
CITY OF KELOWNA

MEMORANDUM

DATE: June 23, 2008

TO: City Manager

FROM: Planning & Development Services Department

APPLICATION NO.: Z08-0053

APPLICANT: Corey-Lea & Dean Neufeld

LOCATION: 4505 Gaspardone Road

OWNERS: Corey-Lea Neufeld

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: Damien Burggraeve

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0053 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 5, Section 34, Twp. 29, ODYD, Plan KAP74510 located at 4505 Gaspardone 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 Interior Health being completed to their satisfaction;

2.0 SUMMARY

The applicant has applied to rezone the subject property from A1 to A1s (Secondary suite) in order to allocate the space above the proposed accessory building (garage) as a secondary suite.



3.0 THE PROPOSAL

A single family dwelling approximately 212.52 m² in size is located on the property. The applicant seeks to rezone the subject property in order to use space above the proposed garage as a secondary suite. The proposed suite will have a floor area of 89.37m²

CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	148, 345 m ² (14.8 ha)	40,000 m ² (4 ha)
Lot Width	87.75 m	40.0 m
Lot Depth	235.30 m	-
Development Regulations		
Site Coverage (buildings)	0.2%	10%
Height (existing house)	Meets Requirement	2 ½ storeys / 9.5 m
Height (Accessory Building)	5.6 m	13 m
Front Yard	49.7 m	6.0 m
Side Yard (south)	6.9 m	3.0 m
Side Yard (north)	22 m	3.0 m
Rear Yard	157 m	10.0 m and 3.0 for accessory Building
Separation Distance	~50 m	4.5 m

