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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** December 01, 2008  
**TO:** City Manager  
**FROM:** Community Sustainability Division  
**APPLICATION NO.** Z08-0097      **OWNER:** Michael Coulthard & Lesley Reid  
**AT:** 4020 Field Rd      **APPLICANT:** Michael Coulthard & Lesley Reid  
**PURPOSE:** TO REZONE FROM THE A1 – AGRICULTURE 1 ZONE TO THE A1s – AGRICULTURE 1 WITH SECONDARY SUITE ZONE TO ALLOW FOR A MOBILE HOME (SECONDARY SUITE) ON THE SUBJECT PROPERTY  
**EXISTING ZONE:** A1 – Agriculture 1  
**PROPOSED ZONE:** A1s – Agriculture 1 with Secondary Suite  
**REPORT PREPARED BY:** Andrew Browne

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**1.0    RECOMMENDATION**

THAT Rezoning Application No. Z08-0097 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 1 Township 26 ODYD Plan 34644, located at 4020 Field 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 South East Kelowna Irrigation District being completed to their satisfaction.

**2.0    SUMMARY**

The applicant proposes to rezone the subject property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite in order to allow a mobile home (secondary suite) on the subject property for immediate family. The proposed rezoning conforms to the City of Kelowna Official Community Plan future land use designation of Rural / Agricultural.

**3.0    BACKGROUND**

**3.1    Site Context**

The subject property is located in Southeast Kelowna at 4020 Field Road. The surrounding area is predominantly zoned for agriculture but also features zoning for rural residential detached homes and a comprehensive residential golf resort (Gallagher's Canyon).



The immediately adjacent zones are as follows:

North	CD6 – Comprehensive Residential Golf Resort
South	A1 – Agriculture 1
East	A1 – Agriculture 1
West	CD6LP – Comprehensive Residential Golf Resort (Liquor Primary)



### 3.2 The Proposal

The applicant proposes to rezone the subject property from A1 – Agriculture 1 to A1s – Agriculture 1 with Secondary Suite in order to provide a mobile home (secondary suite) on the subject property for immediate family.



The following table shows this application's compliance with the requirements of the A1s zone.

<b>Zoning Bylaw No. 8000</b>		
<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>A1s ZONE REQUIREMENTS</b>
<b>Development Regulations</b>		
Lot Area	20 203 m <sup>2</sup> (existing non-conforming)	40 000 m <sup>2</sup>
Site Coverage	1.4%	10%
Secondary Suite Size	90 m <sup>2</sup>	90 m <sup>2</sup>
<b>Other Requirements</b>		
Parking Stalls (#)	meets requirements	3 spaces
Private Open Space	meets requirements	30 m <sup>2</sup> per dwelling unit

#### **4.0 POLICY**

##### **4.1 Kelowna 2020 Official Community Plan**

The current Official Community Plan has designated the subject property as Rural / Agricultural.

##### **4.2 City of Kelowna Agricultural Plan**

**Secondary Suites.** Support the provision of secondary suites in agricultural areas as per Land Commission Policy #770/98, which allows one suite per parcel, substantially within the footprint of an existing or proposed single family dwelling provided it is clearly secondary to the single family dwelling.

#### **5.0 TECHNICAL COMMENTS**

##### **5.1 Fire Department**

Minimum clear width of the drive to be 4 meters, require adequate fire department turn-a-round; contact the FPO at Kelowna Fire department for information.

##### **5.2 FortisBC**

No comment.

##### **5.3 Inspections Department**

Proposed secondary residence cannot encroach on right of way (including roof overhangs).

##### **5.4 Works & Utilities Department**

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

##### **5.5 South East Kelowna Irrigation District**

Connection charges and deposits are required, with terms as per the October 31, 2008 letter from the South East Kelowna Irrigation District, on file.

## 5.6 Interior Health Authority


Interior Health will require a filing be submitted to our office prior to the creation of any sewerage flows from an additional mobile home. We have no issues beyond the drinking water and onsite sewerage disposal and the only timing concern would be that a filing is submitted prior to the mobile home being lived in.

## 6.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS



No significant impact on adjacent or nearby properties is anticipated. This rezoning application conforms to the intent of the future land use designation for the subject property as expressed in the City of Kelowna's Official Community Plan.

