

Date: July 10, 2006

To: City Manager

From: Planning and Development Services Department

Subject:

APPLICATION NO. Z06-0032 **OWNER:** Dennis Husch
Sheryol Husch

AT: 1542 Belgo Road **APPLICANT:** Dennis Husch

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE RR3 –
RURAL RESIDENTIAL 3 ZONE TO THE RR3S – RURAL
RESIDENTIAL 3 WITH SECONDARY SUITE ZONE TO ALLOW
FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING
WITH SECONDARY SUITE

EXISTING ZONE: RR3 – RURAL RESIDENTIAL 3

PROPOSED ZONE: RR3s – RURAL RESIDENTIAL 3 WITH SECONDARY SUITE

REPORT PREPARED BY: RYAN SMITH

THAT Rezoning Application No. Z06-0032 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, Section 13 and 14, Township 26, ODYD Plan 25514, located on Belgo Road, Kelowna, B.C. from the RR3 – Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone be considered by Council;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works and Utilities Department being completed to their satisfaction.

The applicants are seeking to rezone the subject property from the RR3 – Rural Residential 3 zone to the RR3s – Rural Residential 3 with Secondary Suite zone.

The subject property is located on the east side of Belgo Road, south of its intersection with Walburn Road. The property is accessed via a pan-handle driveway from Belgo Road.

The applicant is proposing to construct a new accessory building on the subject property and is seeking a rezoning and development permit in order to permit the use of a secondary suite within this structure. The subject property is not in the Agricultural Land Reserve.

The accessory building would be a one storey structure with an overall footprint of 180m² but the area of the secondary suite will measure only 90m². The exterior of the accessory building will be finished with rough texture vinyl siding, white cottage style trim, heavy wood style window frames and asphalt shingles.

A new septic field would be constructed to accommodate this development and water would be provided from the Black Mountain Irrigation District.

The application meets the requirements of the proposed RR3s – Rural Residential 3 with Secondary Suite zone as follows:

CRITERIA	PROPOSAL	RR3s ZONE REQUIREMENTS
Lot Area (m ²)	12,277m ² (1.2Ha)	1.0Ha
Lot Width (m)	40m (approx.)	18.0m
Lot Depth (m)	117m (approx.)	30.0m
Site Coverage (%)	1.8%	30%
Total Floor Area (m ²) -House -Secondary suite	140m ² 90m ²	N/A 90m ²
Height (accessory building)	1.5 storeys	1.5 storeys
Setbacks-House (m)		
-Front	45m+	6.0m
-Rear	50m+	7.5m
-Side(n)	5.0m	3.0m
-Side(s)	9.0m	3.0m
Setbacks-Accessory(m)		
-Front	70m+	12.0m
-Rear	22m (Gopher Creek)	15m (Gopher Creek)
-Side(n)	25.0m	3.0
-Side(s)	30m	3.0
Parking Spaces (Total)	3	3

