



April 19, 2024

Aspen Project #: 2023-132

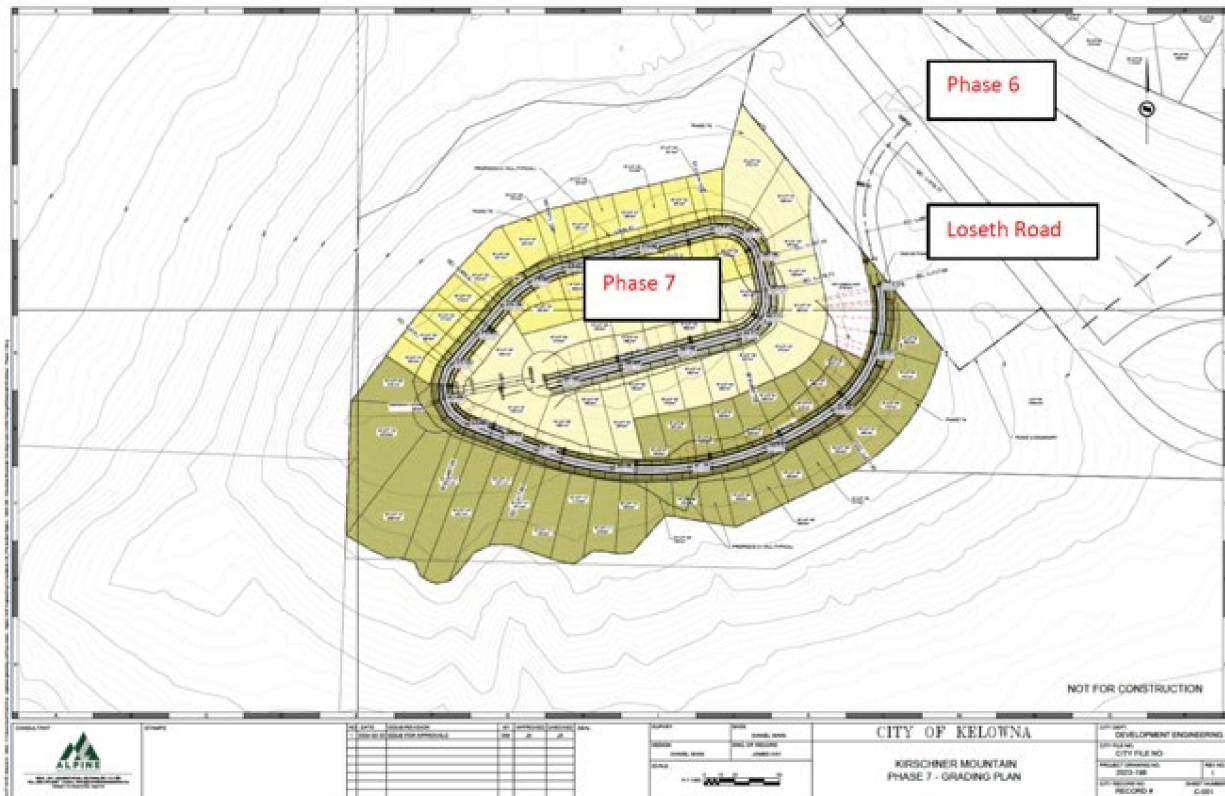
Kelowna City Hall
1435 Water Street
Kelowna BC, V1Y 1J4

Attention: Development Services Department

RE: Rezoning Application
Kirschner Mountain Developments Inc.
Phase 7 (The Knoll Site) - 2399 Lavetta Drive

Aspen Lands Advisory Ltd. is serving as the authorized agent for Kirschner Mountain Developments Inc., subdivision development Phase 7(the Knoll site), located at 2399 Lavetta Drive, Kelowna, BC. Our firm has been retained to facilitate the rezoning application process for the area of the subject property as outlined below:





Background

City of Kelowna staff recommended to the Agent in March 2024 of the need to rezone the parcel noted as future Phase 7 of Kirschner Mountain. Phase 6 is currently under construction, and the area of road that is contained in Phase 6 is being shaped. We would like the ability to continue with construction of this road (noted as Road A in the attached plan). We are applying for rezoning, which will then allow us to apply for a Development Permit to continue with road works leading into the Phase 7 area. The development of the internal lots and additional infrastructure will continue at a later date.

Proposal

The owner would like to utilize the outlined area of the property to develop a single-family residential housing subdivision. This area is approximately 15 acres, and the current zoning is RR1 – Rural Residential.

The owner is proposing to rezone to RU1 – Urban Residential Large Lot Housing.

The proposed zoning change from RR1 to RU1 coincides with the surrounding development, which is also zoned RU1, have ongoing residential development, roads and servicing. We have prepared a site plan for the subject parcel, which includes a zoning table. The proposed site plan meets the minimum lot requirements of the RU1 zoning bylaw. The proposed site plan is conceptual in nature for the purposes of rezoning, and includes emergency access to Loseth Road, as well as accommodating the trail connections from the property to the West, through this phase to Loseth Road.

Conclusion

The ongoing development of Kirschner Mountain will allow for more homes for the community, as per the Area Structure Plan for this area. The new lots will be able to tie into surrounding servicing, and frontage for the zoning and subdivision will be achieved with the eventual extension from Loseth Road. This request aligns with the OCP future use designation for this area.

We welcome any questions or feedback and can be reached at Erika@AspenLands.ca or by phone at 250-864-1605.

Kind regards,

ASPEN LANDS ADVISORY LTD.

Erika Kretchmer

Erika Kretchmer
V.P. of Operations/Project Manager

Attachments Included:

- Application Form
- Owner's Authorization
- Current State of Title
- Preliminary Environmental Assessment Report
- Geotechnical Assessment Report
- Proposed Site Plan w. Grading
- **Application Fee (to be paid by Owner)

Zoning Bylaw No. 12375

Section 14.2 - Permitted Land Uses

Use	Zone
PP (Principal Use, V (Variety Use, V (Not Permitted))	Zone
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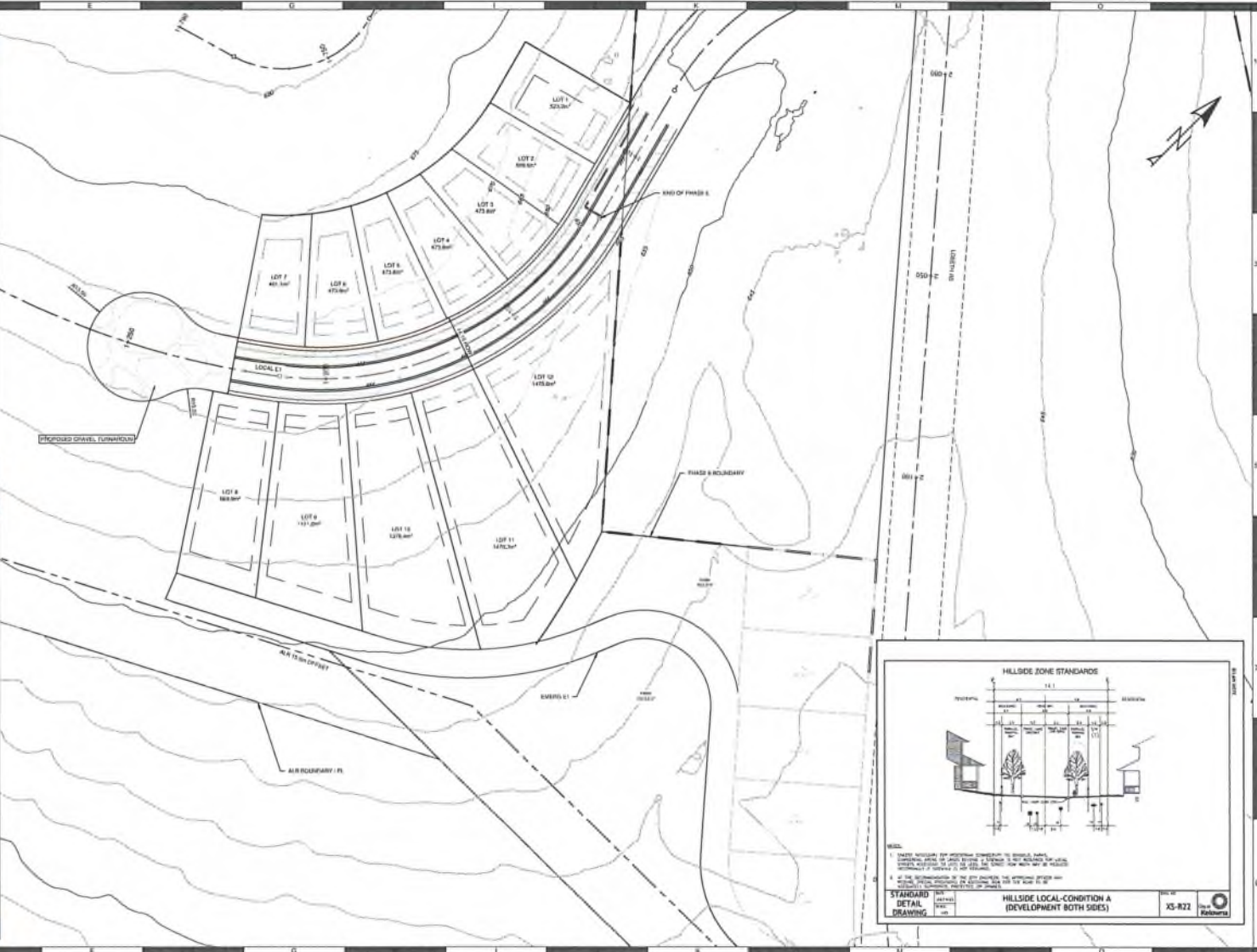
1. A lot is permitted for any use if there is only one dwelling unit on the lot.

