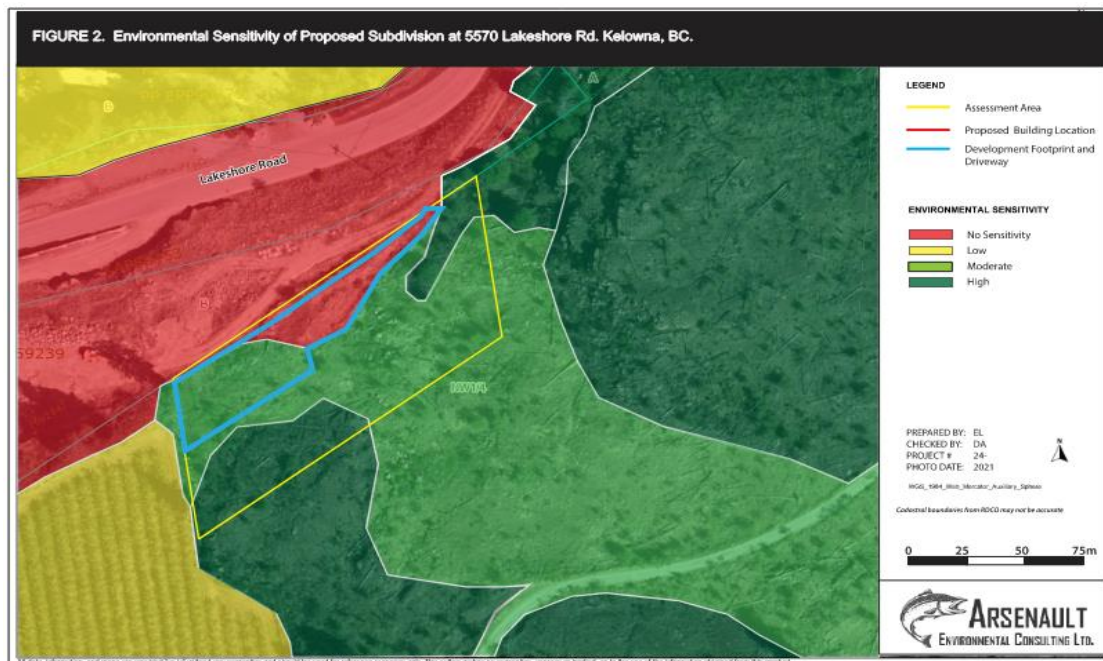
RDCO sensitive Inventory clarifies the proposed built site as Not Sensitive (NS), while the Environmental Impact Assessment provided by Arsenault Environmental Consulting clarifies half the proposed built site as no sensitivity, and half as moderate sensitivity. Avoidance, mitigation and compensation 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)

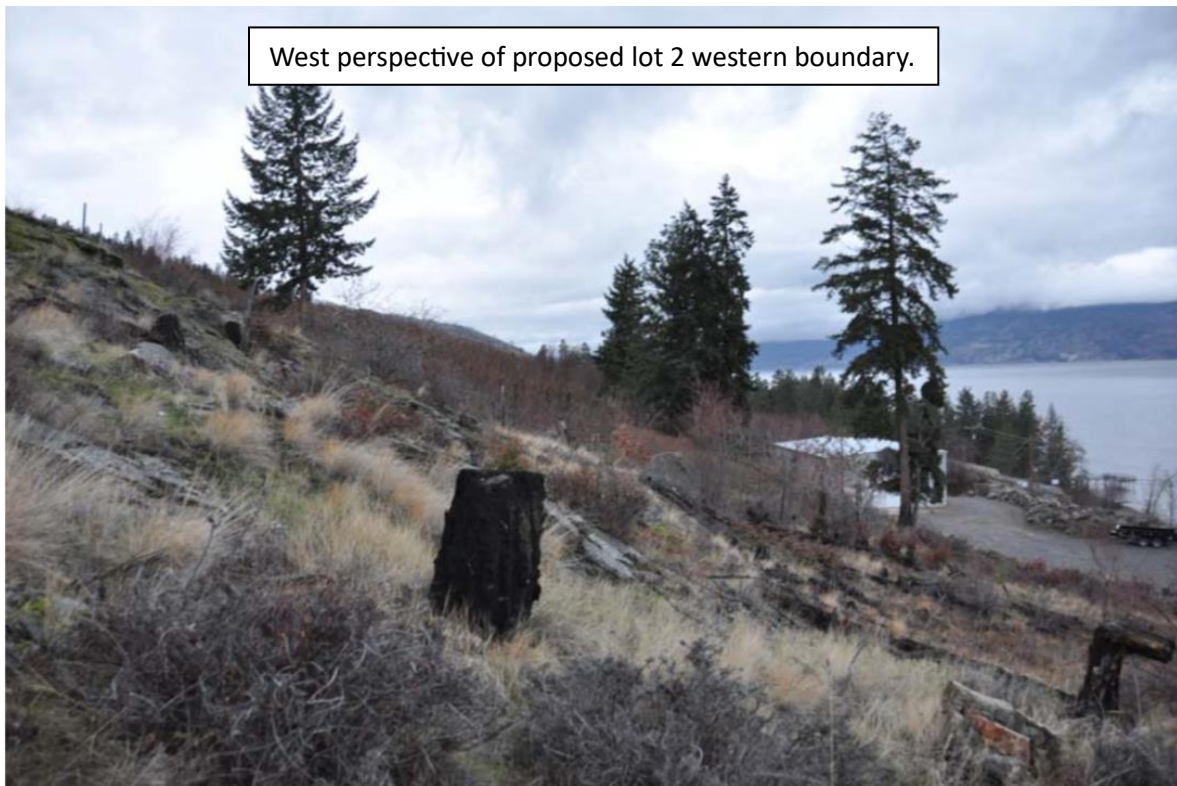


## Conclusion

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.





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

REM THAT PART  
FRAC NW 1/4  
SEC 15 SHOWN ON  
PLAN B1309

REM THAT PART  
FRAC NW 1/4  
SEC 15 SHOWN ON  
PLAN B1309

