
CITY OF KELOWNA
MEMORANDUM

Date: June 7, 2001
File No.: DP01-10,034

To: City Manager

From: Planning and Development Services Department

Subject: DEVELOPMENT PERMIT NO. DP01-10,034

OWNER: Marilyn Forsythe

APPLICANT: Marilyn Forsythe

AT: 464 Tina Court

PURPOSE: To amend the Land Use Contract to allow for a lot line adjustment.

PROPOSED ZONE: LUC 76-1087 (RR3 – Rural Residential 3)

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize the issuance of Development Permit No. DP01-10,034; for Lot 10 & 12, Section 8, Township 23, ODYD, Plan 28178, located on Tina Court and Kyndree Court, Kelowna, B.C., subject to the following:

1. That the Land Use Contract No. 76-1087, Bylaw No. 4193 be amended to allow for the lot line adjustment which shall be in general accordance with Map "A" attached;

AND THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The applicant is requesting a lot line adjustment in order to acquire additional useable lot area for parking for proposed Lot A as shown on Map "A" attached. As the present lot configuration is in accordance with the Land Use Contract subdivision schedule, a Development Permit is required in order to amend the Land Use Contract to allow for the lot line adjustment.

3.0 BACKGROUND

3.1 The Proposal

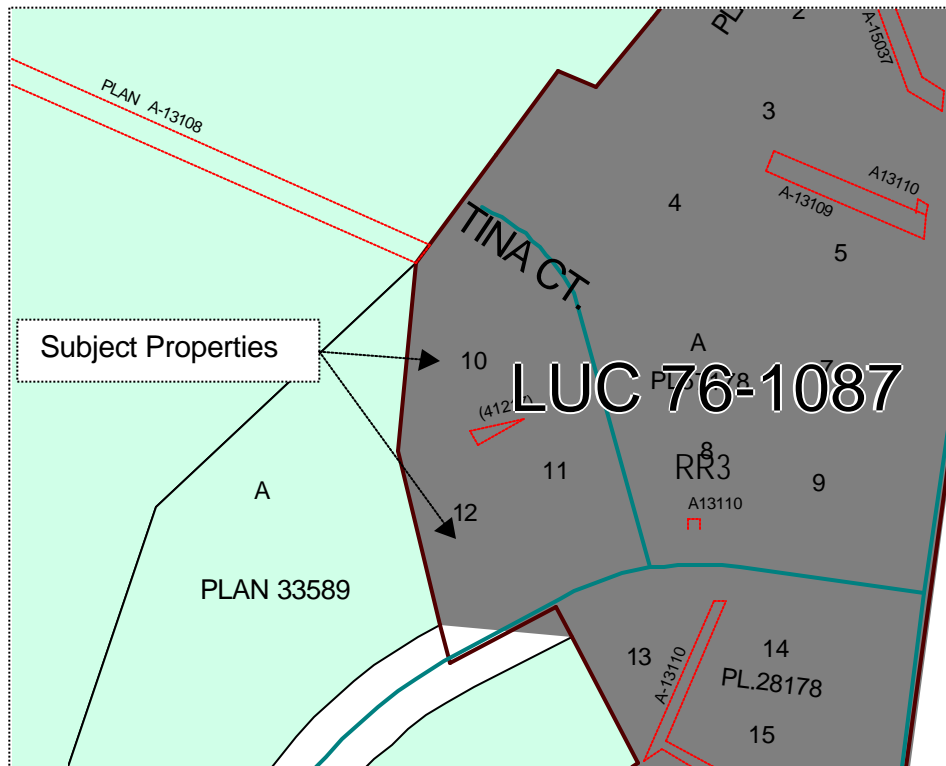
The original subdivision of this area in 1976 was completed in accordance with a Land Use Contract which included a subdivision layout schedule. Therefore, the applicant is applying for a Development Permit which would amend the Land Use Contract to allow for the lot line adjustment. The lot line adjustment is being requested in order to provide additional area for parking on proposed Lot A as shown on Map “A” attached.

CRITERIA	PROPOSAL	LUC REQUIREMENTS
Site Area Lot A	0.177 ha	0.170 ha (0.420 ac)
Site Area Lot B	0.119 ha	0.126 ha (0.311 ac)

3.2 Site Context

The area to the north and east is covered by the same Land Use Contract which allows for development in accordance with the R –1 (Single Family Residential – Low Density) zone. The zoning designation given to the properties, however, is RR3 – Rural Residential. The area to the south and west is outside of the Land Use Contract and is designated A1 – Agriculture 1 zone.

The subject properties are located on the map below.



The adjacent land uses are as follows:

North - Single family residential
East - Single family residential
South - Rural residential
West - Rural residential

3.3 Current Development Policy

3.3.1 City of Kelowna Strategic Plan (1992)

This application is not affected by the Strategic Plan.

3.3.2 Kelowna Official Community Plan

The Official Community Plan designation of the properties is Single Family / Two Family Residential and associated uses.

4.0 TECHNICAL COMMENTS

The Public Health Inspector supports the application for the proposed lot line adjustment for the sole purpose of creating a parking area for the home on Lot 10.

5.0 PLANNING COMMENTS

The proposed lot line adjustment is supported by the Planning and Development Services Department.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RGS/JD/jd
Attachment

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | DP01-10,034 |
| 2. APPLICATION TYPE: | Development Permit |
| 3. OWNER/ APPLICANT/CONTACT PERSON
· ADDRESS
· CITY/POSTAL CODE
· TELEPHONE/FAX NO.: | Marilyn Forsythe
464 Tina Court
Kelowna, BC / V1V 1H1
860 - 2256 |
| 4 APPLICATION PROGRESS:
Date of Application:
Staff Report to Council: | May 28, 2001
June 6, 2001 |
| 5 LEGAL DESCRIPTION: | Lot 10 & 12, Sec. 8, twp. 23, ODYD,
Plan 28178 |
| 6 SITE LOCATION: | South of Tina Court and North of
Kyndree Court |
| 7 CIVIC ADDRESS: | 464 Tina Court and 1122 Kyndree
Court |
| 8 AREA OF SUBJECT PROPERTIES | 0.296 ha (0.73 ac) |
| 9 XISTING ZONE CATEGORY: | LUC 76-1087 (RR3 – Rural
Residential 3) |
| 10 URPOSE OF THE APPLICATION: | To amend the Land Use Contract to
allow for a lot line adjustment. |
| 11 DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | Not Applicable |

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision Layout (Map "A")