
CITY OF KELOWNA

MEMORANDUM

Date: June 12, 2003
File No.: Z03-0013 / OCP03-0004
To: City Manager
From: Planning and Corporate Services Department
Subject: Supplemental Report

APPLICATION: Z03-0013 / OCP03-0004 OWNER: Monashee Financial Corp.

AT: 632 Craig Road APPLICANT: Monashee Financial Corp. /
Patrick McBride

PURPOSE: TO APPLY FOR AN OFFICIAL COMMUNITY PLAN FUTURE
LAND USE DESIGNATION AMENDMENT, FROM RURAL /
AGRICULTURAL TO SINGLE / TWO-FAMILY RESIDENTIAL.

TO REZONE FROM THE A1-AGRICULTURE 1 ZONE TO THE
RU1-LARGE LOT HOUSING ZONE IN ORDER TO FACILITATE
A PROPOSED SIX LOT SINGLE UNIT SUBDIVISION.

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: RU1 ZONE – LARGE LOT HOUSING

REPORT PREPARED BY: MARK KOCH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1. RECOMMENDATION

THAT OCP Bylaw Amendment No. OCP03-0004 to amend Map 19.1 of the Kelowna Official Community Plan (1994 - 2013) Bylaw No. 7600 by changing the Future Land Use designation of Lot B, Plan 28885, Sec. 26, Twp. 26, ODYD, located on Lacombe Road, Kelowna, B.C., from the Rural/Agricultural designation to the Single/Two-Family designation be read a 2nd and 3rd time, and adopted by Council;

AND THAT Rezoning Application No. Z03-0013 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot B, Plan 28885, Sec. 26, Twp. 26, ODYD, located on Lacombe Road, Kelowna, B.C., from the A1-Agriculture 1 zone to the RU1-Large Lot Housing zone, be read a 2nd and 3rd time, and amended to delete the former RU1s designation, with all lots being designated RU1, and adopted as amended.

2.0 SUMMARY

Further to the Public Hearing of June 10, 2003, the property owner has subsequently issued written authorization to amend their application, hereby removing the previously proposed RU1s-Large Lot Housing with Suite zone from the application. The application is therefore proposing to amend the Official Community Plan Generalized Future Land Use designation for the subject property, from Rural/Agricultural to Single/Two Family Residential, while concurrently rezoning the subject property from the A1–Agriculture 1 zone to the RU1 – Large Lot Housing zone. The applicant has furthermore applied to subdivide the subject property, proposing a six lot single unit subdivision.

According to the Local Government Act Section 894 (1) (b) (ii), after a Public Hearing the Council may alter and then adopt the bylaw, provided that the alteration does not without the owners consent, decrease the density. As noted above, this amendment has been initiated by the owner.

3.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department does have concerns with this proposed change in Future Land Use designation, as noted in our May 6, 2003 report which did not recommend that Council support this concurrent Official Community Plan Future Land Use designation amendment and RU1 rezoning application.

As Council supported the alternate recommendation in our May 6, 2003 report, please note that prior to subdivision approval, the applicant will be required to construct a 6m vegetative buffer lying within a covenanted 15m no-build area, located alongside the eastern boundary of the proposed lots 3,4,5,6, adjacent to the ALR farm operation. Furthermore, proposed lots 1,2 will be required to register a covenant establishing Cedar hedging with a 2m high chainlink fence, alongside the eastern property boundary. The garage structure on the proposed lot 2 will also have to be removed. These measures are intended to mitigate land use conflicts that could arise between this proposed urban use and the adjacent farm operation.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion

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

AB/MK/mk
Attach.

FACT SHEET

1. **APPLICATION NO.:** Z03-0013 / OCP02-0004
2. **APPLICATION TYPE:** Rezoning / OCP
3. **OWNER:** Monashee Financial Corp.
 - . **ADDRESS** 1065 Lacombe Road
 - . **CITY** Kelowna, B.C.
 - . **POSTAL CODE** V1X 4W7
4. **APPLICANT/CONTACT PERSON:** Patrick McBride
 - . **ADDRESS** 1065 Lacombe Road
 - . **CITY** Kelowna, B.C.
 - . **POSTAL CODE** V1X 4W7
 - . **TELEPHONE/FAX NO.:** 765-5142
5. **APPLICATION PROGRESS:**
 - Date of Application:** March 10, 2003
 - Date Application Complete:** March 13, 2003
 - Servicing Agreement Forwarded to Applicant:** N/A
 - Servicing Agreement Concluded:** N/A
 - Staff Report to Council:** May 6, 2003
6. **LEGAL DESCRIPTION:** June 12, 2003 (Supplemental Report)
Lot B, Plan 28885, Sec. 26, Twp. 26, ODYD
7. **SITE LOCATION:** The subject property is located in the Rutland Sector Plan area, on Craig Road, east of Lacombe, and south of Sumac Road.
8. **CIVIC ADDRESS:** 1065 Lacombe Road
9. **AREA OF SUBJECT PROPERTY:** 5637 m²
10. **AREA OF PROPOSED REZONING:** m²
11. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
12. **PROPOSED ZONE:** RU1 – Large Lot Housing
13. **PURPOSE OF THE APPLICATION:**

To apply for an Official Community Plan Future Land Use designation amendment, from Rural / Agricultural to Single / Two-Family Residential;

To Rezone from the A1-Agriculture 1 zone to the RU1-Large Lot Housing zone in order to facilitate a proposed six lot single unit subdivision.

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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 |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Proposed Plan of Subdivision