
CITY OF KELOWNA

MEMORANDUM

Date: October 13, 2005
File No.: Z05-0012

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. Z05-0012

OWNER: Susan Snow

AT: 438 Trumpeter Road
Trumpeter Road (N of)

APPLICANT: Runnalls Denby

PURPOSE: To rezone the subject properties from the RR2-Rural Residential 2 zone to the RU1-Large Lot Housing zone in order to allow for a proposed two lot single family residential subdivision.

EXISTING ZONE: RR2-Rural Residential 2

PROPOSED ZONE: RU1-Large Lot Housing

REPORT PREPARED BY: KEIKO NITTEL

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z05-0012 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot D, Section 24, Township 28, SDYD, Plan 22561 & Lot 18, Section 24, Township 28, SDYD, Plan 31830, located on Trumpeter Road, Kelowna, B.C. from the RR2 – Rural Residential 2 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 properties from the RR2-Rural Residential 2 zone to the RU1-Large Lot Housing zone in order to allow for a two lot single family residential subdivision.

3.0 ADVISORY PLANNING COMMISSION

The above noted application was reviewed by the Advisory Planning Commission at the meeting of March 15, 2005, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z05-0012, for (N of) Trumpeter Road, Lot 18, Plan 31830 and 438 Trumpeter Road, Lot D, Plan 22561, Sec. 24, Twp. 28, ODYD, by Runnalls Denby & Associates (Neil Denby), to rezone the subject property from the RR2-Rural Residential 2 zone to the RU1-Large Lot Housing zone in order to allow for a 2 lot single family subdivision.

4.0 BACKGROUND

4.1 The Proposal

The subject properties are currently zoned RR2-Rural Residential 2. While functioning as one large property, 438 Trumpeter Road actually comprises of two legal lots. The larger 4323m² lot (Lot D) fronts onto Chute Lake Road. The smaller 174m² lot (Lot 18) fronts onto Trumpeter Road. The lots have common ownership. The applicant is proposing to consolidate the two lots then subdivide the property into two RU1 zoned properties. The proposal calls for the creation of a 0.16ha (0.38ac) parcel fronting onto Chute Lake Road, and a 0.29ha (0.73ac) parcel fronting onto Trumpeter Road. The proposed rezoning to the RU1 – Large Lot Housing zone is required to facilitate the creation of the two proposed lots.

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

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Lot 1		
Site Area (m ²)	1600m ²	550m ²
Site Width (m)	35m	16.5m
Site Depth (m)	41m	30m
Lot 2		
Site Area (m ²)	2900m ²	550m ²
Site Width (m)	35m	16.5m
Site Depth (m)	81m	30m

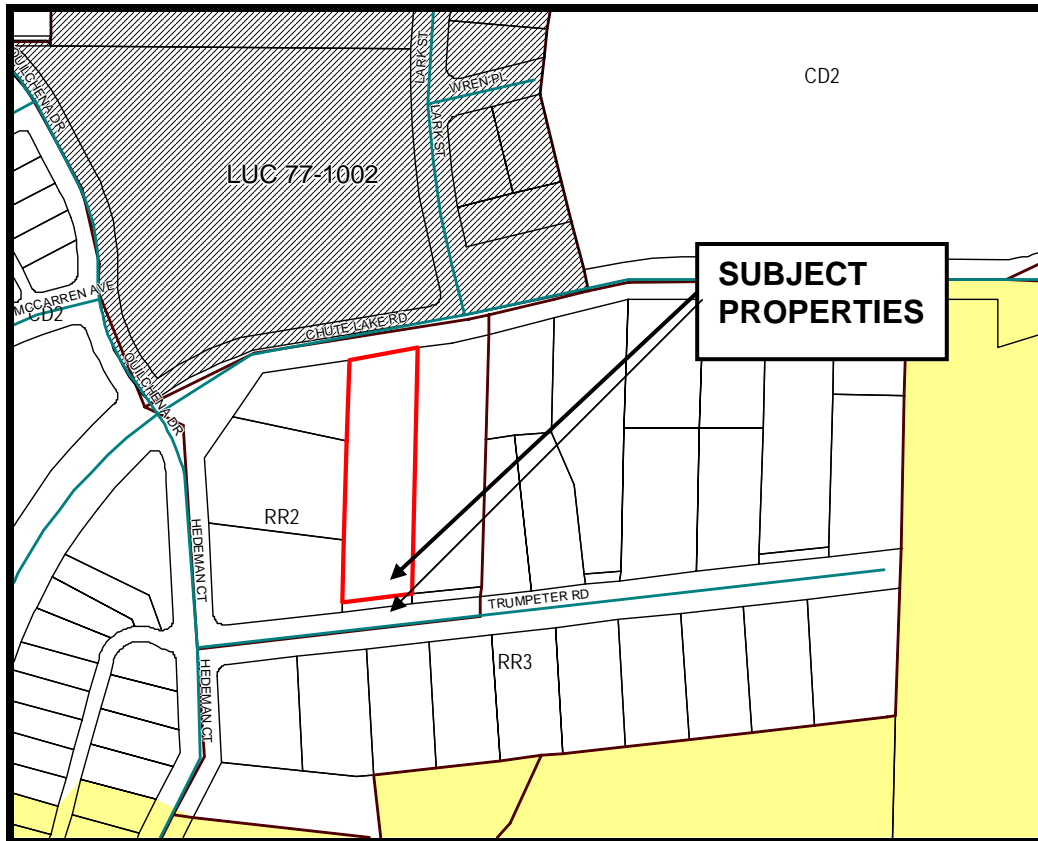
5.0 Site Context

The subject property is situated within the Southwest Mission area, and is located in proximity to the Kettle Valley development. The subject property fronts onto both Chute Lake Road and Trumpeter Road.

