
CITY OF KELOWNA

MEMORANDUM

Date: October 9, 2001
File No.: TA01-012
To: City Manager
From: Planning and Development Services Department
Subject: Text Amendment 01-012, Revision to the City of Kelowna Zoning Bylaw No. 8000

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding the following section to Section 1.8 Undersized Lots:

- 1.8.4 A lot having less than the minimum lot size in a zone can be rezoned to add the "S" notation to that zone to allow a secondary suite as a secondary use, provided that the lot was created before adoption of this Bylaw and the development otherwise complies with all regulations of this Bylaw;

AND THAT the text amending bylaw be forward to a Public Hearing for further consideration.

2.0 SUMMARY

The proposed amendment to the City of Kelowna Zoning Bylaw No. 8000 as described in the recommendation section of this report is presented as a "house keeping" amendment, albeit being triggered by a specific rezoning application.

3.0 BACKGROUND

In his rezoning application No. Z01-1039, Mr. John Demmers is seeking rezoning of his property to be permitted the continuing use of a secondary suite in the basement of his house at 3265 O'Reilly Court, Kelowna, BC. The property is currently zoned RR3 – Rural Residential 3. However, the lot size of the subject property is smaller than the minimum lot size required for an RR3 lot today. In order to avoid rezoning the property to an urban residential zone, such as RU1s, the Planning and Development Services Department suggests adding a section to the City of Kelowna Zoning Bylaw allowing the addition of the "S" zoning to the parent zone. This prevents the creation of urban zones in areas that are essentially rural residential in nature and that currently do not have urban services, nor are proposed to be serviced within the twenty year time horizon.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.