
CITY OF KELOWNA

MEMORANDUM

DATE: February 25, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO.: Z08-0006

APPLICANT: Micheal Kirby

LOCATION: 1291 Morrison Road

OWNERS: Micheal Kirby
Paula Jameson

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM A1 - AGRICULTURE 1 ZONE TO A1S - AGRICULTURE 1 WITH SECONDARY SUITE ZONE IN ORDER TO ALLOW FOR A SUITE IN AN ACCESSORY BUILDING.

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: A1S – AGRICULTURE 1 WITH SECONDARY SUITE

REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0006 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 36, Twp. 26, ODYD, Plan 17689, except Plan KAP60756 located at 1291 Morrison Road, 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 being completed to their satisfaction;

2.0 SUMMARY

The applicant has applied to rezone the subject property in order to use the space above the newly constructed accessory building (garage) as a secondary suite.

3.0 THE PROPOSAL

A single family dwelling approximately 246.72 m² in size is located on the property. The applicant seeks to rezone the subject property in order to use space above the newly constructed garage as a secondary suite. The proposed suite will have a floor area of 71.3m².

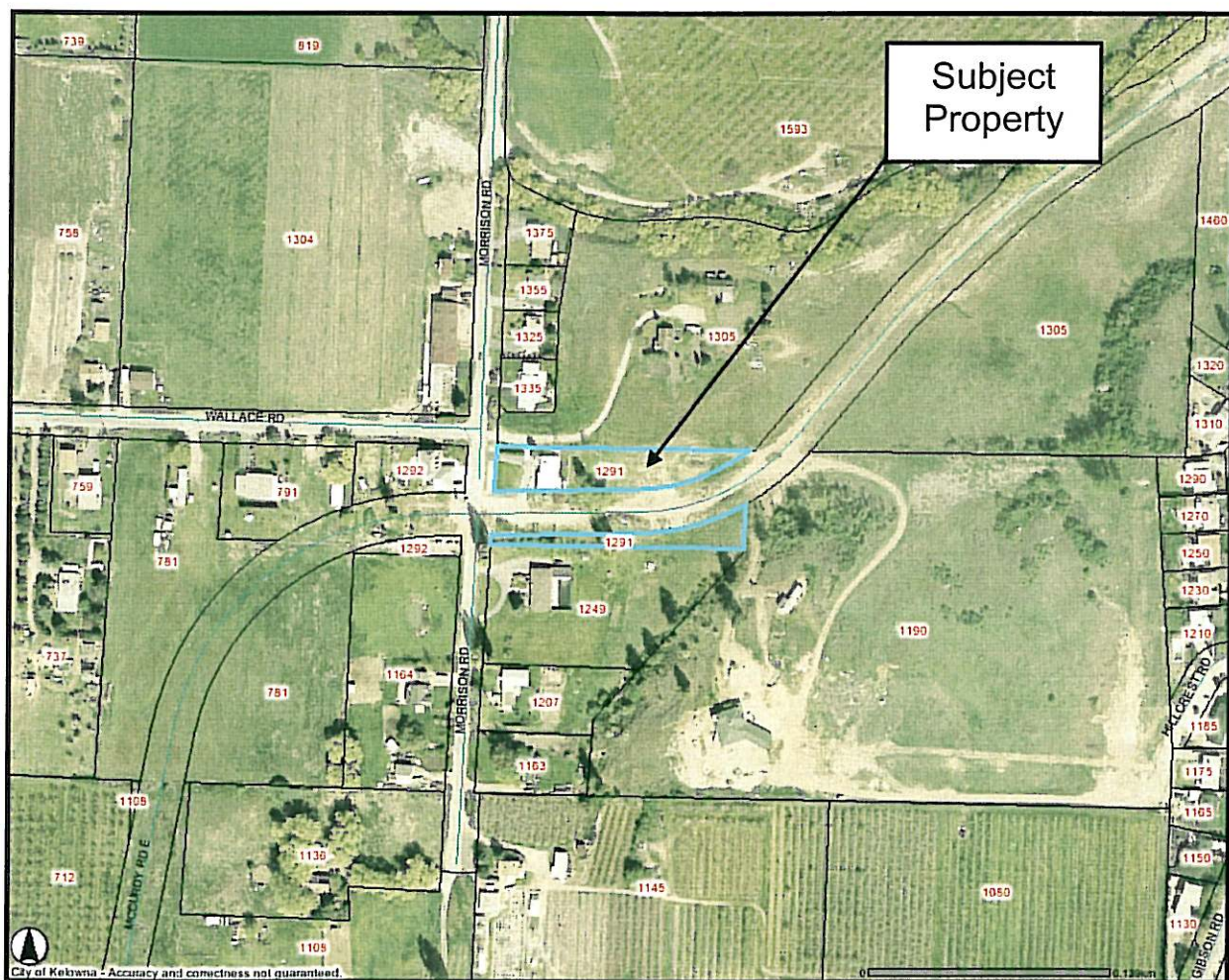
3.1 Site Context

The adjacent land uses are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	A1 – Agriculture 1	Residential