3.1 Site Context

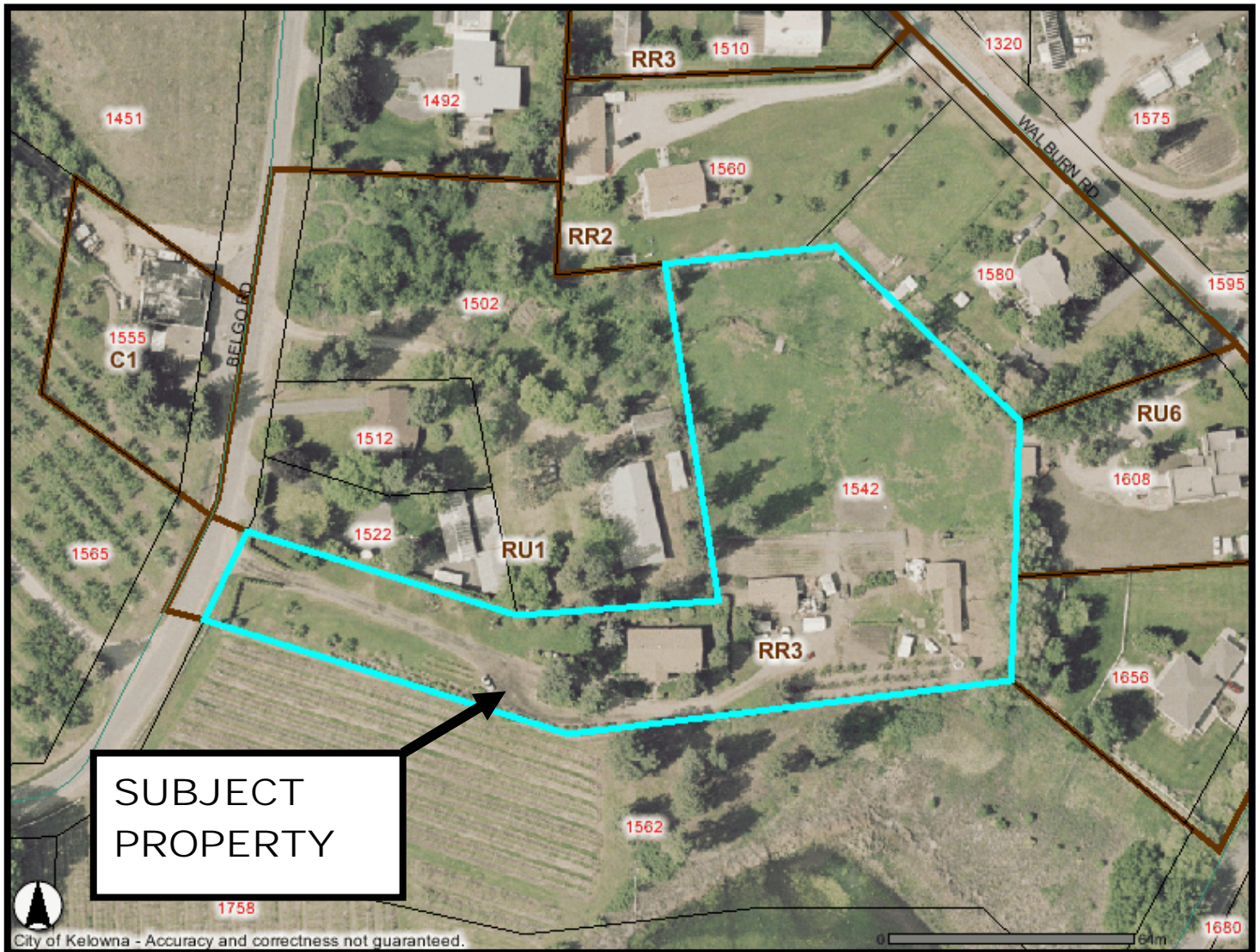
The subject property is located on the east side of Belgo Road, south of its intersection with Walburn Road. The property is accessed via a pan-handle from Belgo Road.

Adjacent zones and uses are:

- North - RR2 – Rural Residential 2 – Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Single Family Dwelling
- South - A1 – Agriculture 1 – Single Family Dwellings
- West - RU1 – Large Lot Housing - Single Family Dwellings

3.2 Location Map

Subject Property: 1542 Belgo Road



3.3 Existing Development Potential

The purpose of this zone is to provide for country residential development on smaller lots, and complementary uses, in areas of high natural amenity and limited urban services.

Secondary suites are a permitted secondary use in the RR3s – Rural Residential 3 zone with Secondary Suite.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The proposal is consistent with the designation of Single/Two Family Residential in the Official Community Plan future land use designation. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15).

3.4.2 South East Kelowna Sector Plan (1994)

There is no policy in this document relating to secondary suites.

4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments and the following comments were received:

4.1 Public Health Inspector

Septic field must be of adequate size to handle the proposed development. Applicant to confirm size of field with Interior Health prior to final approval.

4.2 Inspection Services Department

Complete code analysis at Building Permit stage.

4.3 Works and Utilities Department

The Works & utilities Department comments and requirements regarding this application to rezone from RR3to RR3s are as follows:

4.3.1 Subdivision.

Register a 10.0m. right of way along the creek, The exact location of the right of way in relation to the creek channel must be reviewed by the Drainage Division

Register a no-disturb covenant 15m on each side of the Creek measured from the top of the banks.

Provide easements as may be required

4.3.2 Domestic water and fire protection.

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID.

4.3.3 Sanitary Sewer.

The subject property is not currently serviced by the Municipal Wastewater collection system, this item is under the jurisdiction of the Public Health Officer.

4.4 BMID

Servicing requirements as per the letter from BMID dated May 25, 2006 which was circulated to the applicant.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed rezoning to allow a secondary suite in an accessory building on the subject property. The subject property is designated as Single / Two Unit Residential in the Official Community Plan. As such the proposal to add a suite to the existing dwelling would be in compliance with the OCP. Secondary suites are supported in the OCP as an appropriate method to increase the density in residential neighbourhoods without a significant impact on the character of the area.

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

Signe Bagh
Acting Director of Planning & Development Services

SB/SG/rs
Attach

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject property map
- Site plan and floor plans
- Elevations