Section 14.4 - Subdivision Regulations

Zone	Min. Lot Width without access to a Water Lane	Min. Lot Width with access to a Water Lane or Easement	Min. Lot Width for Corner Lots	Min. Lot Depth	Min. Lot Area	Min. Building Envelope Area	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Front Yard Setback	Min. Side Yard Setback for Carriage Houses	Min. Setback between Principal Buildings	Min. Net Floor Area for Single-Storey Carriage Houses	Min. Net Floor Area for Two-Storey Carriage Houses	Min. Building Footprint for Accessory Buildings / Structures	Min. Net Floor Area for Accessory Structures
(Refer to)	15.0 m	12.0 m	12.0 m	12.0 m	1,000 m ²	100 m ²	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	100 m ²	100 m ²	100 m ²	100 m ²

Section 11 - Single and Two Dwelling Zones

For more information, visit Kelowna.ca



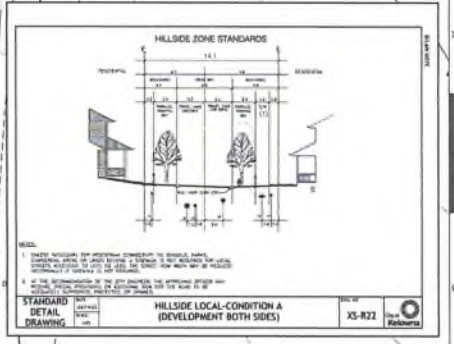
Zoning Bylaw No. 12375

Section 14.3 - Development Regulations

Zone	Min. Side Coverage of all Buildings	Min. Side Coverage of all Buildings, Detachments, and Accessory Structures	Min. Front and Planning Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Front Yard Setback for Single-Storey Carriage Houses	Min. Setback between Principal Buildings	Min. Net Floor Area for Single-Storey Carriage Houses	Min. Net Floor Area for Two-Storey Carriage Houses	Min. Building Footprint for Accessory Buildings / Structures	Min. Net Floor Area for Accessory Structures
(Refer to)	20%	20%	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	100 m ²	100 m ²	100 m ²	100 m ²

Section 11 - Single and Two Dwelling Zones

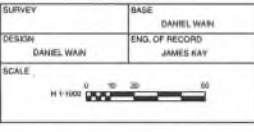
For more information, visit Kelowna.ca



STAMPS

NO.	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED	SEAL
1	2024-08-07	ISSUE FOR APPROVALS	DW	JK	JA	

SURVEY	BASE	DANIEL WAN
DESIGN	ENG. OF RECORD	JAMES KAY
SCALE	1:1000	



CITY OF KELOWNA

KIRSCHNER MOUNTAIN
PHASE 7-1 - RU1 - SITEPLAN

CITY DEPT. DEVELOPMENT ENGINEERING

CITY FILE NO. CITY FILE NO

PROJECT DRAWING NO. 2023-198 REV NO. 1

CITY RECORD NO. SHEET NUMBER C-001