
CITY OF KELOWNA

MEMORANDUM

Date: August 8, 2008
To: City Manager
From: Planning and Development Services Department

APPLICATION NO. Z08-0055

OWNER: Robert George Peter Elliott

AT: 4355 June Spring Rd

APPLICANT: Robert George Peter Elliott

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM RR1 – RURAL RESIDENTIAL 1 ZONE TO THE RR1s - RURAL RESIDENTIAL 1 WITH SECONDARY SUITE ZONE

EXISTING ZONES: RR1 – RURAL RESIDENTIAL 1

PROPOSED ZONE: RR1(s) - RURAL RESIDENTIAL 1 WITH SECONDARY SUITE

OCP DESIGNATIONS: AGR – RURAL / AGRICULTURAL

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT Rezoning Application No. Z08-0055 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 35, Township 29, ODYD, Plan KAP71642, located on June Springs Road, Kelowna, B.C., from the RR1 – Rural Residential 1 zone to the RR1(s) – Rural Residential 1 with secondary suite zone be considered by Council;

AND THAT Rezoning Application No. Z08-0055 be forwarded to a Public Hearing for further consideration;

2.0 SUMMARY

This application seeks to rezone from the RR1 – Rural Residential 1 zone to the RR1(s) – Rural Residential 1 with secondary suite zone to allow a secondary suite within a new accessory building on the subject property.

3.0 BACKGROUND

There is an existing single family dwelling on the subject property which is located on the northern portion of this 2.48 acre property. The proposed accessory building is proposed to be sited behind and to the south of the principle residence, meeting minimum distance requirements between the buildings. Access to the accessory building will be off the main driveway crossing the Hydro right-of-way due to the topography of the site.

The application meets the requirements of the proposed RR1(s) – Rural Residential 1 with a secondary suite zone as follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RR1(S) ZONE REQUIREMENTS (FOR SECONDARY SUITE IN ACCESSORY BUILDING)
Subdivision Regulations		
Lot Area	10,550 m ²	8000 m ²
Lot Width	136.67 M	40 m
Lot Depth	Approx 145.4 M	30 m
Development Regulations		
Site Coverage	3%	10%
Existing Dwelling		
Height	8.2 m	Lessor of 2 ½ storeys / 9.5 m
Total Floor Area	241.5 m ² (2,600 ft ²)	
Front Yard	24.82 m	6.0 m
Side Yard (s)	86.92 m	3.0 m except 4.5m from a flanking street
Side Yard (n)	30.97 m	3.0 m except 4.5m from a flanking street
Rear Yard	< 10 m	10 m
Proposed Secondary Suite in an Accessory Building		
Height	6.0 M	6.0 m
Total Floor Area	57.3 m ² (617 sq ft)	90m ²
Front Yard	42.5 M	4.5 m or 6.0 m to a garage
Side Yard (n)	< 3 M	3.0 m except 4.5m from a flanking street
Side Yard (s)	23 M	3.0 m except 4.5m from a flanking street)
Rear Yard	< 3 M	3 m
Separation (Distance Between Houses)	50 M	5.0 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30 m ² of private open space per dwelling