Two statutory right-of-ways and one access easement are registered on the property but this application does not appear to compromise their requirements. Affected parties have been circulated this application and have not expressed concern regarding the proposed rezoning or driveway location.

Land Use Management staff have no concerns with the proposed rezoning.

  
Danielle Noble  
Urban Land Use Supervisor

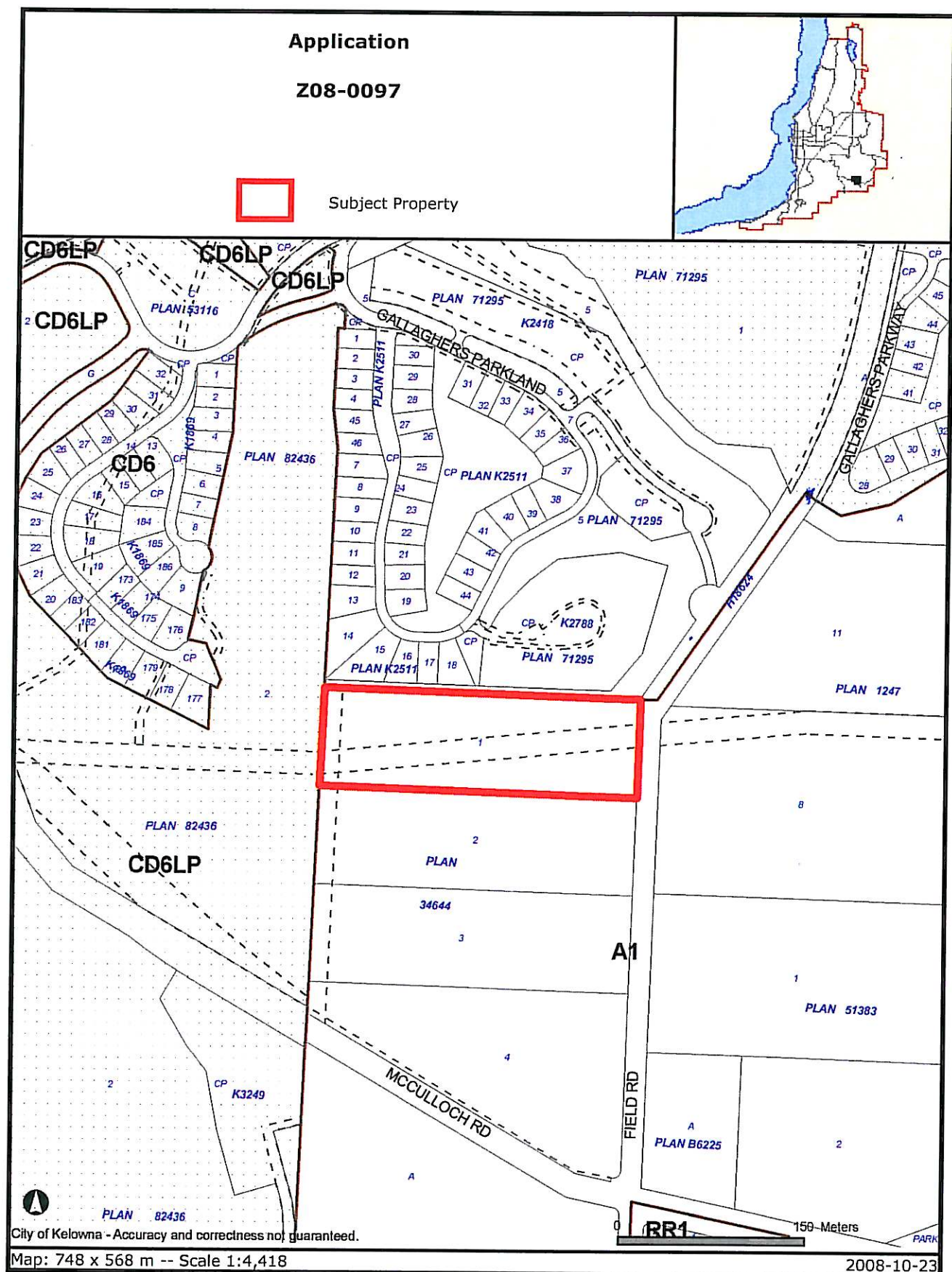
Approved for inclusion

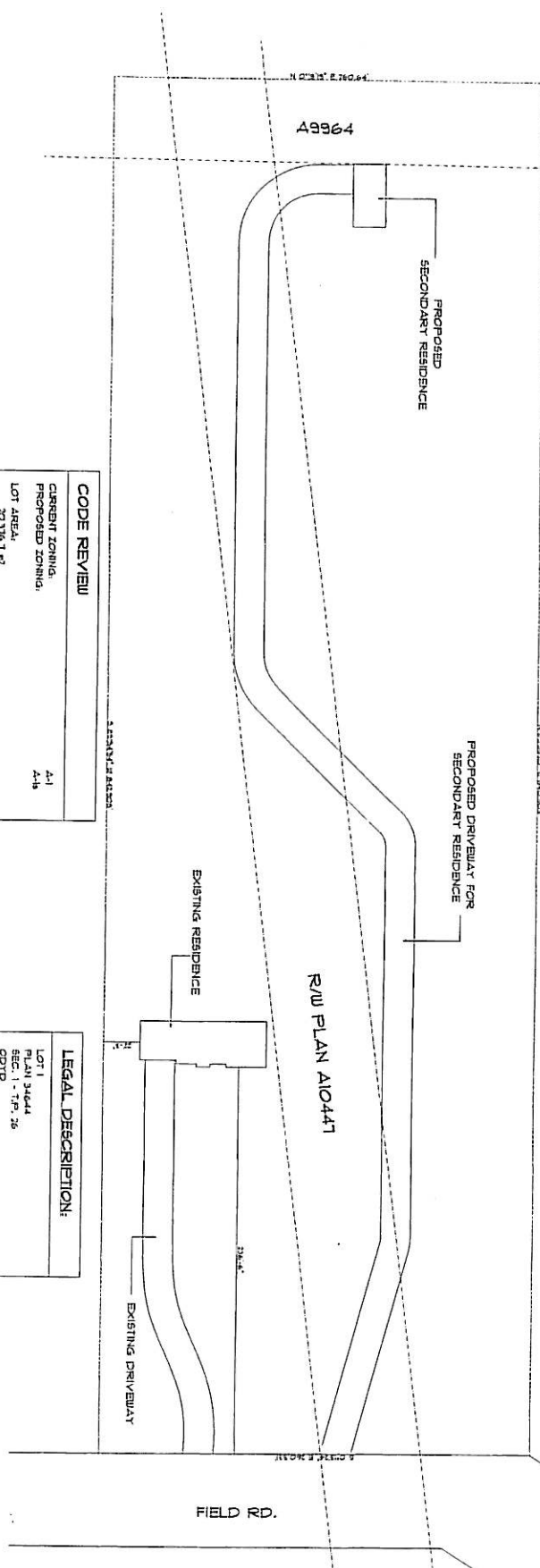
Shelley Gambacourt  
Director of Land Use Management

## ATTACHMENTS

Location map  
Proposed site 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.



CODE REVIEW	