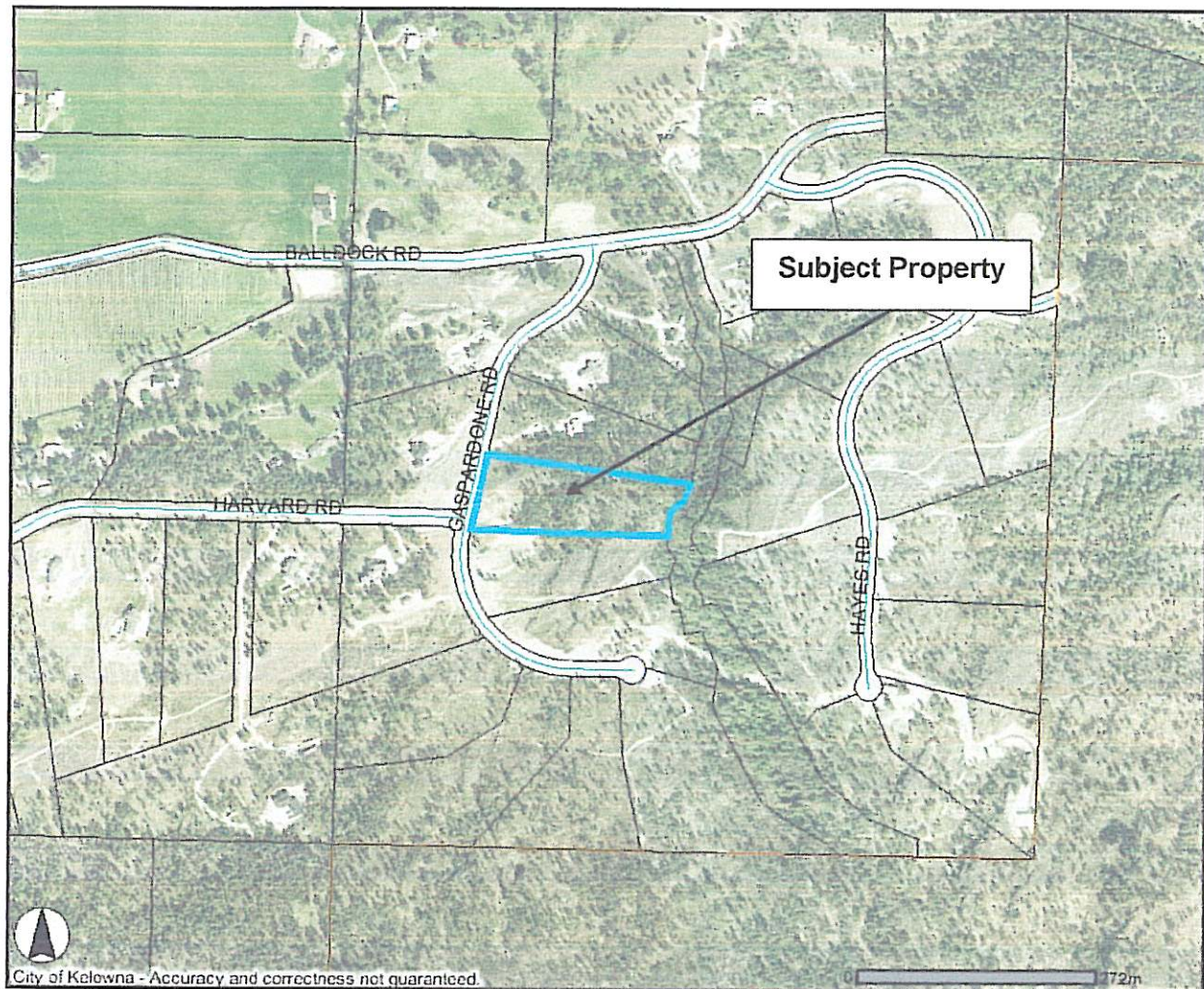
3.1 Site Context

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

4505 Gaspardone Road



3.3 POLICY AND REGULATION

3.3.1 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 (Goal #2, Objective #3). Further, Objective #7 directs the community to 'sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas'.

3.3.2 Kelowna 2020 – Official Community Plan

Section 11.1.12 Sustained Agriculture. Encourage the retention of diverse agricultural uses through limits on urban development and non-farm use on lands of sustainable production capability".

3.3.3 City of Kelowna Agriculture Plan

There are a number of positive impacts of allowing secondary suites in rural areas. There would be equitable treatment for all existing residences throughout the City. A secondary suite may provide some income or mortgage assistance for farmers". (p. 73).

4.0 TECHNICAL COMMENTS

4.1 Inspections Services No Concerns

4.2 Works and Utilities The proposed rezoning for the addition of a carriage house does not compromise Works and Utilities as far as servicing concerns.

4.3 Interior Health The applicant must provide a design for on-site sewage disposal to the satisfaction of Interior Health Inspector.

5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

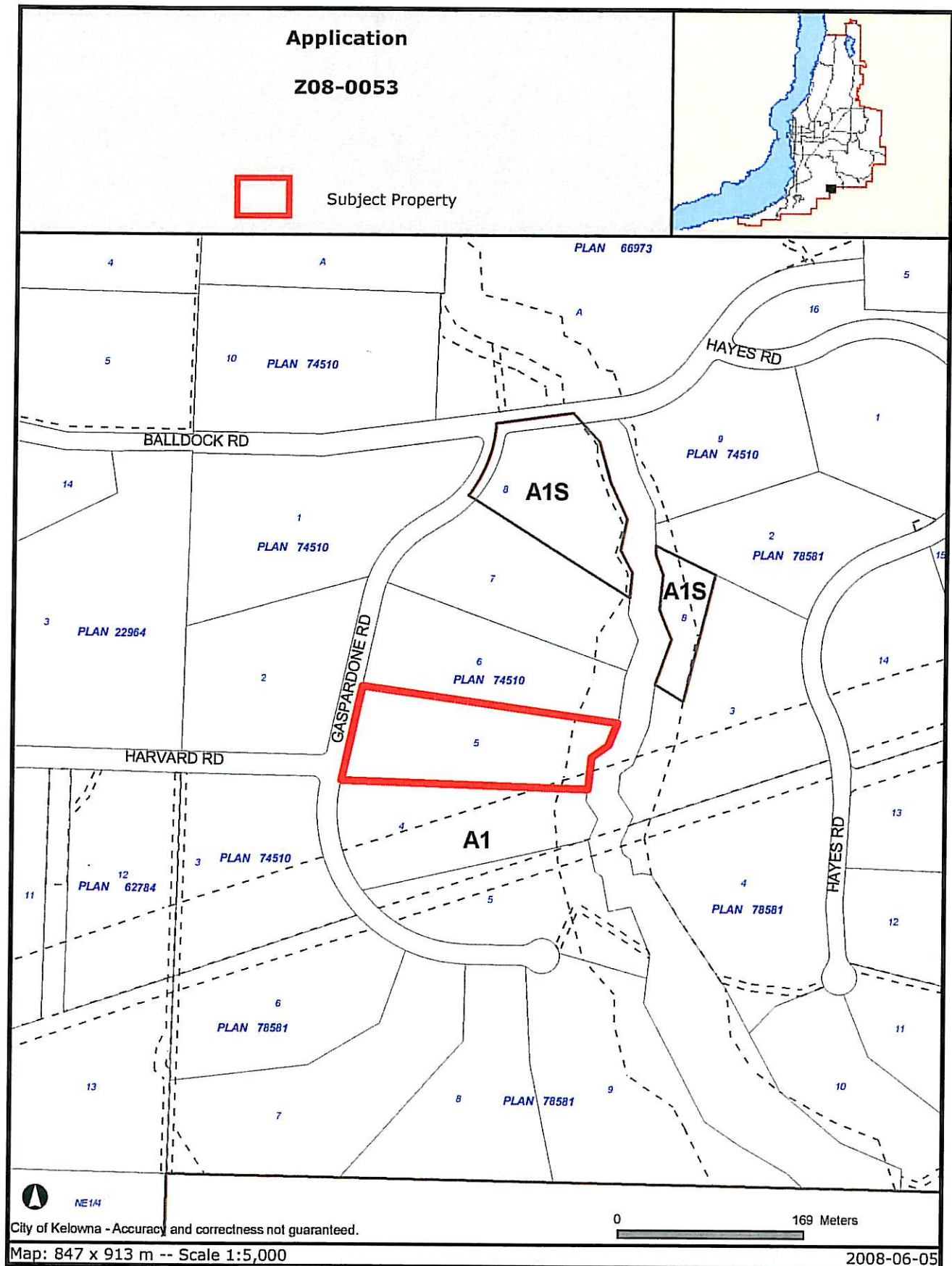
The Planning and Development Services Department supports the proposed rezoning of the property from A1 – Agriculture 1 Zone to A1s – Agriculture 1 with Secondary Suite Zone. The proposed accessory building compliments the exiting residence.