4.0 Site Context

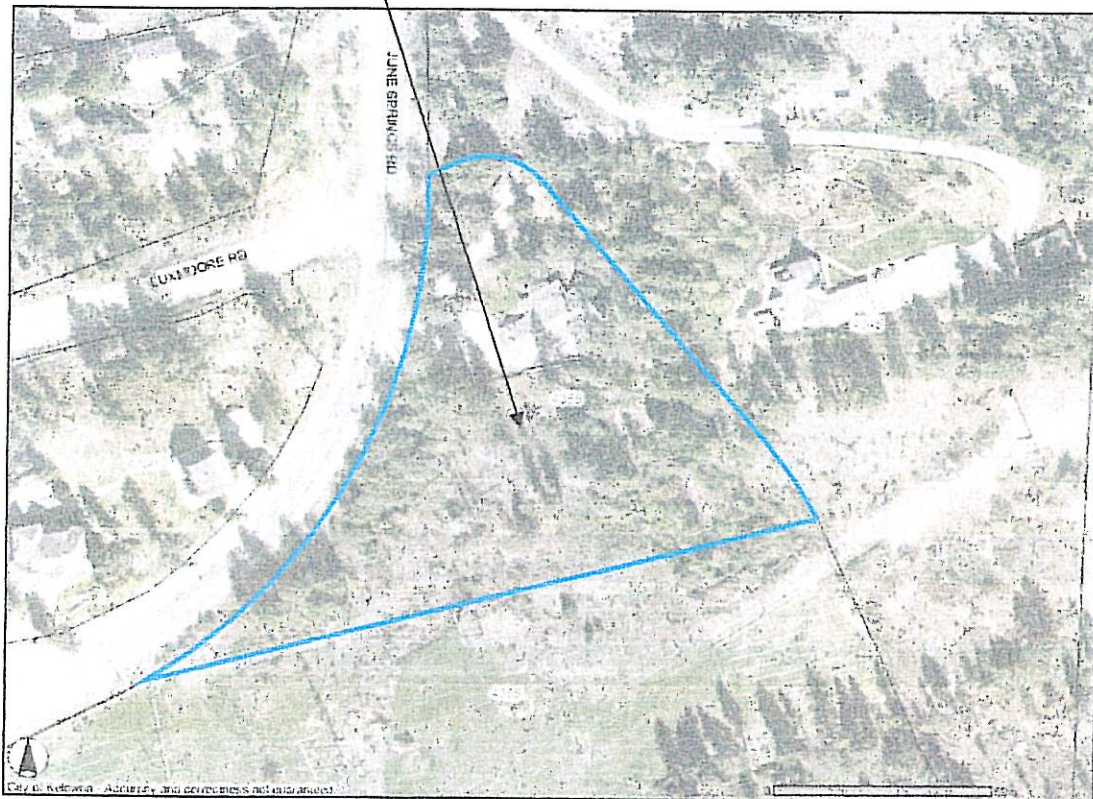
The subject property is located within the rural area of South East Kelowna and situated on the west side of June Springs Road.

Adjacent zones and uses are, to the:

North - A1 - Agriculture 1
East - A1 - Agriculture 1
South - A1 - Agriculture 1
West - RR1 – Rural Residential

4.1 Site Location Map

Subject Property: 4355 June Springs Road



5.0 CURRENT POLICY DEVELOPMENT

The purpose of the RR1 zone is to provide a zone for country residential development on large lots, and complementary uses, in areas of high natural amenity and limited urban services. The current Official Community Plan has designated the subject property as rural / agricultural.

Section 8.1.40 – Housing Variety – Encourage the development of a variety of housing forms to ensure that the housing supply meets the needs of Kelowna's diverse population and satisfies a range of life style choices.

Section 8.1.47 – Secondary Suites – Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of Secondary Suites

6.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

6.1 Works and Utilities

The property is located within the South East Kelowna Irrigation District (SEKID). Confirmation is required from SEKID that the water system components proposed satisfy the Bylaw and that security is in place for any offsite Works and that all associated fees are paid.

6.2 Public Health Inspector

Concerns regarding provisions for sewage disposal and drinking water were addressed.

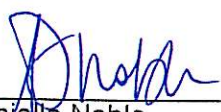
7.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department supports the proposed land use as it represents a sensitive infill project that is consistent with the policies of the Official Community Plan. The existing property is large enough to accommodate both buildings without any impact on the surrounding neighbours.

The Right-of-Way at 26.52 m on the south side of the property creates the required buffer from any adjoining agricultural parcels as set out by the Agriculture Plan and OCP.

All requirements of South East Kelowna Irrigation District (SEKID) and the Public Health Inspector have been satisfied.

A Direct Development Permit for form and character of the accessory building accompanies this zoning amendment application and will be executed at a staff level to ensure compatible integration with the established rural neighbourhood.

