

**Date:** October 17, 2006

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

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

**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 Final Adoption of Zone Amending Bylaw No. 9655 be considered by Council.

The Rezoning Authorization Bylaw no. 9308 received second and third readings by Kelowna City Council at a Regular Meeting held on Tuesday September 9, 2006. The Public Hearing for the application was also held on Tuesday September 9, 2006.

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 applicant has completed the required “No-Build” Covenant which will serve to protect this section of Gopher Creek.

### 3.0 PLANNING AND DEVELOPMENT 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.

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Shelley Gambacort  
Acting Manager of Development Services

Approved for inclusion ☐

Mary Pynenburg, MRAIC MCIP  
Director of Planning & Development Services

MP/SG/rs  
Attach

### **ATTACHMENTS**

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

- Subject property map