Shelley Gambacort
Planning and Development Services

ATTACHMENTS

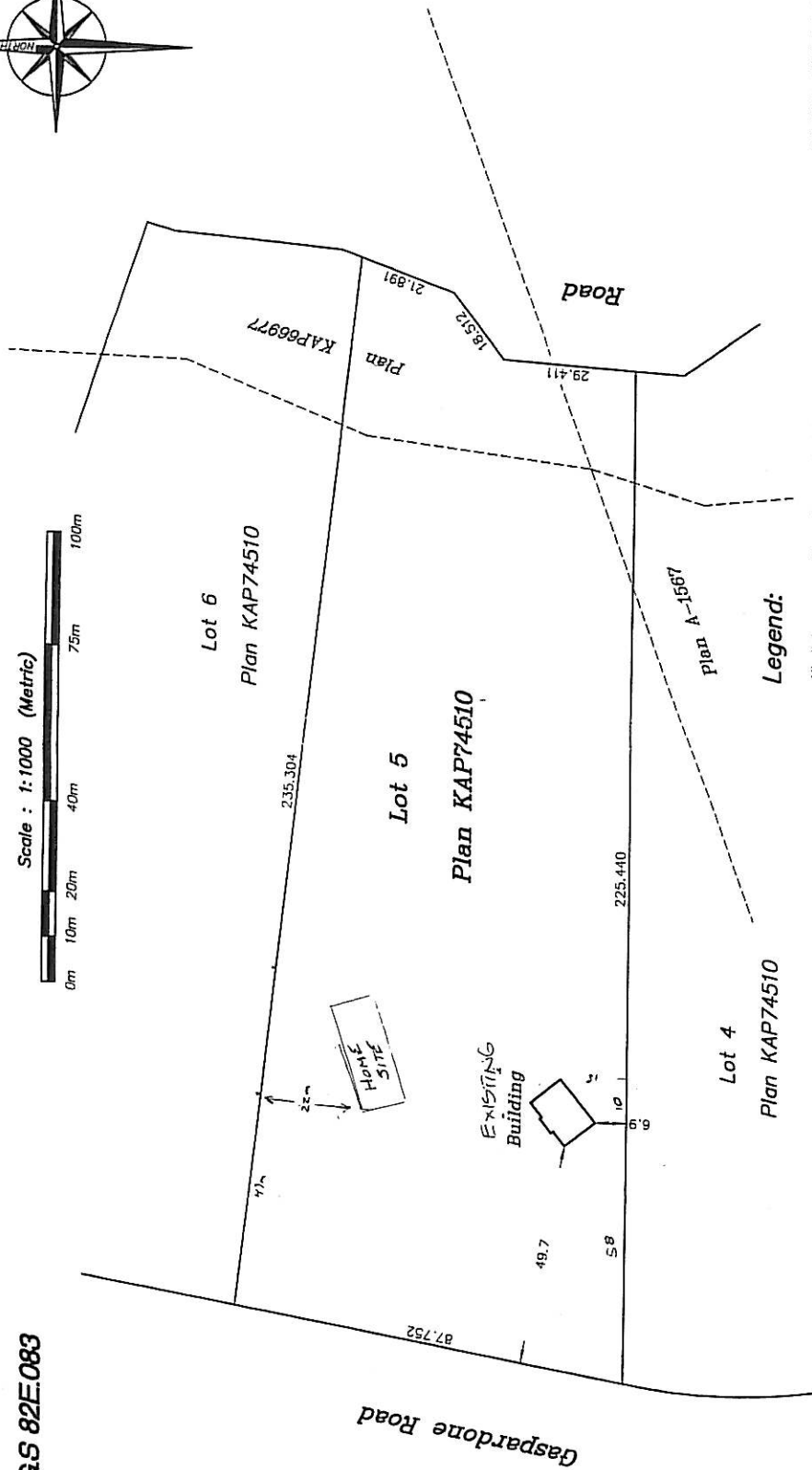
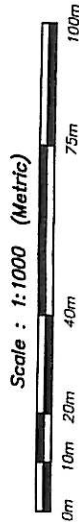
- Location Map
- Basic Site Plan
- Elevations



