
CITY OF KELOWNA

MEMORANDUM

Date: April 18, 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

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council consider final adoption of Zone Amending Bylaw No. 8641.

2.0 BACKGROUND

The applicant wished 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 2nd and 3^d reading on February 27, 2001. Final adoption was made subject to the applicant meeting the requirements of the Inspection Services Department. At the meeting of March 4, 2002, Council granted an extension of the zone amending bylaw, due to the applicant having to make one remaining change to the suite. By the end of March, the applicant had completed all required upgrades to the suite, as confirmed by the Inspection Services department on April 3, 2002.

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