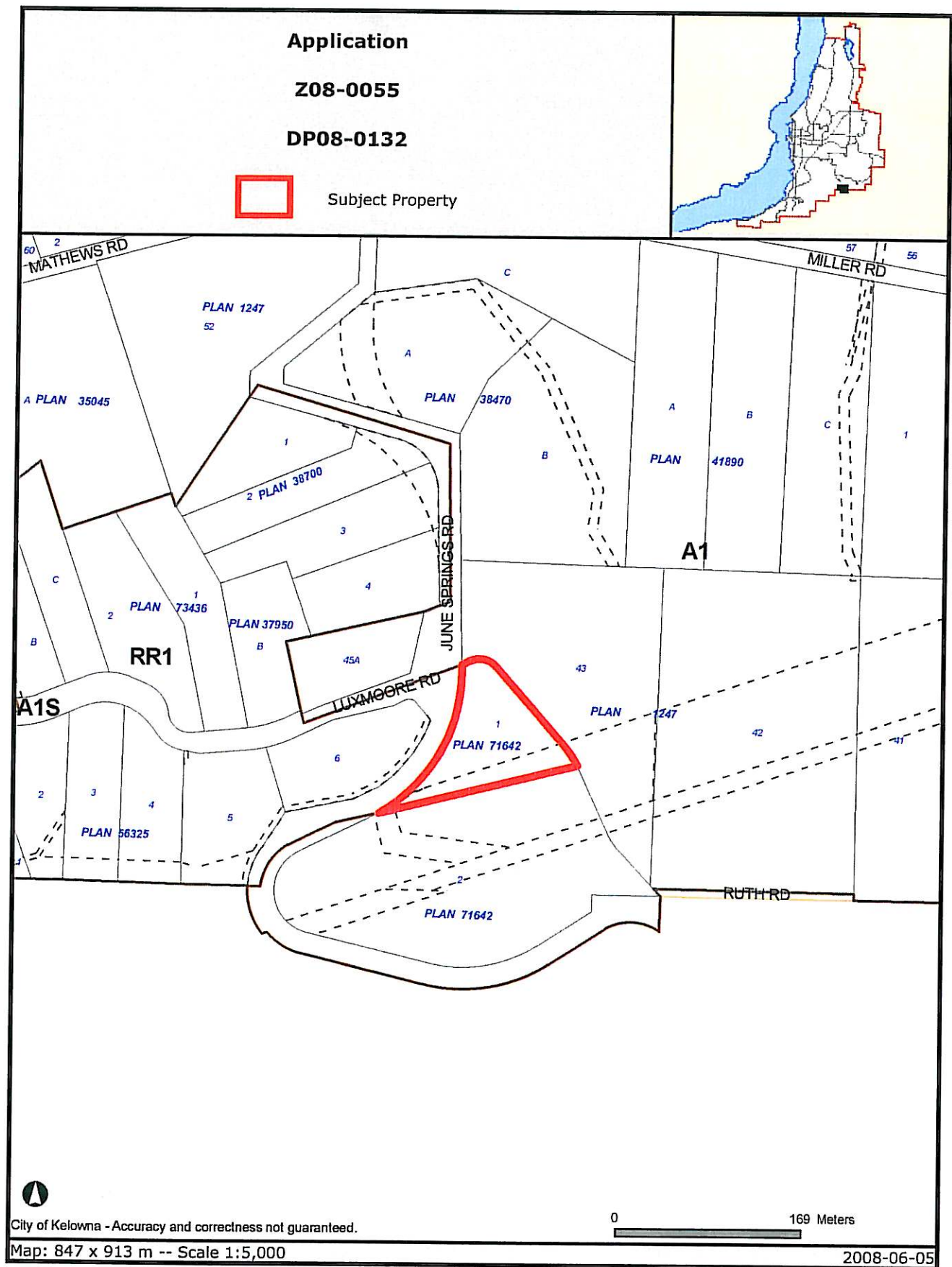


Danielle Noble
Current Planning Supervisor

DN/bd

ATTACHMENTS

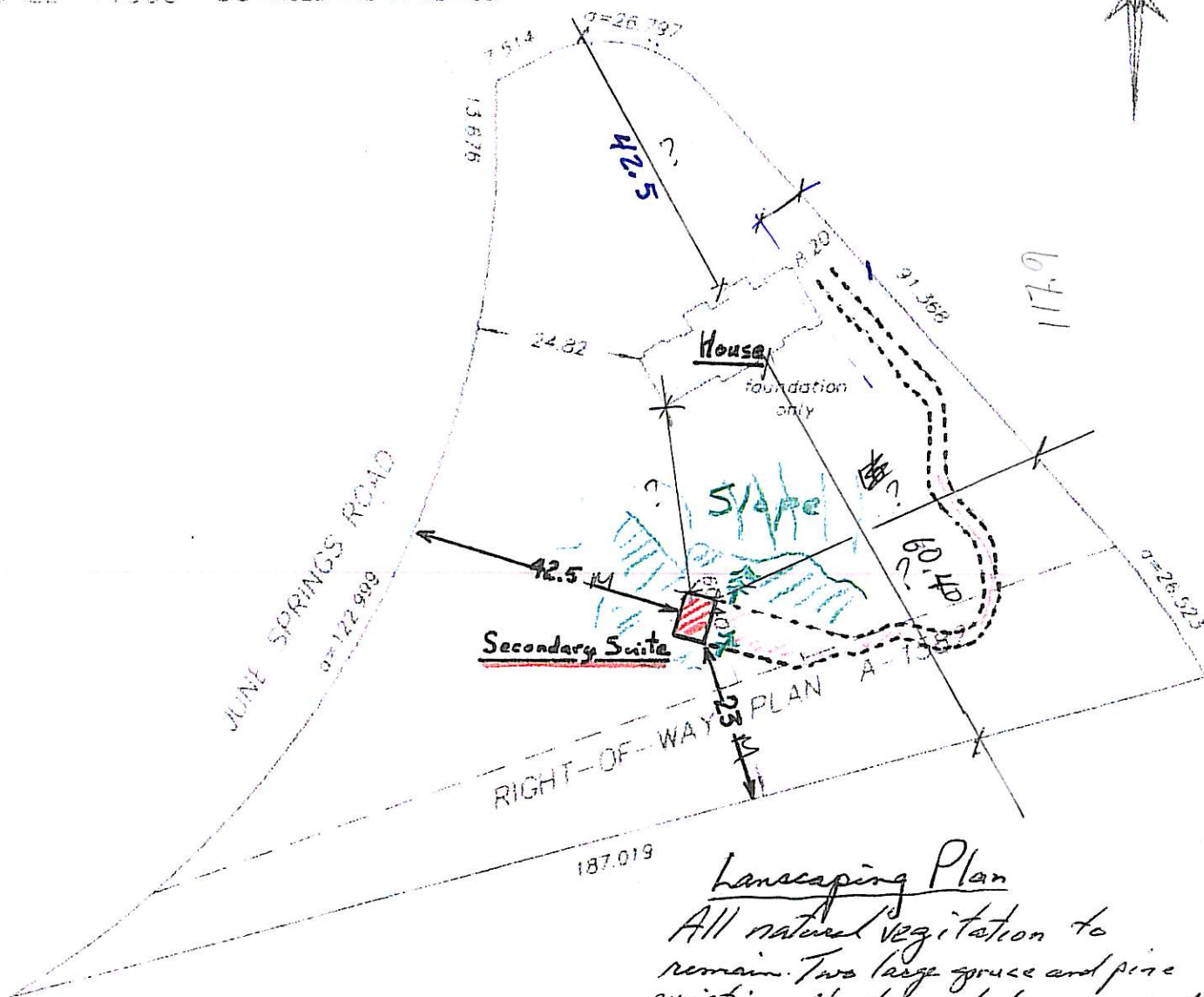
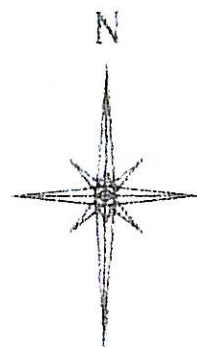
- Location of subject property
- Site plan / Landscape Plan
- Photos of building site
- Elevations
- Floor plan



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.

B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT 1
PLAN KAP71642 SEC. 35 TP. 29 O.D.Y.D.