East	A1 – Agriculture 1	Residential
South	A1 – Agriculture 1	Residential
West	A1 – Agriculture 1	Residential

3.2 Site Location Map

1291 Morrison Road



3.3 Current Development Policy

This proposal is supported by the policies of the City of Kelowna's Strategic Plan, Agricultural Plan and Kelowna 2020 – Official Community Plan.

4.0 TECHNICAL COMMENTS

4.1 Inspections Services
No Concerns

4.2 Works and Utilities
See Attached

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department supports the proposed rezoning of the property from A1 – Agriculture 1 Zone to A1s – Agriculture 1 with Secondary Suite Zone.


Shelley Gambacort
Current Planning Supervisor

ATTACHMENTS

- Location Map
- Basic Site Plan
- Elevations
- Photographs

CITY OF KELOWNA
MEMORANDUM

Date: February 7, 2008
File No.: Z08-0006
To: Planning and Development Officer (AW)
From: Development Engineering Manager (SM)
Subject: 1291 Morrison Rd Lot A Plan 17689 Section 36 Township 26

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from A1 to A1s are as follows:

1. Subdivision

Provide easements as required

2. Sanitary Sewer.

The property is located within Specified Area # 20 and in accordance with the City of Kelowna current policy, the specified charges for the proposed A1S development of a separate dwelling will have to be cash commuted. The current pay out charge is **\$6239.70** per SFE. (Prior to March 31, 2008).

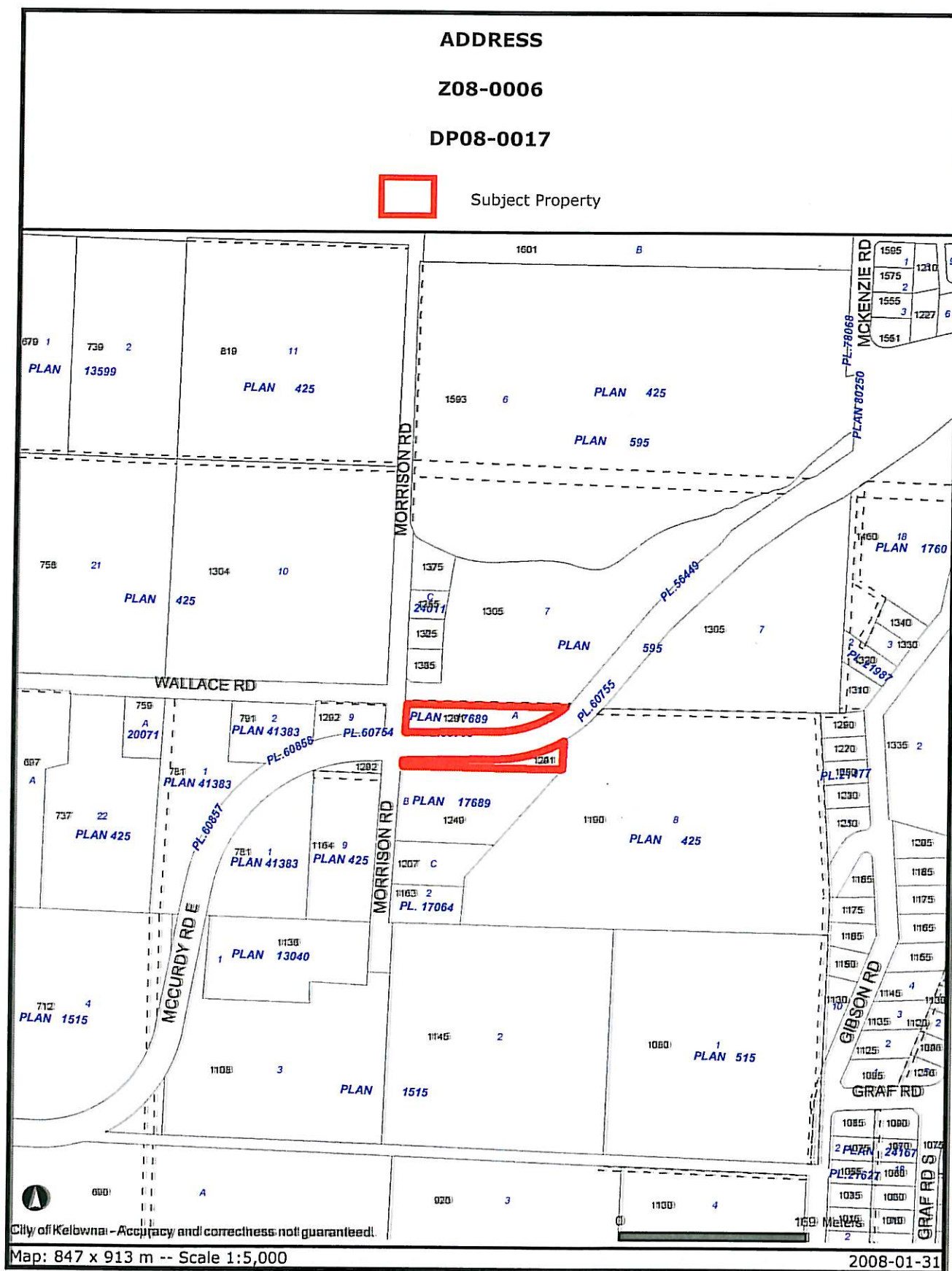
3. Levies Summary.

Sewer specified Area fees # 20

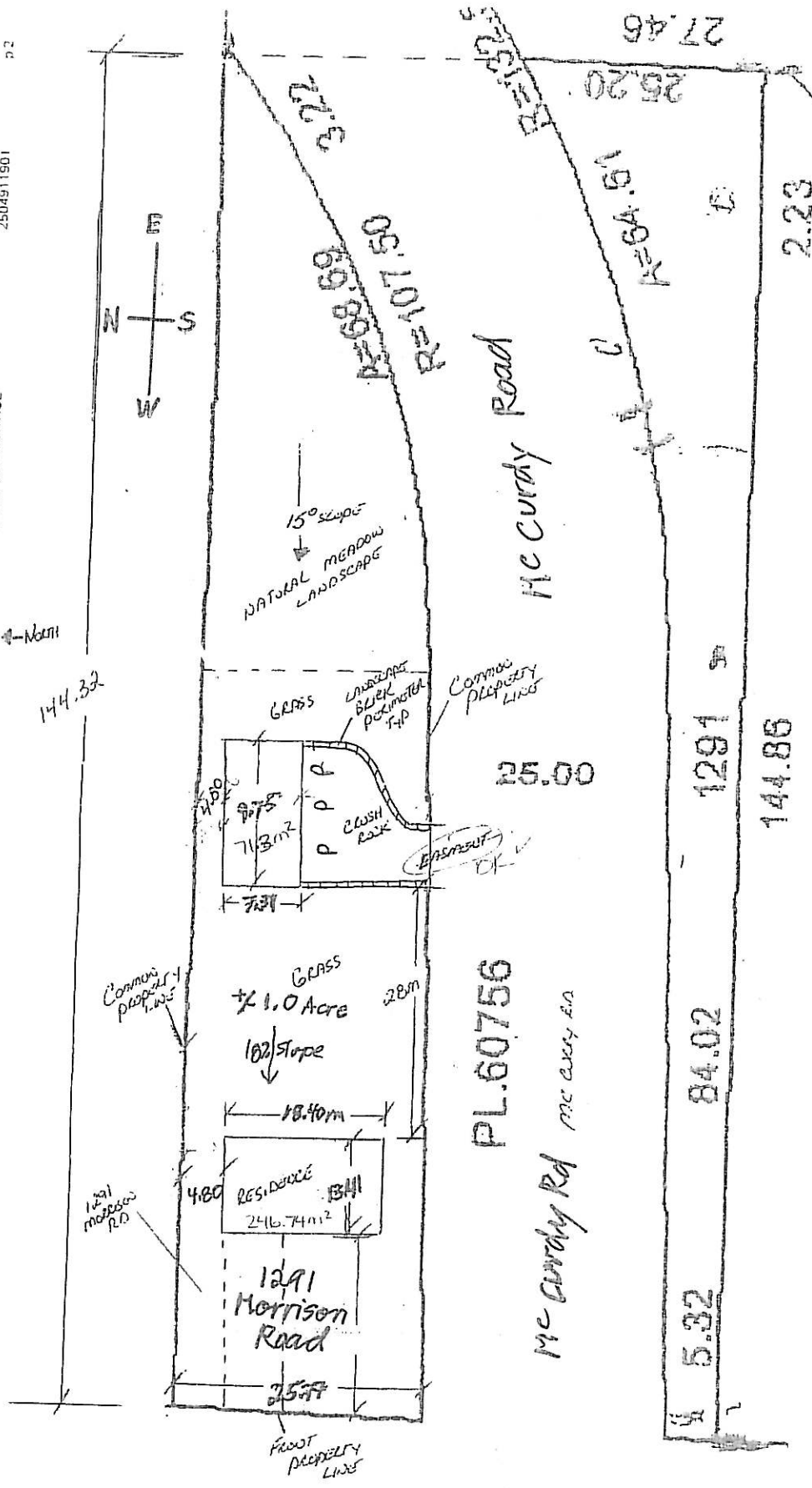
\$ 6,239.70

Steve Muenz, P. Eng.
Development Engineering Manager

DC

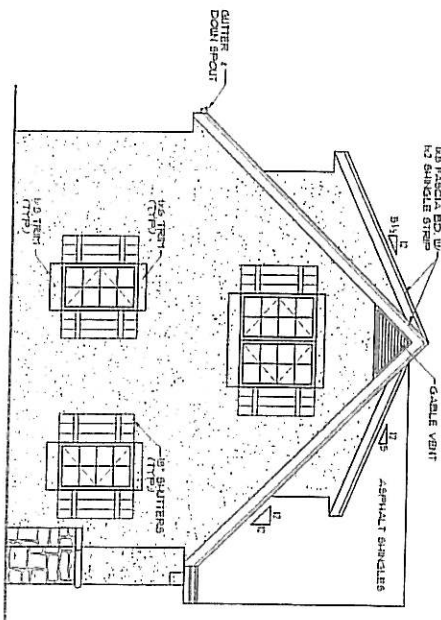
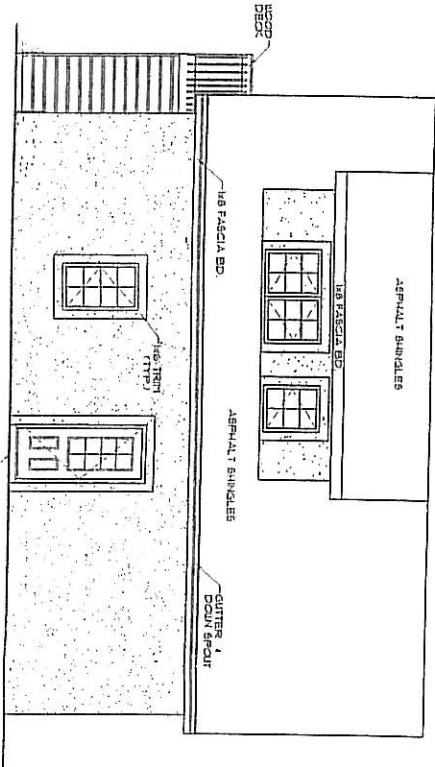
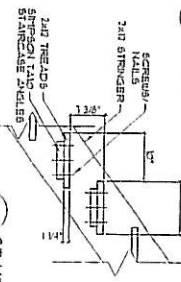