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.

SKETCH PLAN SHOWING PROPOSED BUILDING LOCATION ON LOT 5, PLAN KAP74510, SEC. 34, TP. 28, O.D.Y.D.

B.C.G.S 82E.083



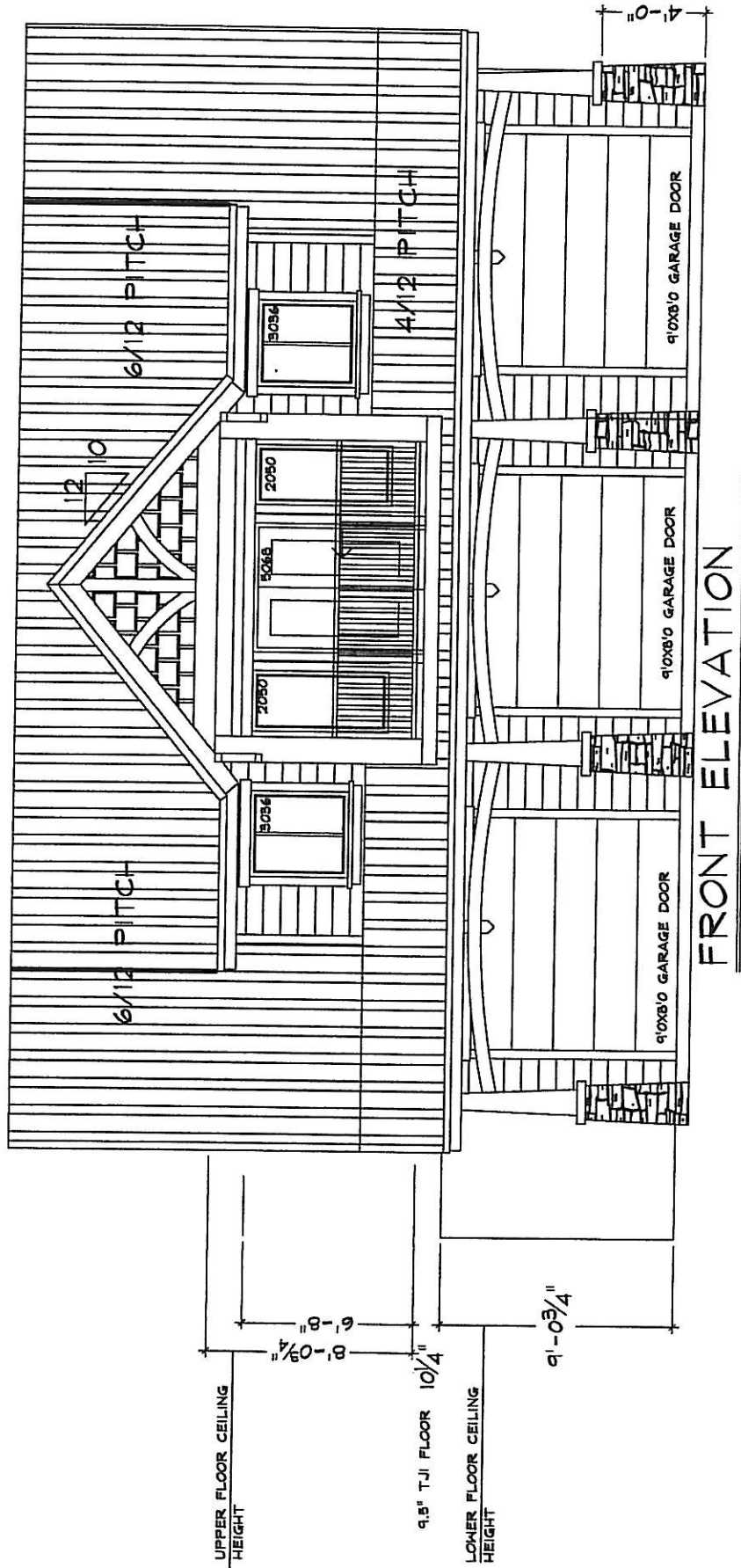
Legend:

