
CITY OF KELOWNA

MEMORANDUM

Date: July 24, 2002
File No.: Z02-1008

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z02-1008

OWNER: JOHN AND CHRISTINE
HAWKINS

AT: 4042 FINCH ROAD

APPLICANT: JOHN HAWKINS

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RR3 – RURAL RESIDENTIAL ZONE TO THE RR3s – RURAL RESIDENTIAL WITH SECONDARY SUITE ZONE TO BE PERMITTED THE CONSTRUCTION OF A CABIN THAT HAD BEEN DESTROYED BY FIRE

EXISTING ZONE: RR3 – RURAL RESIDENTIAL

PROPOSED ZONE: RR3s – RURAL RESIDENTIAL WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATION

THAT final adoption of zone amending bylaw No. 8876 be considered subsequent to the applicant removing the second kitchen in the basement of the principal dwelling.

2.0 SUMMARY/ BACKGROUND

The applicant seeks to rezone the subject property from the RR3 – Rural Residential zone to the RR3s – Rural Residential with Secondary Suite zone in order to be permitted reconstruction of a cabin that was destroyed by fire. The Planning and Development Services Department wishes to add the condition that the existing second kitchen in the principal dwelling would be removed prior to final adoption of the zone amending bylaw. The second kitchen was constructed by a former owner, and no record of a building permit exists.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

KGB
Attach.

FACT SHEET

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| 1. APPLICATION NO.: | Z02-1008 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | John and Christine Hawkins |
| . ADDRESS | 845 Hollydell Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1X 1L6 |
| 4. APPLICANT/CONTACT PERSON: | John and Christine Hawkins |
| . ADDRESS | As above |
| . CITY | |
| . POSTAL CODE | |
| . TELEPHONE/FAX NO.: | 765-6422 / 765-2360 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | March 5, 2002 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | June |
| 6. LEGAL DESCRIPTION: | Lot 12, Sections 32 and 33, Township 23, ODYD, Plan 13462 |
| 7. SITE LOCATION: | McKinley West, on the west side of Finch Road |
| 8. CIVIC ADDRESS: | 4042 Finch Road
Kelowna, BC |
| 9. AREA OF SUBJECT PROPERTY: | 3243m ² |
| 10. AREA OF PROPOSED REZONING: | 3243m ² |
| 11. EXISTING ZONE CATEGORY: | RR3 – Rural Residential |
| 12. PROPOSED ZONE: | RR3s – Rural Residential with Secondary Suite |
| 13. PURPOSE OF THE APPLICATION: | To permit the construction of a suite in the an accessory building |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | N/A |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Site plan
- Floor plan of proposed suite
- Conceptual elevation of proposed suite