

Date: September 11, 2002
File No.: Z02-1008

From: Planning and Development Services Department

APPLICATION NO. Z02-1008 OWNER: JOHN AND CHRISTINE
AT: 4042 FINCH ROAD APPLICANT: JOHN HAWKINS

PROPOSED ZONE: RR3s – RURAL RESIDENTIAL WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

THAT Final Adoption of Zone Amending Bylaw No. 8876 be considered by Council.

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 zone amending bylaw received second and third reading at the Regular Meeting on July 29, 2002. Final adoption was made subject to several conditions, which are the removal of the second kitchen in the main dwelling, the registration of a flooding covenant, and the submission of an assessment of the existing flood protection works.

The applicant has since removed the kitchen and submitted a covenant specifying the conditions of the Ministry of Water, Land and Air Protection. The upgrade of the existing flood protection measures has been deferred to the Building Permit stage, since it does deal with the land use to be permitted by the rezoning, but with site specific technical conditions. The applicant did commit to the assessment and potential upgrade of the retaining wall in the covenant.

In light of the above, the Planning and Development Services Department recommends Council adopt the zone amending bylaw.

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 19, 2002 |
| 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 |