SCALE 1:1000 DISTANCES ARE IN METRES



Landscaping Plan
All natural vegetation to remain. Two large spruce and pine existing. No trees to be removed. See photos attached.

(C)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

CERTIFIED CORRECT
this 1st day of November, 2002

D.A. Goddard
D.A. Goddard BOLS

Parlip?

FILE 11684 FB 249

RE: R. Elliott

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT

D.A. Goddard Land Surveying Inc.
200-1449 ST. PAUL STREET KELOWNA

035

Robert Elliott, 4355 Jones Hwy



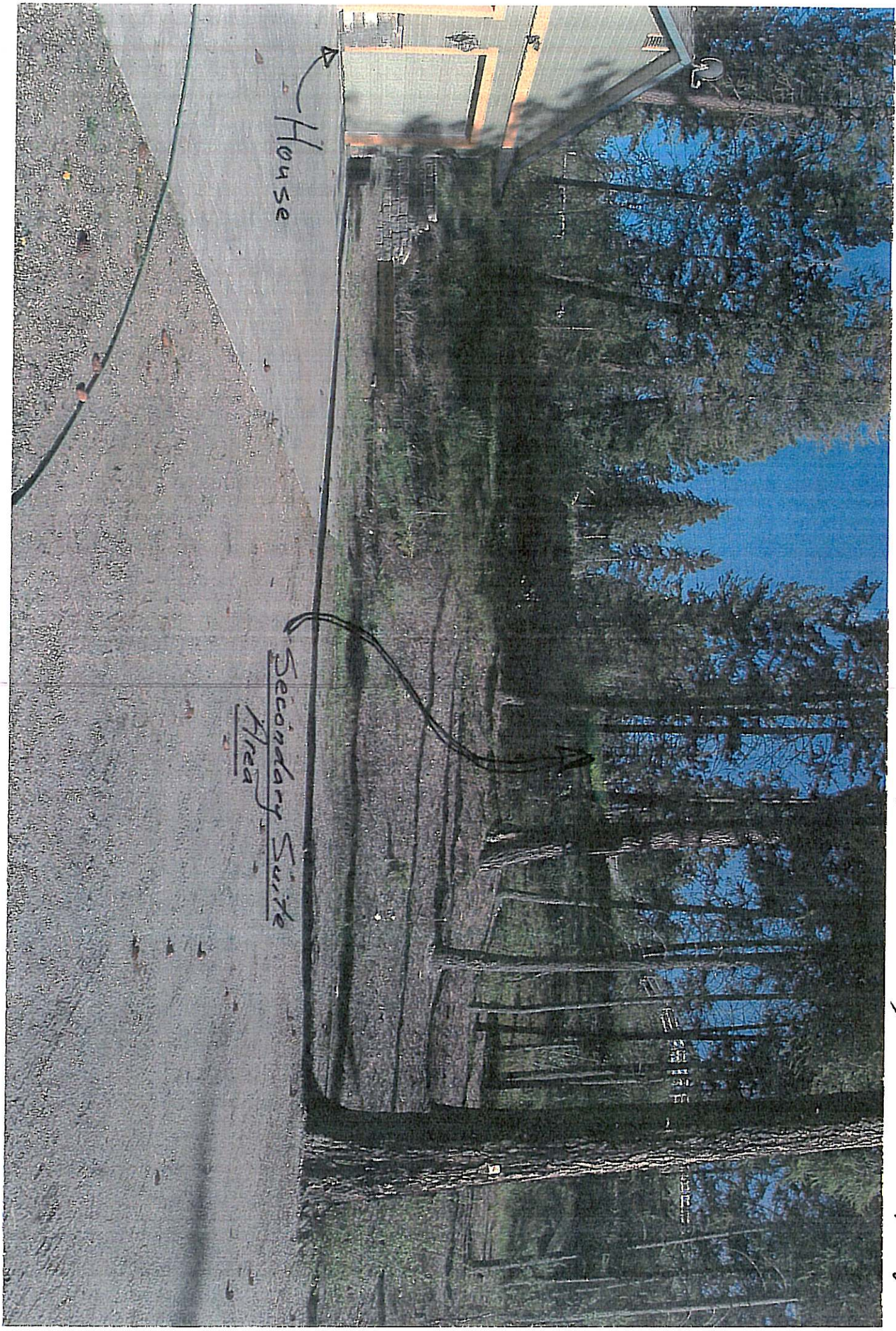
037



Robert Elliott
4355 Jane Springs
Rd

030

Robert Elliott, 4355 Pine Springs &



STANDARD NOTES

INTRODUCTION AND MOTIVATION

* Minimum Pollution Incidents/Year	
Food safety	11.49 - 7.9
Water - 1 & 2	10.81 - 7.4
Water - 3 & 4	10.51 - 7.5

HEAD OFFICE
336 COLUMBIA STREET
NEW WESTMINSTER, B.C. V3L 1A6
226-2717, FAX 226-9034

GLUSBY OFFICE
258-3727

ABINGFORD OFFICE
852-3322

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ERRORS AND OMISSIONS

ATKINS HOME DESIGN LIMITED makes every effort to provide a safe and secure environment for its employees. We strive for safety in our work and encourage each and every employee to be responsible for the safety of the business and safety of themselves and their fellow employees. Employees will be encouraged to:

- Report any dangerous conditions to their direct supervisor or safety officer.
- Report any safety concerns by going to our safety committee.
- Report any safety concerns to the safety and health officer.

It is the policy of ATKINS HOME DESIGN LIMITED to provide a safe and healthy working environment for all employees. It is the responsibility of each employee to follow the safety rules and regulations of the company. It is the responsibility of each employee to report any safety concerns to the safety and health officer. It is the responsibility of each employee to report any safety concerns to the safety and health officer. It is the responsibility of each employee to report any safety concerns to the safety and health officer.

STRUCTURAL DESIGN AND ENGINEERING