CURRENT ZONING, PROPOSED ZONING,	A-1 A-1b
LOT AREA 20318.1 sq	
LOT COVERAGE	
EXISTING RESIDENCE, EXISTING DRIVEWAY,	1811 sq 2111 sq
EXISTING LOT COVERAGE PROVIDED:	4014
ACCESSORY BUILDING ALLOWED, ACCESSORY BUILDING PROPOSED, ACCESSORY BUILDING ACCESS PROPOSED,	98 sq 98 sq 816.
TOTAL LOT COVERAGE PROPOSED	1311 sq
LOT COVERAGE ALLOWED: 20318.1 sq • 10%	20317
PROPOSED ACCESSORY BUILDING SETBACKS:	
REAR YARD PROPOSED,	5.74 m
REAR YARD ALLOWED,	6.0 m
SIDE YARD PROPOSED,	3.0 m
SIDE YARD ALLOWED,	3.0 m
FRONT YARD PROPOSED,	20.2 m
FRONT YARD ALLOWED,	6.0 m

**LEGAL DESCRIPTION:**  
 LOT 1  
 PLAN 3444  
 SEC. 1 - T.P. 26  
 S.D.D.  
**CIVIC ADDRESS:**  
 4020 FIELD RD. KILGUNA, BC

COULTHARD/REID RESIDENCE