

**CITY OF KELOWNA**  
**MEMORANDUM**

**DATE:** May 28, 2008

**TO:** City Manager

**FROM:** Planning and Development Services Department

**APPLICATION NO.** Z08-0016 **OWNER:** Mine Hill Estates Ltd., Inc.  
No. BC0722984

**AT:** 1230 Loseth Drive **APPLICANT:** D.E. Pilling & Associates Ltd.

**PURPOSE:** TO REZONE A PORTION OF THE PROPERTY CURRENTLY ZONED  
A1 – AGRICULTURE 1 ZONE TO RU1H – LARGE LOT HOUSING  
(HILLSIDE AREA) ZONE.

**EXISTING OCP  
DESIGNATION:** S2RES – Single/Two Unit Residential

**EXISTING ZONE:** A1 – Agriculture 1 Zone

**PROPOSED ZONE:** RU1h – Large Lot Housing (Hillside) Zone

**REPORT PREPARED BY:** Corine (Cory) Gain, MCIP

## 1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0016 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot 14 Section 13 Township 26 Osoyoos Division Yale district Plan KAP82094, located on Loseth Drive, Kelowna, B.C. from the A1 – Agriculture 1 Zone to RU1h – Large Lot Housing (Hillside) Zone as shown on Map "A" attached to this report of Planning & Development Services Department, dated May 28, 2008, be considered by Council;

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

## 2.0 SUMMARY

The property under application is proposed to be subdivided into RU1h – Large Lot Housing (Hillside Area) lots. The proposed rezoning will align the zone boundary with the western side property line of proposed Lot 30. The proposed zoning change is consistent with the zoning designation of the remainder of the subject property.

### 3.0 BACKGROUND

This application is essentially a housekeeping amendment to align the zone boundary with the proposed subdivision boundary. The portion of the property being contemplated for rezoning is the rear portion of proposed Lots 29 & 30 of a subdivision in process since 2005 (S05-0165). The intention to develop the site as single family housing has been previously established.

CRITERIA	PROPOSED Lot 28	PROPOSED Lot 29	PROPOSED Lot 30	RU1h ZONE REQUIREMENTS
Site Area (m <sup>2</sup> )	574 m <sup>2</sup>	571 m <sup>2</sup>	557 m <sup>2</sup>	550 m <sup>2</sup>
Site Width (m)	17.3 m	17.3 m	17.3 m	16.5 m
Site Depth (m)	33.0 m	33.0 m	30.0 m – 33.0 m	30 m

### 3.2 Site Context

Adjacent zones and uses are, to the:

North - RU1h – Large Lot Housing (Hillside) Zone (Prospect at Black Mountain)  
 East - RU1h – Large Lot Housing (Hillside) Zone  
 South - RU1h – Large Lot Housing (Hillside) Zone (Previous Phases)  
 West - A1 & RU1 Agriculture 1 Zone; RU1 – Large Lot Housing Zone

### 3.3 Site Location Map (See Attachment 'A')

Subject Property: 1230 Loseth Drive (Northern end of Loseth Road)

## 4.0 DEVELOPMENT POTENTIAL/FUTURE LAND USE

The subject property is currently designated "Single/Two Unit Residential" by the Official Community Plan in accordance with the Black Mountain Section Plan dating from 1991.

## 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department recommends that that portion of land identified on Map 'A' be rezoned to be consistent with the remainder of the subject property.

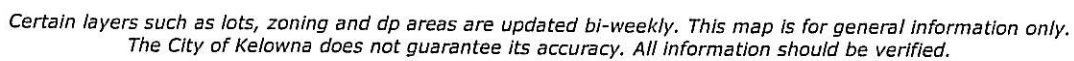


Shelley Gambacort  
Current Planning Supervisor

SG/cg

### ATTACHMENTS

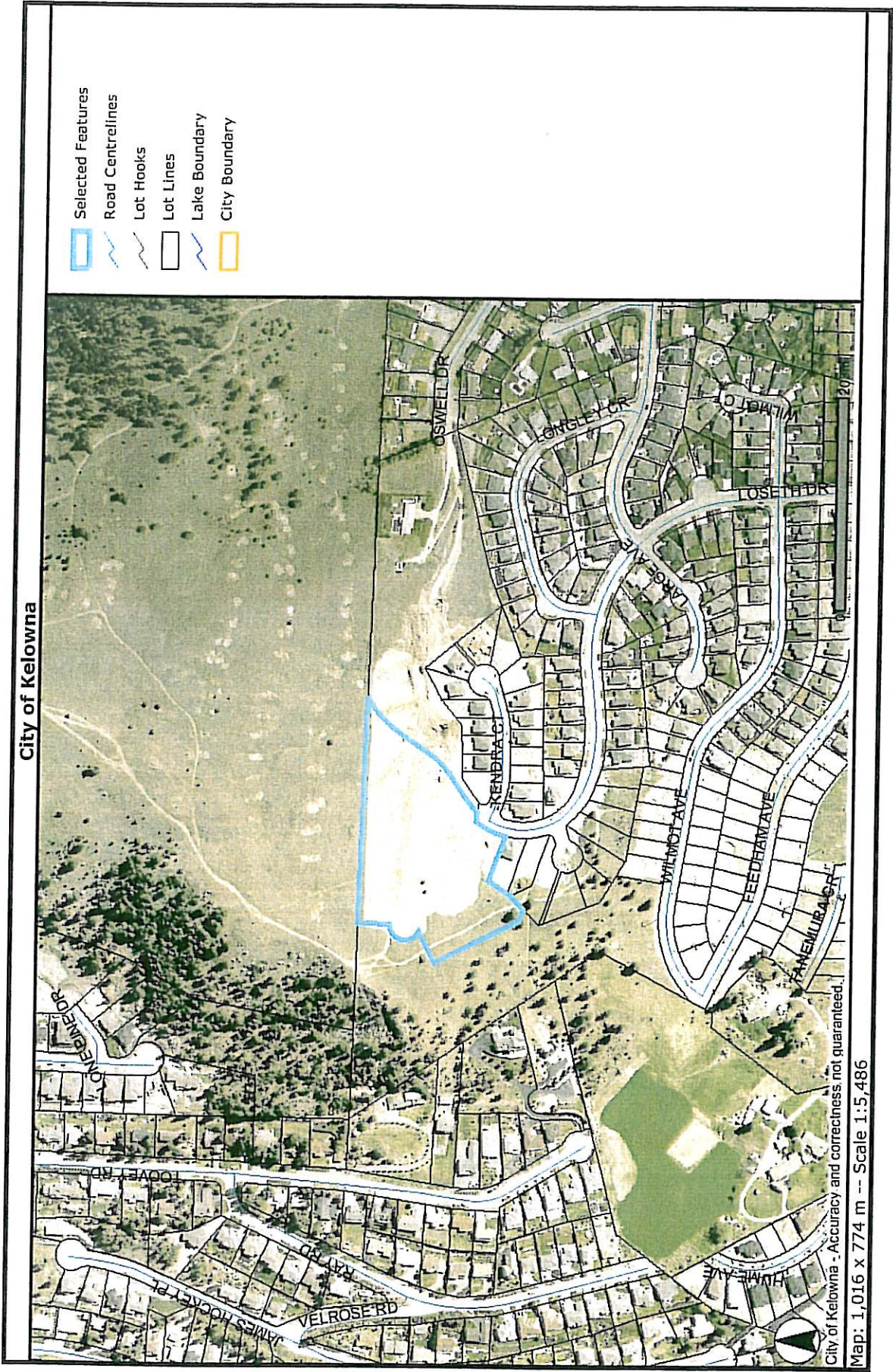
- A Location Map/Map 'A' (Scale 1:5,000)
- B Future Land Use Map
- C Ortho Map (Scale 1:5,486)
- D Verwoerd Subdivision – Phase 3 & 4 Zoning Plan (Drawing No. 1808-P6)
- E Portion of Proposed Subdivision Plan (S05-0165)
- F Development Application File Circulation Report



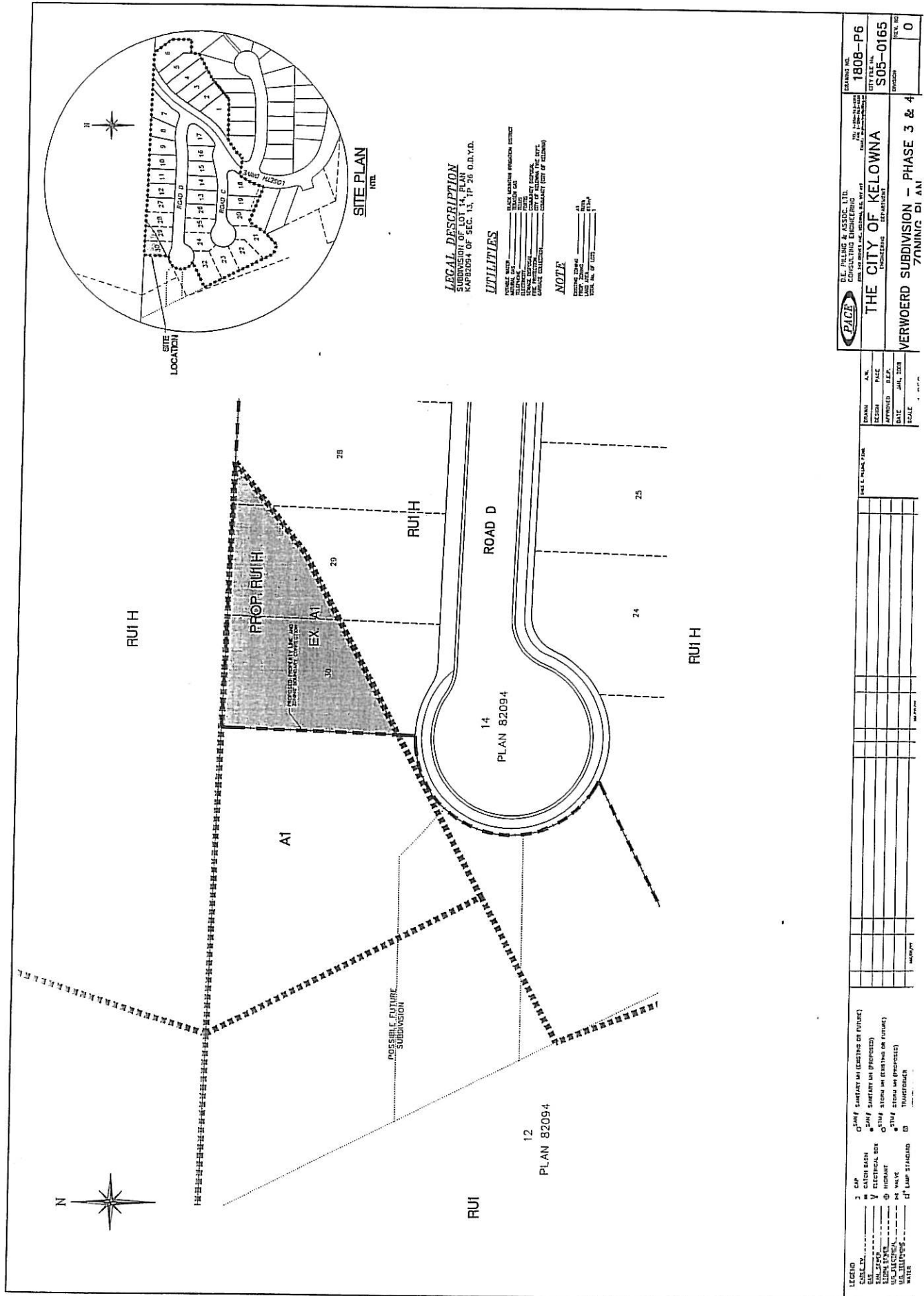






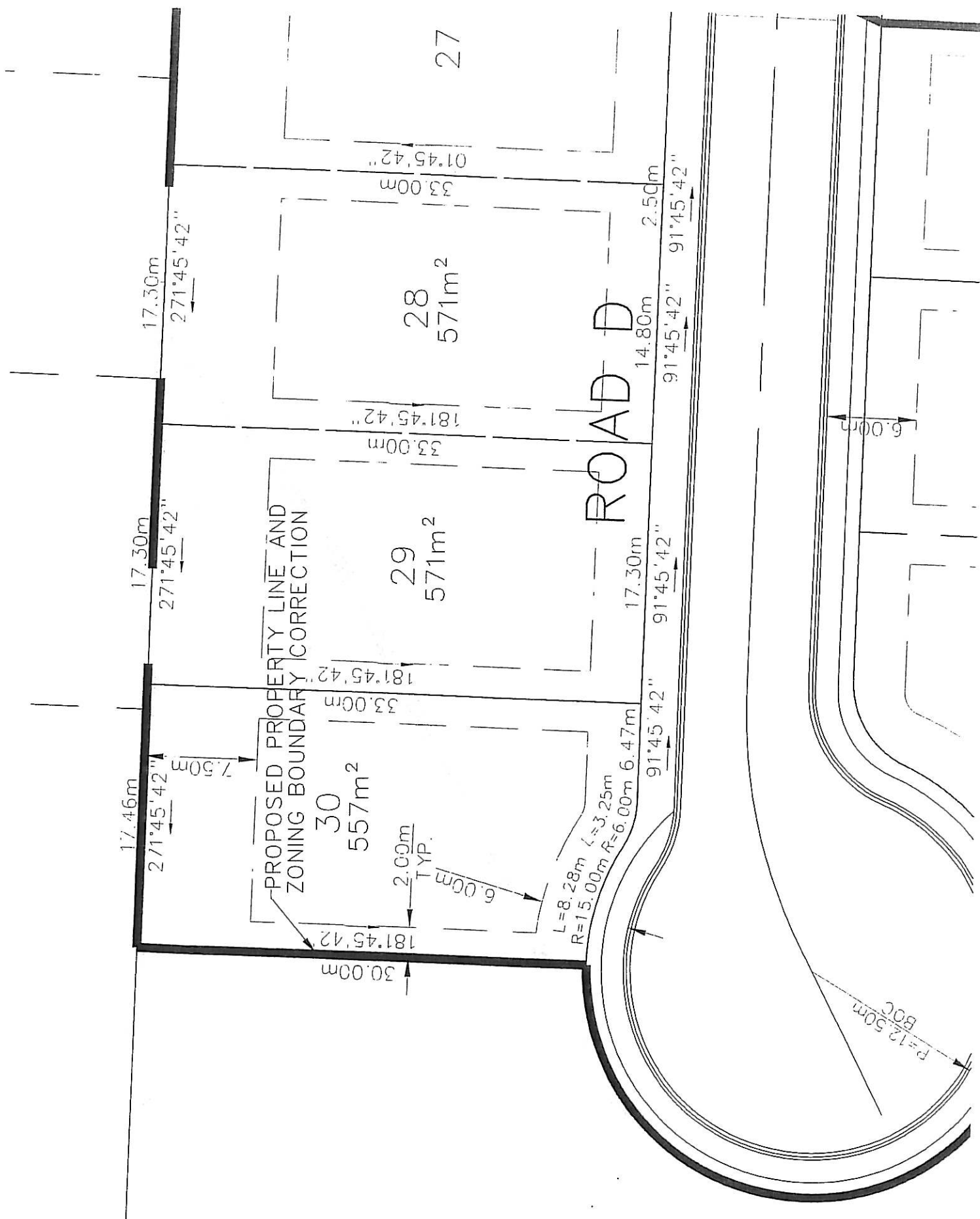


This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



<b>BL. PILLING &amp; ASSOC. LTD.</b> CONSULTING ENGINEERING 1808-P6 S05-0165 VERWOERD SUBDIVISION - PHASE 3 & 4 TONING DI AN	
DRAWING NO. 1808-P6 S05-0165 VERWOERD SUBDIVISION - PHASE 3 & 4 TONING DI AN	CITY FILE NO. S05-0165 VERWOERD SUBDIVISION - PHASE 3 & 4 TONING DI AN
ENGINEER [Name] 0	SURVEYOR [Name] 0





File: Z08-0016

Application

File: Z08-0016

Type: REZONING

File Circulation

Seq	Out	In	By	Comment
				B.C. Assessment Authority (info only)
	2008-02-26	2008-02-26		
				Community Development & Real Estate Mgr
	2008-02-26	2008-03-13	SALEXANC	CD&RE Comments for Inclusion in Council Report: Please contact the Land Agent for road dedications over 20 metres in width, land dedications and land transfers to or from the City of Kelowna, road closures and road reserves. Depending on the type of land transaction being contemplated, the processing time can vary from 3 weeks to 3 months. The Land Department requires a full size copy, together with an 8 ? x 11 copy, of any survey plans.
				Environment Manager
	2008-02-26	2008-03-04		No comment.
				Fire Department
	2008-02-26	2008-04-01	MNEID	Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw. No parking signs maybe required as per article 2.5.1.5 of the BC Fire Code.
				FortisBC
	2008-02-26	2008-04-14		No response
				Inspections Department
	2008-02-26	2008-03-02	RREADY	Hillside development guidelines apply to this project, items to be addressed by a registered profession are site grading, foundation and roof drainage. Steep slope lots, building platforms and fill lots to be reviewed by geotechnical engineer for slope stability and soil bearing capacity. Retaining walls should be designed and constructed to the zoning bylaw and or be part of the development application approval.
				Irrigation District - BMID
	2008-02-26	2008-03-04		BMID has no objections to the rezoning of this property. 1230 Loseth Rd will be part of the development area serviced by the new Melcor reservoir.
				Mgr Policy, Research & Strategic Plannin
	2008-02-26	2008-02-27		no comment
				Ministry of Transportation
	2008-02-26			
				Park/Leisure Services Dir. (info only)
	2008-02-26	2008-02-26		
				Parks Manager
	2008-02-26	2008-03-03	TBARTON	No comment
				Public Health Inspector
	2008-02-26	2008-03-20		No comments
				RCMP
	2008-02-26	2008-03-03		No comment
				School District No. 23
	2008-02-26	2008-03-03		No response.
				Shaw Cable
	2008-02-26	2008-03-04		Owner/developer to install an underground conduit system
				Telus
	2008-02-26	2008-03-17		TELUS will provide underground facilities to this development. Developer will be required to supply and install conduit as per TELUS policy
				Terasen Utility Services
	2008-02-26	2008-03-20		No comment
				Works & Utilities
	2008-02-26	2008-05-08		See attached document