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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** July 11, 2003  
**File No.:** Z03-0032  
**To:** City Manager  
**From:** Planning and Development Services Department  
**Subject:**

APPLICATION NO. Z03-0032

OWNER: David and Karen  
Desjardins

AT: 5399 Chute Lake Road

APPLICANT: David and Karen  
Desjardins

**PURPOSE:** To rezone the subject property from the RR3-Rural Residential zone to the RU1-Large Lot Housing zone in order to allow for a proposed two lot single family residential subdivision

**EXISTING ZONE:** RR3-Rural Residential

**PROPOSED ZONE:** RU1-Large Lot Housing

**REPORT PREPARED BY:** Mark Koch

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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**1. RECOMMENDATION**

THAT Rezoning Application No. Z03-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Plan 38762, Sec. 23, Twp. 28, SDYD, located on Chute Lake Road, Kelowna, B.C. from the RR3 – Rural Residential 3 zone to the RU1 – Large Lot Housing zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration.

**2.0 Summary**

The applicant is proposing to rezone the subject property from the RR3 - Rural Residential zone to the RU1 - Large Lot Housing zone in order to allow a proposed two lot single family residential subdivision.

### 3.0 Advisory Planning Commission

The subject application was reviewed by the Advisory Planning Commission at the meeting of May 6, 2003 and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z03-0032, 5399 Chute Lake Road/Lot A, Plan 38762, Sec. 24, Twp. 28, ODYD, by Dave Desjardine to rezone the subject property from the RR3 - Rural Residential 3 zone to the RU1 - Large Lot Housing zone in order to allow for a proposed two lot single family residential subdivision.

### 4.0 BACKGROUND

#### 4.1 The Proposal

The subject property is located in the Southwest Mission Sector area of the City. The subject property is currently zoned RR3 - Rural Residential and has a single detached dwelling existing on it. The original proposal was to move the house in order to allow for the creation of the two proposed RU1-Large Lot Housing lots, while the applicant has since indicated that they will now be demolishing the house in order to allow for the creation of the two lots.

Application meets requirements of proposed RU1-Large Lot Housing zone as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Site Area (m <sup>2</sup> ) ❶	Approximately 854 m <sup>2</sup>	550.0 m <sup>2</sup>
Site Width (m) ❶	18 m	16.5 m
Site Depth (m) ❶	48 m	30.0 m
Site Area (m <sup>2</sup> ) ❷	Approximately 1782 m <sup>2</sup>	550.0 m <sup>2</sup>
Site Width (m) ❷	33 m	16.5 m
Site Depth (m) ❷	54 m	30.0 m