STRUCTURAL DESIGN CRITERIA

6. Absorbed and design heat (one end each) = 50 Btu (2.5 MJ/min).

- Composite Densitometer and Adobe Photoshop CS2 were used to measure the average density of the images. The average density of the images was measured at 25 mm x 11 mm.
- Four plates were then prepared to be 21 mm wide and 11 mm high, unless otherwise noted.
- The plates were then prepared to be 21 mm wide and 11 mm high.

SITE PLAN NOTES

- The course is tailored and is accessible for the correct range of the learners to the program. (SHEKH HOSSEIN EL-DARS) (Learners in the program are given the opportunity to learn from the experience of others. Drawing on history of military operations in the desert, the importance of tactical decisions, even though, nature of the land and knowledge of tactical situation, are key to success.)
- All measurements in the desert is to be performed and compared to determine the importance of the desert environment. (SHEKH HOSSEIN EL-DARS) (Learners in the program are given the opportunity to learn from the experience of others. Drawing on history of military operations in the desert, the importance of tactical decisions, even though, nature of the land and knowledge of tactical situation, are key to success.)
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WOOD FLAMING

- Differences are then outside locus of instability which is earlier if position were usual temporal metric. Focus of interest that will drive discussion will be last.

occurred method. Letters correctly all points to be used and written with marker.

FOUNDATIONS

- /Governing body must be based there and have sufficient financial resources to meet the needs of the school

[illegible]

ELECTRICAL

- Inspection of selected piping must identify any loose sections, leaks and degradation and verify the correct heating power distribution in all sections.
- Overall layout of piping must comply with, or exceed, current Building Code minimum requirements and can be the basis of a guide for future layout according to current trade best practice requirements.

- Introduction of anisotropic system, where the electric field is not

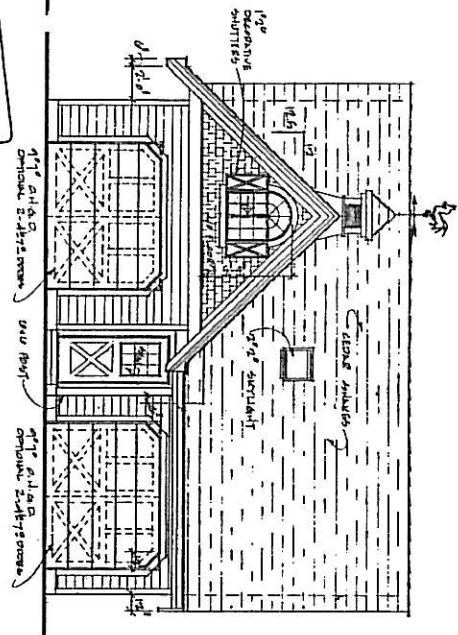
ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL
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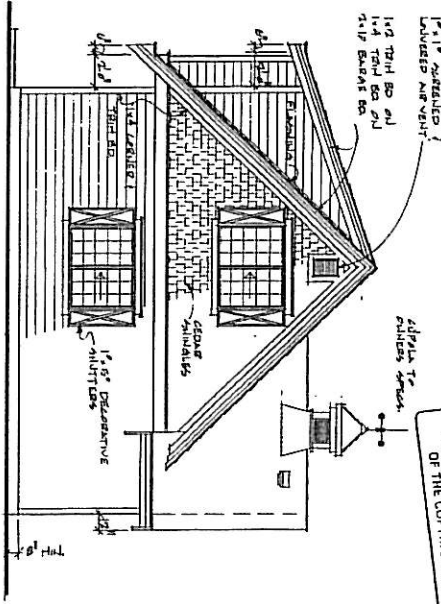
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KEY

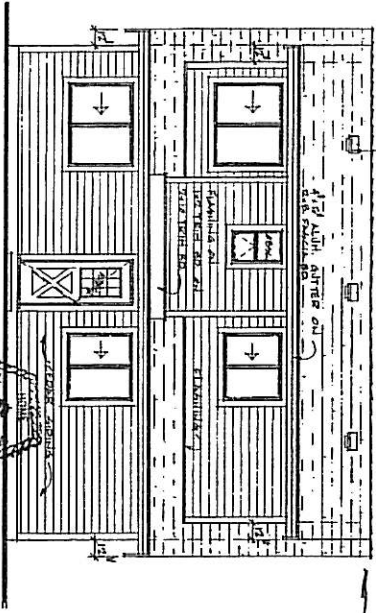
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RIGHT ELEVATION
BUILDING PERMIT
SHORT ELEVATION

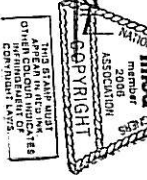
BUILDING PERMIT
COPY ONLY
THIS STAMP MUST APPEAR IN RED INK.
OTHER COLOURS INDICATE INFRINGEMENT
OF THE COPYRIGHT LAWS OF CANADA



LEFT ELEVATION



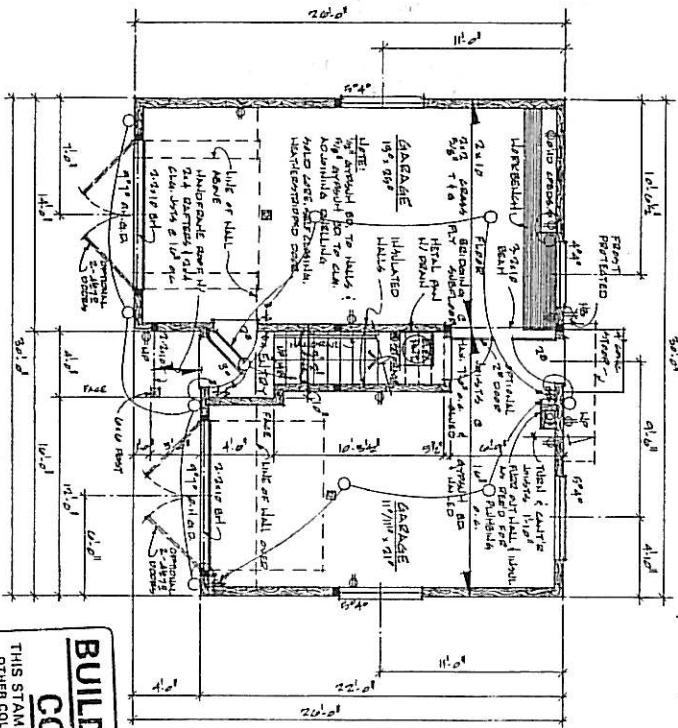
NEAR ELEVATI



ROBINSON
DESIGN INC.
GRAPHIC & VISUAL DESIGN
301 - 1241 SUSSEX AVE., FARMERS, BC V1Y 2T7
250-881-6612

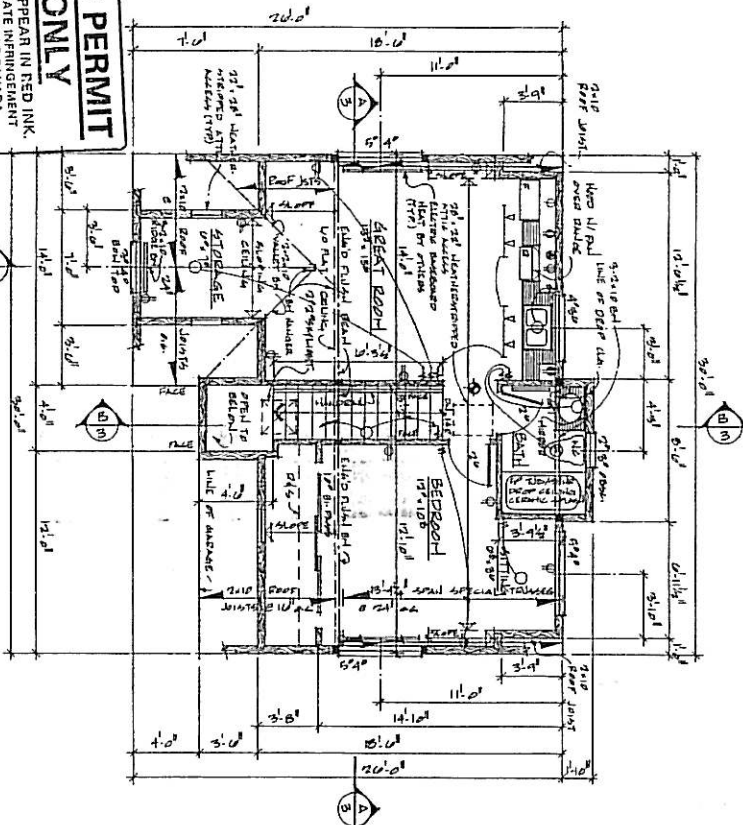
JENISH HOUSE DESIGN LIMITED

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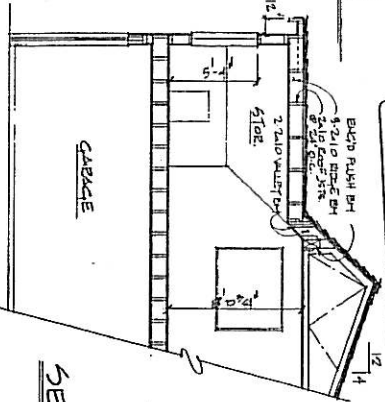
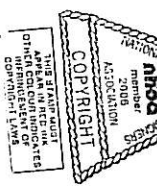
GROUND FLOOR PLAN

**BUILDING PERMIT
COPY ONLY**
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OTHER COLOURS INDICATE INFRINGEMENT
OF THE COPYRIGHT LAWS OF CANADA



MAIN FLOOR PLAN

0'11"0" SQUARE FEET (407 SQT. AREA OFFED TO BEHOLD)



SECTION 'C'

TIPS SET OF PLANS
CONFORMS TO THE 1998
B.C. BUILDING CODE
JENISH HOUSE DESIGN LIMITED
TOTAL: 617.0 SQ. FT.

ROBINSON
CONSULTING ENGINEERING
250-881-0812



JENISH HOUSE DESIGN LIMITED

HEAD OFFICE: 250 COLUMBIA STREET
VANCOUVER, B.C. V6L 1A6
TEL: 604-681-0812 FAX: 604-681-0813
BURNABY OFFICE: 4800 FINCH AVE. EAST
BURNABY, B.C. V5A 4E5
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