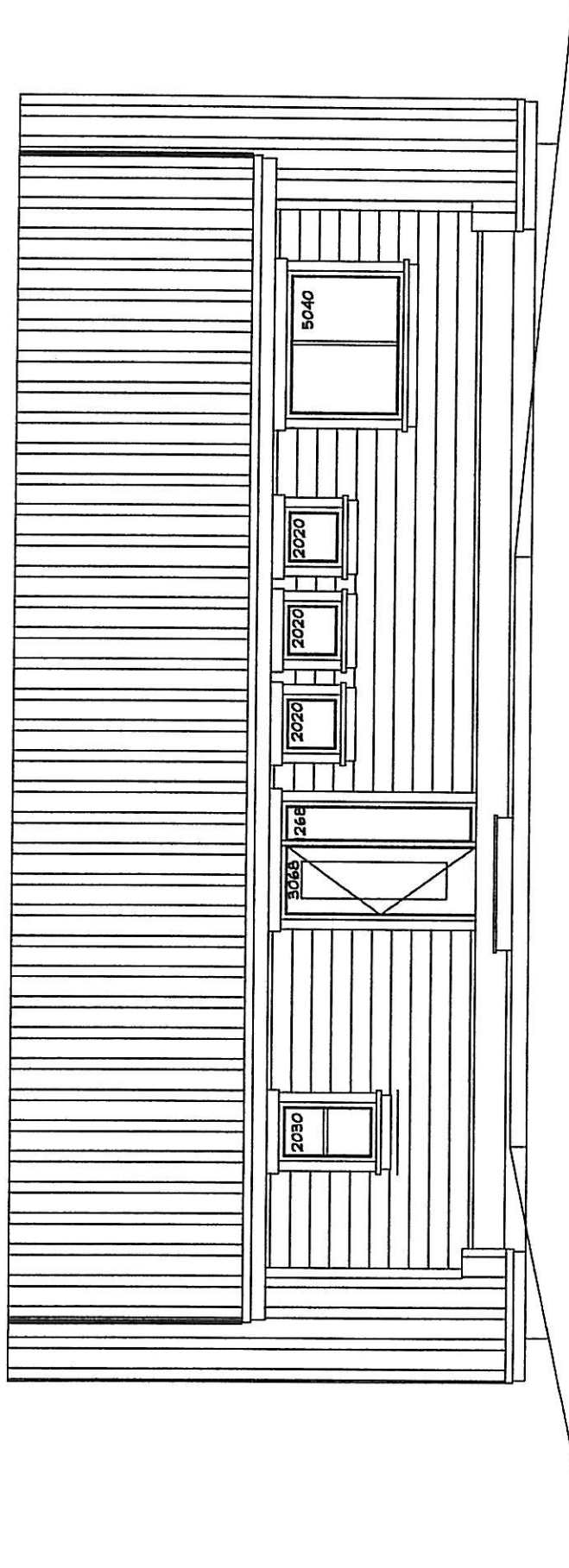
All distances are in metres and decimals thereof.
April 06th, 2006

VAN GURP & COMPANY
land surveyors
201-1470 St. Paul Street,
Kelowna, B.C. (250) 763-5711
F.B. 605(58) File: 15567_LAY

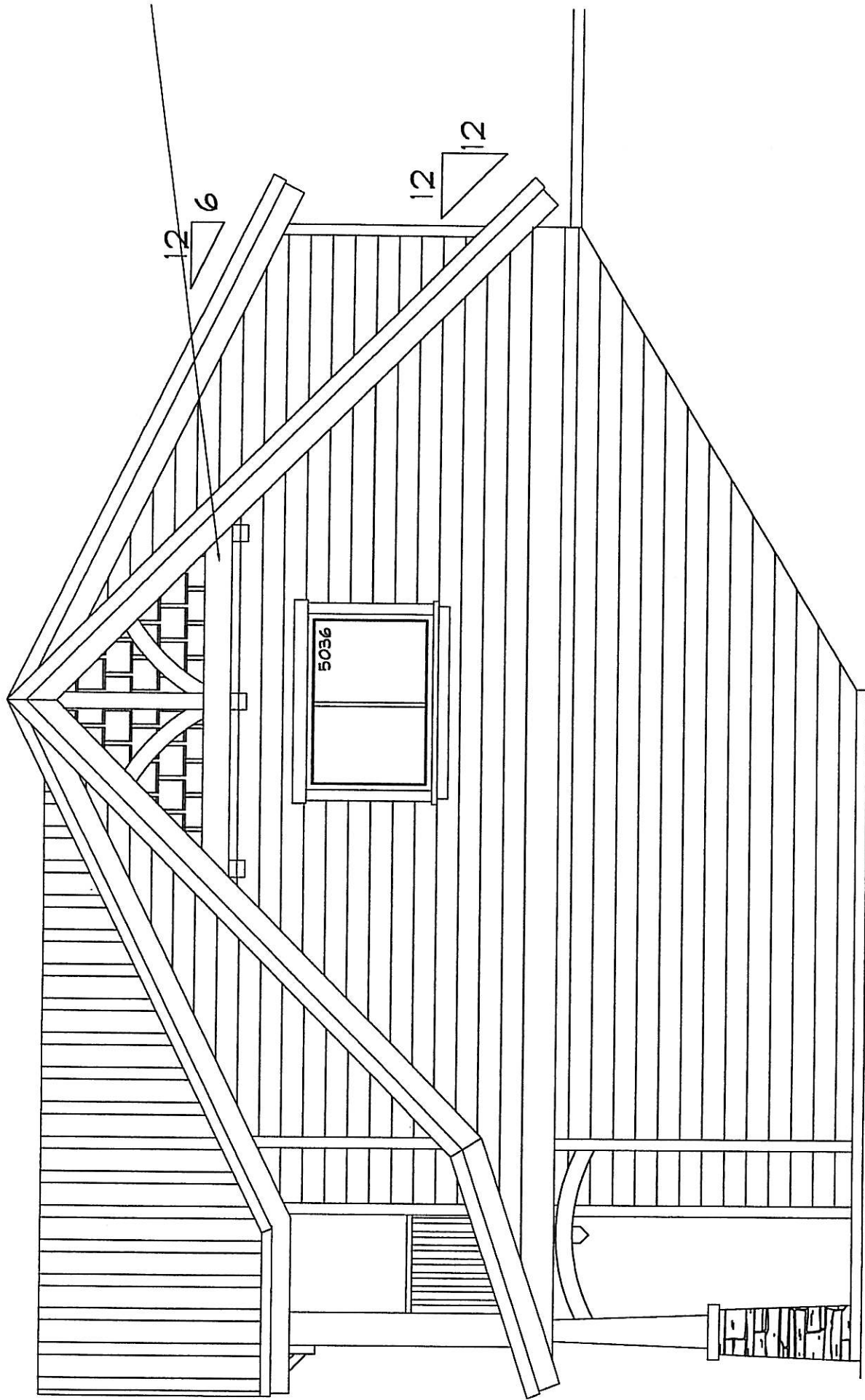
Dean Neufeld

This plan lies within the Central Okanagan Regional District.



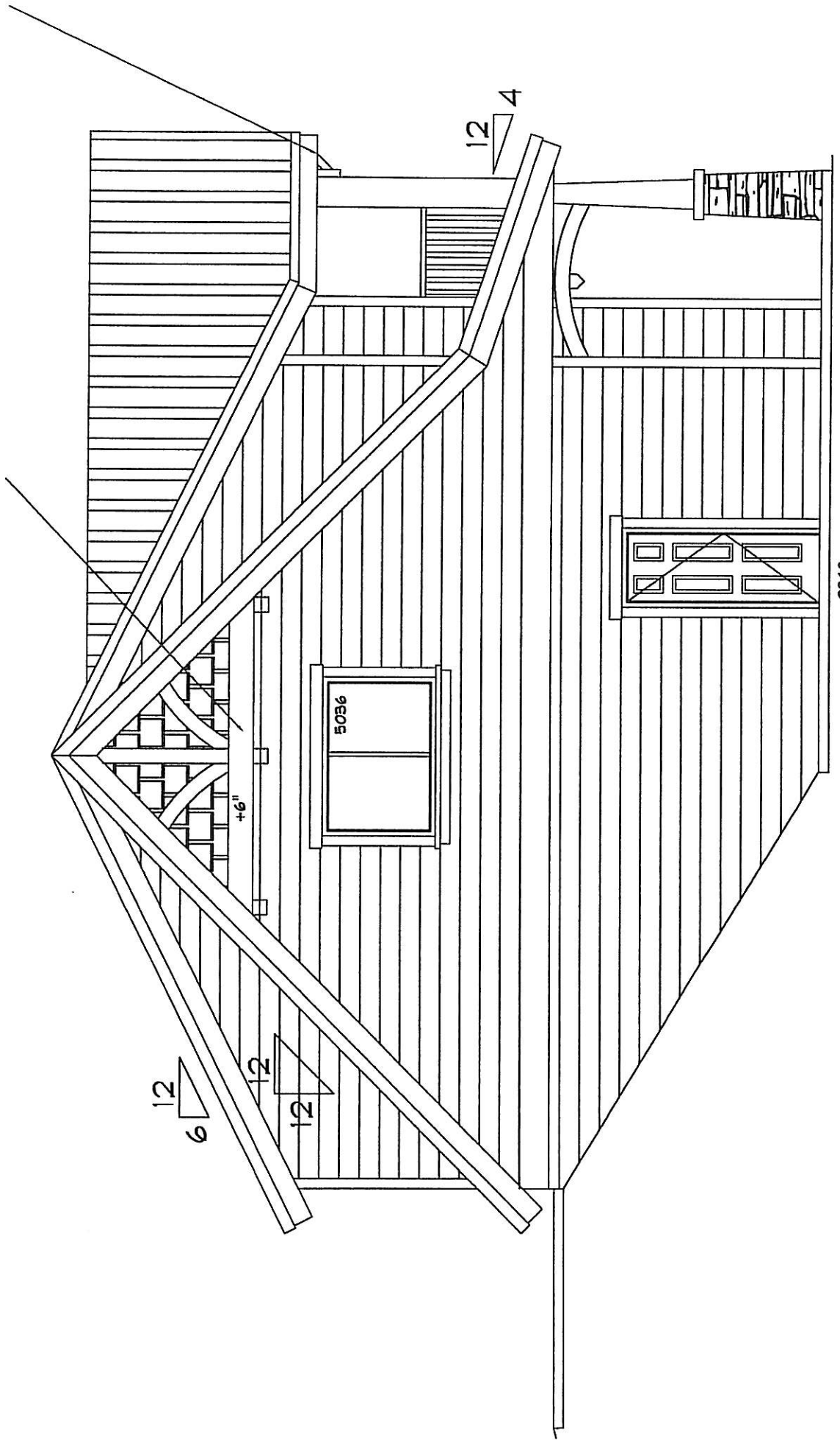


REAR ELEVATION



LEFT ELEVATION

NOTE
CONTRACTOR
DIM PRIOR -



RIGHT ELEVATION