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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** February 26, 2002  
**File No.:** Z00-1061

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

APPLICATION NO. Z00-1061                      OWNER: WADE BENNER

AT: 640 SEAFORD RD.                      APPLICANT: WADE BENNER

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RU1 –  
LARGE LOT HOUSING ZONE TO THE RU1s ZONE – LARGE  
LOT HOUSING WITH SECONDARY SUITE ZONE TO PERMIT  
THE CONTINUED USE OF A SECONDARY SUITE IN THE  
BASEMENT OF THE HOUSE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: RU1s ZONE – LARGE LOT HOUSING WITH SECONDARY  
SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 8641 be extended until April 15, 2002.

2.0 BACKGROUND

The applicant seeks to rezone his property from the RU1 – Large Lot Housing zone to the RU1s – Large Lot Housing with Secondary Suite zone to legalize the use of a secondary suite located in the basement of the building.

The application was considered by Council on February 5, 2001, and the bylaw received 2<sup>nd</sup> and 3<sup>d</sup> reading on February 27, 2001. Final adoption was made subject to the applicant meeting the requirements of the Inspection Services Department. The applicant has made all upgrades to the suite, except for the addition of a window in the bedroom. Since the outstanding item has potential fire safety implications, it is recommended to grant an extension until the middle of April only. This will allow the applicant to wait for warmer weather conditions and add the window March 31, 2002. An additional two weeks would leave sufficient time for an inspection of the property prior to final adoption of the bylaw.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion

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

KGB/  
Attach.

**FACT SHEET**

1. **APPLICATION NO.:** Z00-1061
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Wade Benner  
 . **ADDRESS** 640 Seaford Rd.  
 . **CITY** Kelowna, BC  
 . **POSTAL CODE** V1X 5L4
4. **APPLICANT/CONTACT PERSON:** Same  
 . **ADDRESS**  
 . **CITY**  
 . **POSTAL CODE**  
 . **TELEPHONE/FAX NO.:** (250) 860-5550  
 (250) 762-3755
5. **APPLICATION PROGRESS:**  
 Date of Application: December 29, 2000  
 Date Application Complete: December 29, 2000  
 Servicing Agreement Forwarded to Applicant: N/A  
 Servicing Agreement Concluded: N/A  
 Staff Report to Council: January 31, 2001
6. **LEGAL DESCRIPTION:** Lot 23, Plan 24631, Sec. 23, Twp. 26, ODYD
7. **SITE LOCATION:** Rutland, one block north of Springfield Road, between Belgo and Seaford Roads.
8. **CIVIC ADDRESS:** 640 Seaford Road  
 Kelowna, BC  
 V1X 5L4
9. **AREA OF SUBJECT PROPERTY:** 0.11 ha
10. **AREA OF PROPOSED REZONING:** 0.11 ha
11. **EXISTING ZONE CATEGORY:** RU1 – Large Lot Housing
12. **PROPOSED ZONE:** RU1s - Large Lot Housing with Secondary Suite
13. **PURPOSE OF THE APPLICATION:** To permit the continuing use of a secondary suite in the basement of the house
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A  
**NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY**