
**CITY OF KELOWNA
MEMORANDUM**

Date: July 18, 2006
File No.: Z06-0042
To: City Manager
From: Planning & Development Services Department
Purpose: To rezone the subject property from A1 – Agriculture 1 zone to A1s – Agriculture 1 with Secondary Suite zone.

OWNERS: Darren & Dana Marchant **APPLICANTS:** Darren & Dana Marchant

AT: 4427 Gaspardone Rd.

EXISTING ZONE: A1 Agriculture 1

PROPOSED ZONE: A1s – Agriculture 1 with a Secondary Suite

REPORT PREPARED BY: Danielle Noble

1.0 RECOMMENDATION

THAT Rezoning Application No. Z06-0042 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Sec. 24, Twp 29, ODYD, Plan KAP74510, located on Gaspardone Rd., Kelowna, B.C. from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone be considered by Council;

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

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department and the South East Kelowna Irrigation District being completed to their satisfaction.

2.0 SUMMARY

The Applicant is requesting to rezone the subject property to allow a secondary suite in an existing building (see attached Building Location Certificate). The Applicants' desire is to construct the principle residence on the subject property and to have the existing building that is occupied by the applicants to be recognized as a legitimate accessory suite.

3.0 SITE CONTEXT

The subject property is located on Gaspardone Rd., just south of Balldock Rd. Priest Creek bisects the subject property, and has a related no-disturb covenant to protect the pertinent riparian area. This parcel was created through a 10-lot subdivision plan, with the actual subdivision being registered in November of 2003.

Existing development consists of one building that is utilized as the place of residence over a 3 bay garage. Given the recent construction of the building, it is designed with ample visual interest, and will compliment the architectural style of the proposed principle dwelling. There is no agricultural activity taking place on this parcel, and it is used entirely for residential purposes.

At the time of composing this report, Interior Health had not commented on the status of additional septic requirements. Water service for this lot is supplied by the South East Kelowna Irrigation District (SEKID). They have indicated that the site is currently approved for one residential unit and will require additional water capacity upgrades.

If the rezoning is approved, the applicant will proceed through a Development Permit process to regulate the form and character of the secondary suite contained in the accessory building and to ensure compliance with the guidelines.

Parcel Size: 1.69 ha (4.2 ac)

Elevation: 550 m – 560 m

Zoning and Uses of Adjacent Property

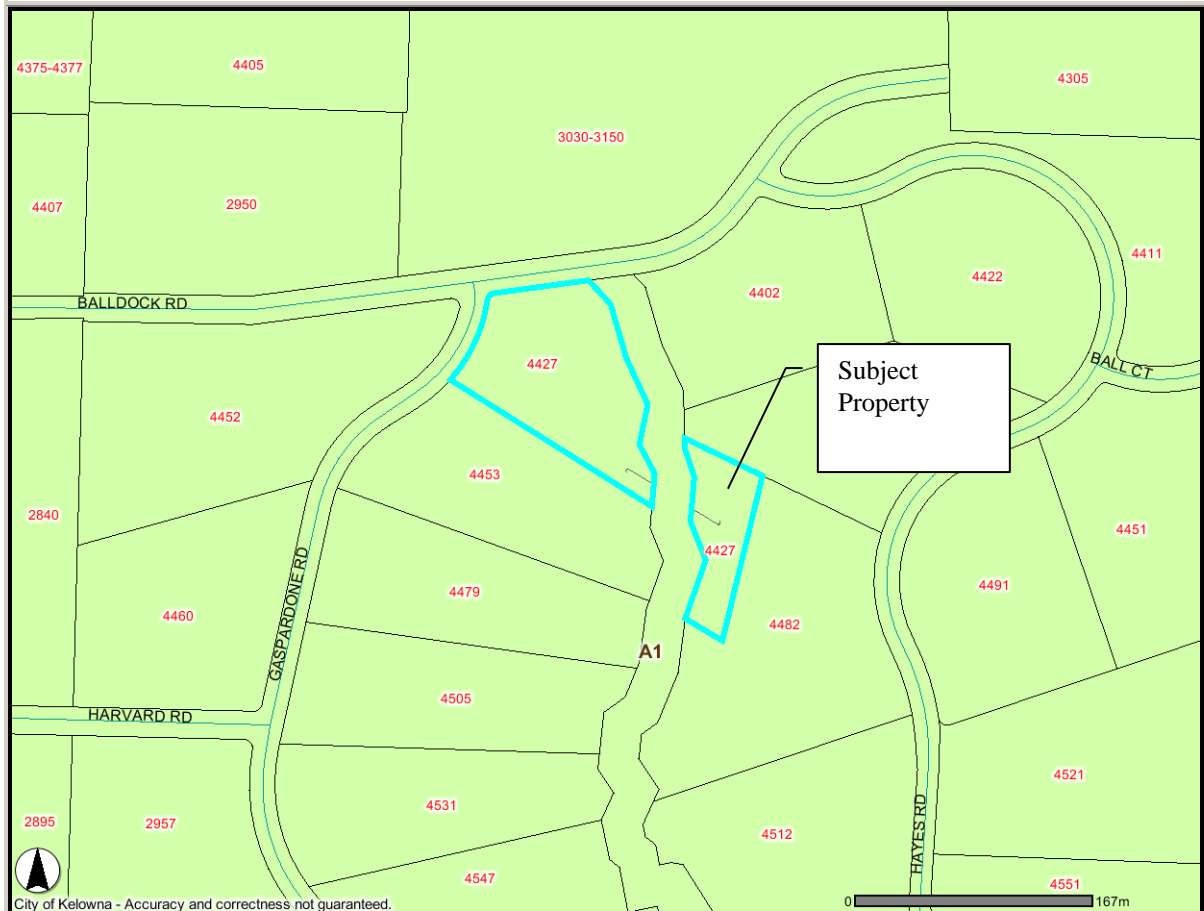
North	A1 – Agriculture 1
East	A1 – Agriculture 1
South	A1 – Agriculture 1
West	A1 – Agriculture 1

The application meets the requirements of the proposed A1s – Agriculture with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Site Coverage (%)	<10%	10%
Total Floor Area (m ²)		
-House (Proposed)	492m ²	
-Accessory Footprint (Existing)	89.4m ²	
-Secondary suite	89.4m ²	90m ²
Height	8.1m (2 storeys)	13.0m (2½ storeys) (for accessory bldgs)
Setbacks-Accessory (m)		
-Front	70m	6.0m
-Rear	37m	3.0m (for accessory bldgs)
-Side Yard	24m	3.0m
-Side Yard	60m	3.0m
Parking Spaces (Total)	4	3

4.0 SITE MAP

Subject Property: 4427 Gaspardone Rd.



5.0 POLICY AND REGULATION

5.1.1 City of Kelowna Strategic Plan

A Primary Goal of the Strategic Plan is to preserve viable agricultural holdings as an integral part of our community.

5.1.2 Kelowna 2020 – Official Community Plan

The current Official Community Plan has designated the subject property as Rural / Agricultural.

The proposed building addition is subject to the Secondary Suite and Two Dwelling Housing Development Guidelines set out in the Official Community Plan. The intent of the Development Guidelines is to give consideration to the form, character and landscaping of all new secondary suites as forms of housing. The applicant will be required to provide further detailing with regard to the landscaping.

5.1.3 City of Kelowna Agriculture Plan

Secondary Suites. While the parcel is excluded from the ALR, there is general support for provision of secondary suites in agricultural areas as per Land Commission Policy # 770/98, which allows one suite per parcel, substantially within the footprint of

an existing or proposed single family dwelling. However, given the future OCP designation as Rural/Agricultural, similar principles apply to support secondary suite uses on lands designated as 'rural'.

6.0 PLANNING AND DEVELOPMENT SERVICES COMMENTS

Staff has no concerns with the intensification of the residential use of this property, given the intention to use an existing building for the purposes of a secondary suite. The proposed design of the single family dwelling will compliment the design and character of the recently constructed building, and enhance the built form on the rural property. Successful completion of a rezoning application would allow the residents to move from the existing building into the principle dwelling, and allow the existing structure to be utilized as a secondary suite. Furthermore, there does not appear to be any negative impacts on the agriculture industry that would result from the approval of this rezoning, noting that the property is not regulated by the ALC policies.

Shelley Gambacort
Acting Development Services Manager

Approved for inclusion ☐

Signe Bagh
Acting Director of Planning & Development Services
SB/dn

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

- Location of subject property
- Site Plan
- Landscape Plan
- Floor Plans and Elevations of Existing Accessory Building (Garage)
- Floor Plans and Elevations of Proposed Single Family Dwelling