Adjacent zones and uses are, to the:

- North - RR1-Rural Residential 1 / Vacant
- East - RR2-Rural Residential 2 / Single Family Residential
- South - RR3-Rural Residential 3 / Single Family Residential
- West - RR2-Rural Residential 2 / Single Family Residential

Site Location Map



4.1 Existing Development Potential

The current RR2-Rural Residential 2 zone permits single detached housing as a primary use, as well as greenhouses and plant nurseries, along with bed and breakfast homes, intermediate care centres, minor group homes, both major and minor home based businesses, and second kitchens as secondary uses.

4.2 Current Development Policy

4.2.1 Kelowna Official Community Plan (2004)

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

4.2.2 City of Kelowna Strategic Plan (2005)

A goal of the Strategic Plan is to embrace the social, cultural and physical wellbeing of its residents through the delivery of quality services at a reasonable price, the development and maintenance of quality infrastructure and built forms, and meaningful opportunities to be involved in major decisions made by the City.) New development should be sensitively integrated with heritage resources and existing urban, agricultural and rural areas.

5.0 Technical Comments

5.1 Fire Department

Fire Dept. access as per BC Building Code and City of Kelowna subdivision Bylaw

5.2 FortisBC

Existing Lot A has overhead service. Proposed Lot B will require underground service.

5.3 Inspections Department

All clearances to property lines in respect to the existing house or any other structure that might exist but are not shown must comply with the zoning by-laws prior to subdivision approval.

5.4 Interior Health

No concerns provided community sewer is available to both lots.

5.6 Parks Manager

Boulevard maintenance including watering (manual or automated irrigation), shrubs, ground cover, sod, and seeded areas will be the responsibility of owner/occupant. Boulevard tree maintenance will be the responsibility of Parks Division.

5.7 Shaw Cable

Owner/developer to supply and install an underground conduit system.

5.8 Telus

Will provide underground facilities to this development. Developer will be required to supply and install conduit.

5.9 Works & Utilities

The City's Works & Utilities Department were identified at the time of Preliminary Layout Review (PLR) under Subdivision application S04-0101 as follows:

The following Works & Services are required for this subdivision:

5.9.1 Geotechnical Report

- a) A geotechnical report may be required by the Inspection Services Department.

5.9.2 Water

- a) The property is located within the City Water Utility service area. Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees. Show the proposed water service location on the Lot Grading Plan. The City will install the connection at cost to the owner. When the drawing is provided, the city will estimate the cost of the connection and then advise the applicant. A deposit based on the estimate will be necessary before subdivision approval.

5.9.3 Sanitary Sewer

- a) Both parcels to be created will be subject to the Specified Area debt charges for this service. The applicant must pay-out the outstanding financial obligation for each lot. (IMPORTANT: SEE "CHARGES & FEE" SECTION BELOW REGARDING CRITICAL CASH COMMUTATION DATES)
- b) Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of any existing tanks and fields.

5.9.4 Drainage & Lot Grading

- a) The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- b) Provide a detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill).
- c) Provide a drainage Statutory Right-of-Way over Thompson creek for the portions on this property. The ROW should be a minimum of 4.5m wide and contain the creek.
- d) Some portions of the creek may need to be restored because of the recent fire activity and filling. Permits for work in and about a creek will be required from the Provincial authority. (Contact Colin Reece at the city, 862-3339 local 331, for any questions regarding restoration of the channel)

5.9.5 Roads

- a) Chute Lake Road frontage will be completed in the future as part of a larger project in the 20 Year Servicing Plan and the Development Cost Charge Program. No further construction or contribution is required from the owner (other than payment of Development Cost Charges – see below).
- b) Trumpeter Road is designated an urban local road. The road is already urbanized with curb and gutter and there is no further work required.
- c) New driveways are normally not permitted onto arterial roads such as Chute Lake Road; however, this lot already fronts Chute Lake Road we are prepared to allow access for lot A on this road, provided:
 - i) the driveway satisfies the maximum 15% grade requirement for new lots;
 - ii) the driveway is adjusted to be perpendicular to Chute Lake Road (to provide better sight lines); and,

- iii) An adequate turn around on the property is constructed that permits vehicles to exit onto Chute Lake Road in a forward manner (avoids backing into traffic).

As an alternative, a common driveway (with reciprocal easement) could be provided to Trumpeter Road provided grades are “proved out”.

The driveways should be rough graded prior to subdivision approval to confirm that they satisfy bylaw requirements.

5.9.6 Power and Telecommunication Services and Street Lights

- a) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning & Corporate Services Department has no concerns over this proposed change in zoning. The future land use designation of the subject property is Single/Two Dwelling and the proposed rezoning is therefore consistent with the Official Community Plan. The proposed subdivision will be facilitated by the rezoning and will also be consistent with the pattern of development in the surrounding neighbourhood.

Bob Shaughnessy
Subdivision Approving Officer

RGS/KN/kn/

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

Attach.

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Proposed Plan of Subdivision