#### Notes:

- ❶ Proposed Lot 1
- ❷ Proposed Lot 2

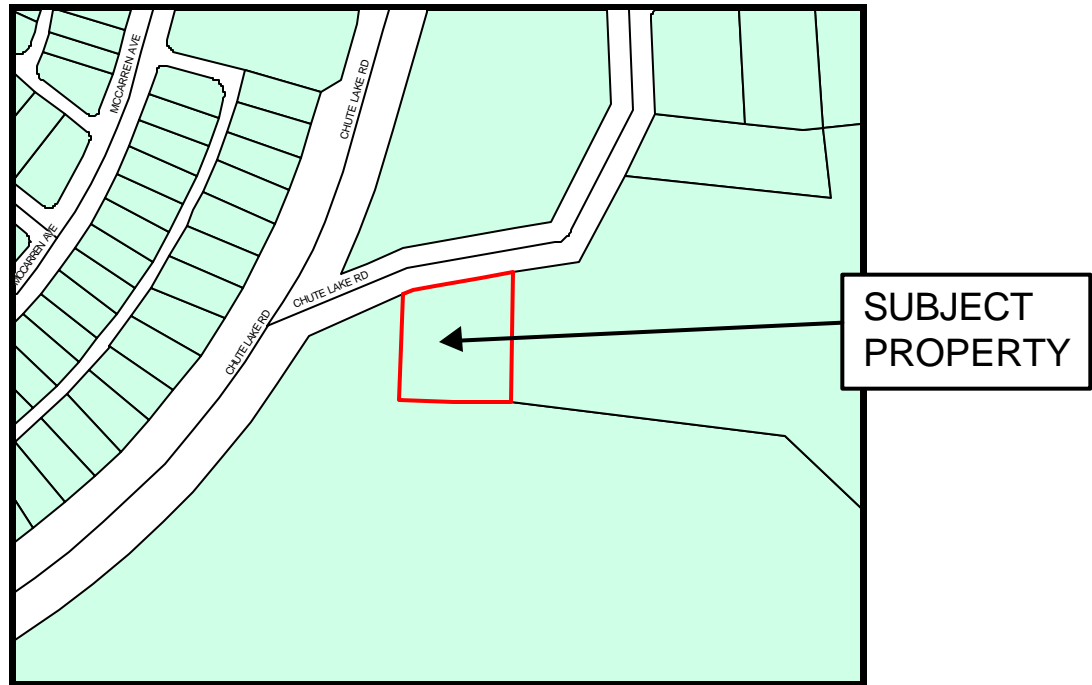
### 5.0 Site Context

The subject property is situated within the Southwest Mission Sector Plan area, and is located adjacent to the Kettle Valley development. A water statutory right of way exists over the eastern portion of the property, while the remainder of the proposed Lot 2 allows for sufficient area to develop a single detached home.

Adjacent zones and uses are, to the:

- North - CD2–Kettle Valley Comprehensive Residential Development / Kettle Valley Gateway Subdivision
- East - A1–Agriculture 1 / Vacant Land
- South - CD2–Kettle Valley Comprehensive Residential Development / Reservoir
- West - CD2–Kettle Valley Comprehensive Residential Development / Reservoir

Site Location Map



5.1 Existing Development Potential

The existing RR3-Rural Residential zone permits single detached housing as a primary use, and bed and breakfast homes, intermediate care centres, minor group homes, both major and minor home based businesses, second kitchens, and secondary suites as the secondary uses.

5.2 Current Development Policy

5.2.1 Kelowna Official Community Plan

The Official Community Plan Future Land Use Designation for the subject property been identified as Single/Two Family Residential, therefore the proposed rezoning to RU1-Large Lot Housing is consistent with the OCP.

5.2.2 City of Kelowna Strategic Plan (1992)

The Strategic Plan encourages compact urban growth, while furthermore encouraging redevelopment and infill development.

5.2.3 Southwest Mission Sector Plan

The Southwest Mission Sector Plan contains goals and objectives which seek to create clustering of development, while further encouraging new ways of viewing density.

## 6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning & Corporate Services Department has no concerns over this proposed change in zoning, which is also supported by the relevant planning and development policies, which include the Kelowna Official Community Plan, Strategic Plan and the Southwest Mission Sector Plan.

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Bob Shaughnessy  
Subdivision Approving Officer

RGS/MK/mk/

Attach.

Approved for inclusion

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

RGS/MK/mk

Attach.

**FACT SHEET**

1. **APPLICATION NO.:** Z03-0032
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** David and Karen Desjardins  
· **ADDRESS** 5399 Chute Lake Road  
· **CITY** Kelowna, BC  
· **POSTAL CODE** V1W 4L5
4. **APPLICANT/CONTACT PERSON:** David and Karen Desjardins  
· **ADDRESS** 5399 Chute Lake Road  
· **CITY** Kelowna, BC  
· **POSTAL CODE** V1W 4L5  
· **TELEPHONE/FAX NO.:** 764-4076
5. **APPLICATION PROGRESS:**  
    **Date of Application:** 2003-05-27  
    **Date Application Complete:** 2003-05-27  
    **Servicing Agreement Forwarded to Applicant:**  
    **Servicing Agreement Concluded:**  
    **Staff Report to APC:** 2003-06-10  
    **Staff Report to Council:** 2003-07-10
6. **LEGAL DESCRIPTION:** Lot A, Sec. 23, Twp. 28, Plan 38762, SDYD
7. **SITE LOCATION:** Located on Chute Lake Road, south of Trumpeter Road
8. **CIVIC ADDRESS:** 5399 Chute Lake Road  
Kelowna, BC
9. **AREA OF SUBJECT PROPERTY:** 2814 m<sup>2</sup>
10. **AREA OF PROPOSED REZONING:** 2814 m<sup>2</sup>
11. **EXISTING ZONE CATEGORY:** RR3-Rural Residential 3
12. **PROPOSED ZONE:** RU1-Large Lot Housing
13. **PURPOSE OF THE APPLICATION:** To rezone the subject property from the RR3-Rural Residential zone to the RU1-Large Lot Housing zone in order to allow for a proposed two lot single family residential subdivision
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**

*ATTACHMENTS*

*(not attached to the electronic version of the report)*

- Location of subject property
- Proposed Plan of Subdivision