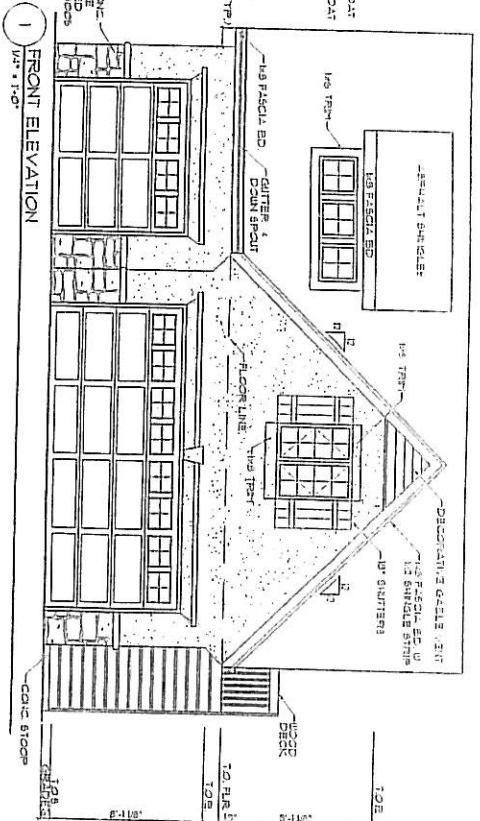
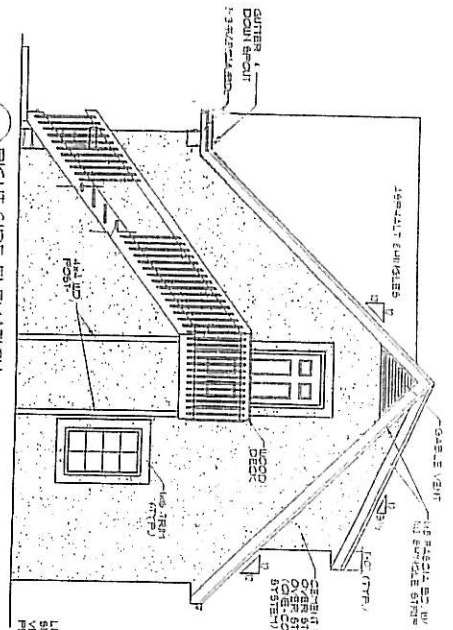


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



MIKE KERRY
1291 MADISON R.
KELOWNA BC
V1X 9W1

MAX 90m² ✓
10% SITE COVERAGE ✓



AS VINYL SAND \$
AS PER PICTURE

