

Date: February 25, 2003
File No.: (3360-20) **OCP01-010/Z01-1043**

From: Planning & Development Services Department

APPLICATION NO. OCP01-010 OWNER: MARLENE R. COLLINSON
Z01-1043

PURPOSE: TO AMEND THE OFFICIAL COMMUNITY PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF THE SUBJECT PROPERTY FROM RURAL/AGRICULTURAL TO SINGLE/TWO FAMILY RESIDENTIAL

EXISTING ZONE: A1 – AGRICULTURE 1

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

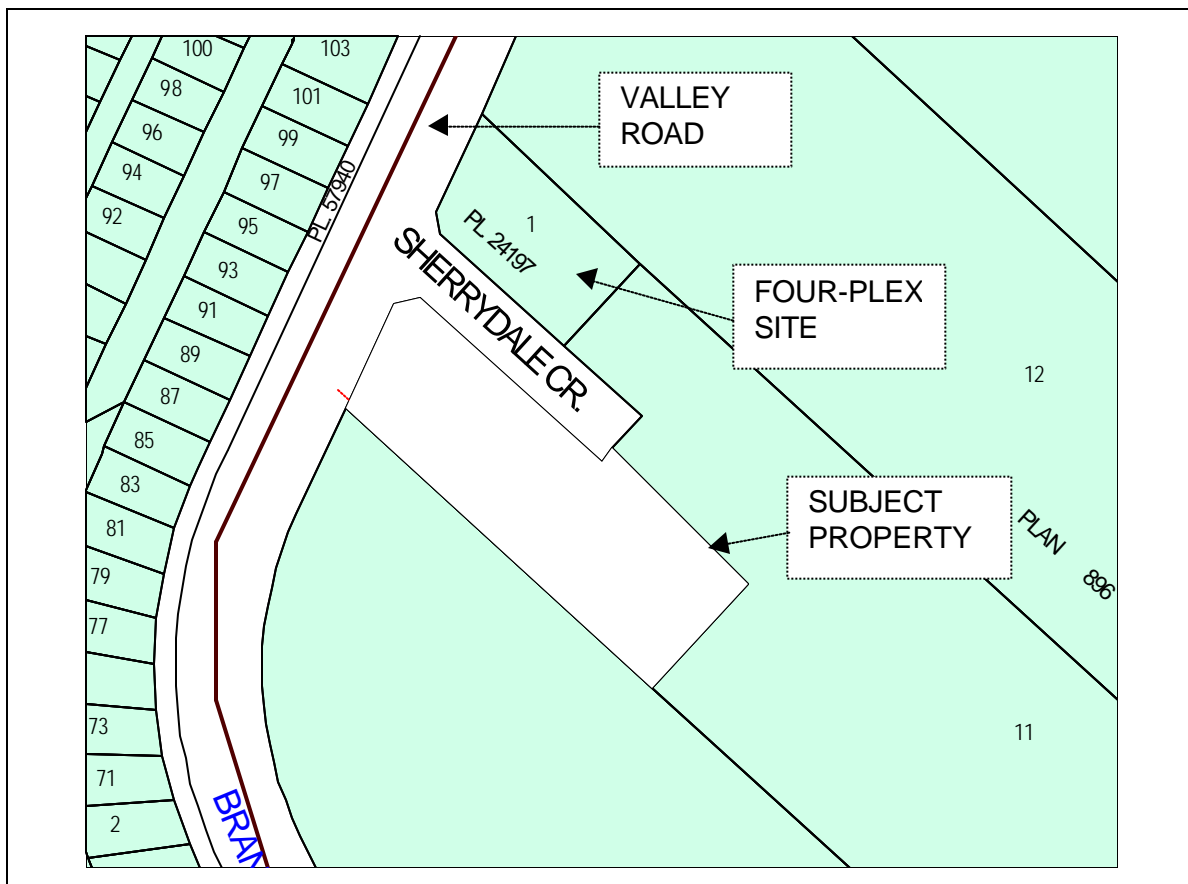
AND THAT Final Adoption of Zone Amending Bylaw No. 8777 be considered by the Municipal Council.

2.0 SUMMARY

The applicant proposes the construction of a 10 bedroom seniors boarding and lodging home on the subject property. In order to permit this construction, the subject property must be rezoned from the existing A1 – Agriculture 1 zone to the RU6b – Two Dwelling Housing with Boarding and Lodging House zone. As the existing future land use designation of the City of Kelowna Official Community Plan is for “Rural / Agriculture”, an OCP Amendment to “Single/Two Family Residential” future land use designation has been made concurrently with the application to rezone the subject property. The subject property is also located within the “Agricultural Land Reserve”. However, the Land Reserve Commission has advised that pursuant to section 21(1) of the Agricultural Land Reserve Act, that the subject property is not subject to the restrictions of the use of agricultural land within the ALR.

Now that the outstanding issues of the Works and Utilities Department have been addressed, it is now appropriate for Council to consider 4th reading of the above noted bylaws and adopt the each of the bylaws.

SUBJECT PROPERTY MAP



3.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The applicant has now addressed the outstanding concerns of the Works and Utilities Department through the associated servicing agreement.

When Council considered the zone amending bylaw initially, it was anticipated that it would be necessary to vary requirements of the Subdivision, Development, and Servicing Bylaw in order to permit a lessor level of service to this application. However, upon further review, Works and Utilities Department staff have determined that a Development Variance Permit application is not required to authorize this level of construction associated with the application to rezone the subject property.

It is now appropriate for Council to consider 4th reading of the above noted bylaws and adopt the each of the bylaws.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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

PMc/pmc
Attach.

FACT SHEET

1. **APPLICATION NO.:** OCP01-010
Z01-1043
2. **APPLICATION TYPE:** OCP Amendment/Rezoning
3. **OWNER:** Marlene R. Collinson
· **ADDRESS** #3 – 549 Sherrydale Cr.
· **CITY** Kelowna, BC
· **POSTAL CODE** V1V 2E6
4. **APPLICANT/CONTACT PERSON:** William Ed Collinson
· **ADDRESS** #100 – 1100 Lawrence Ave
· **CITY** Kelowna, BC
· **POSTAL CODE** V1Y 6M4
· **TELEPHONE/FAX NO.:** 860-8890/862-9233
5. **APPLICATION PROGRESS:**
 Date of Application: August 29, 2001
 Date Application Complete: August 30, 2001
 Servicing Agreement Forwarded to Applicant: N/A
 Servicing Agreement Concluded: February 18, 2003
 Staff Report to Council: February 25, 2003
6. **LEGAL DESCRIPTION:** Parcel A, (Plan B7278) of Lot 11, Blk 8, Sec. 32, Twp. 26, O.D.Y.D., Plan 896 Exc. Plan 24197
7. **SITE LOCATION:** South East Corner of Valley Road and Sherrydale Cr.
8. **CIVIC ADDRESS:** 551 Sherrydale Cr.
9. **AREA OF SUBJECT PROPERTY:** 6,396m²
10. **AREA OF PROPOSED REZONING:** 6,396m²
11. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
12. **PROPOSED ZONE:** RU6b – Two Dwelling Housing with Boarding and Lodging House
13. **PURPOSE OF THE APPLICATION:** To Amend The Official Community Plan To Change The Future Land Use Designation Of The Subject Property From Rural/Agricultural To Single/Two Family Residential,

To Rezone The Subject Property From The A1 – Agriculture 1 Zone To The RU6b – Two Dwelling Housing With Boarding And Lodging House Zone To Permit The Construction Of A 10 Bedroom Seniors Boarding and Lodging House

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| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 15. | DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |