

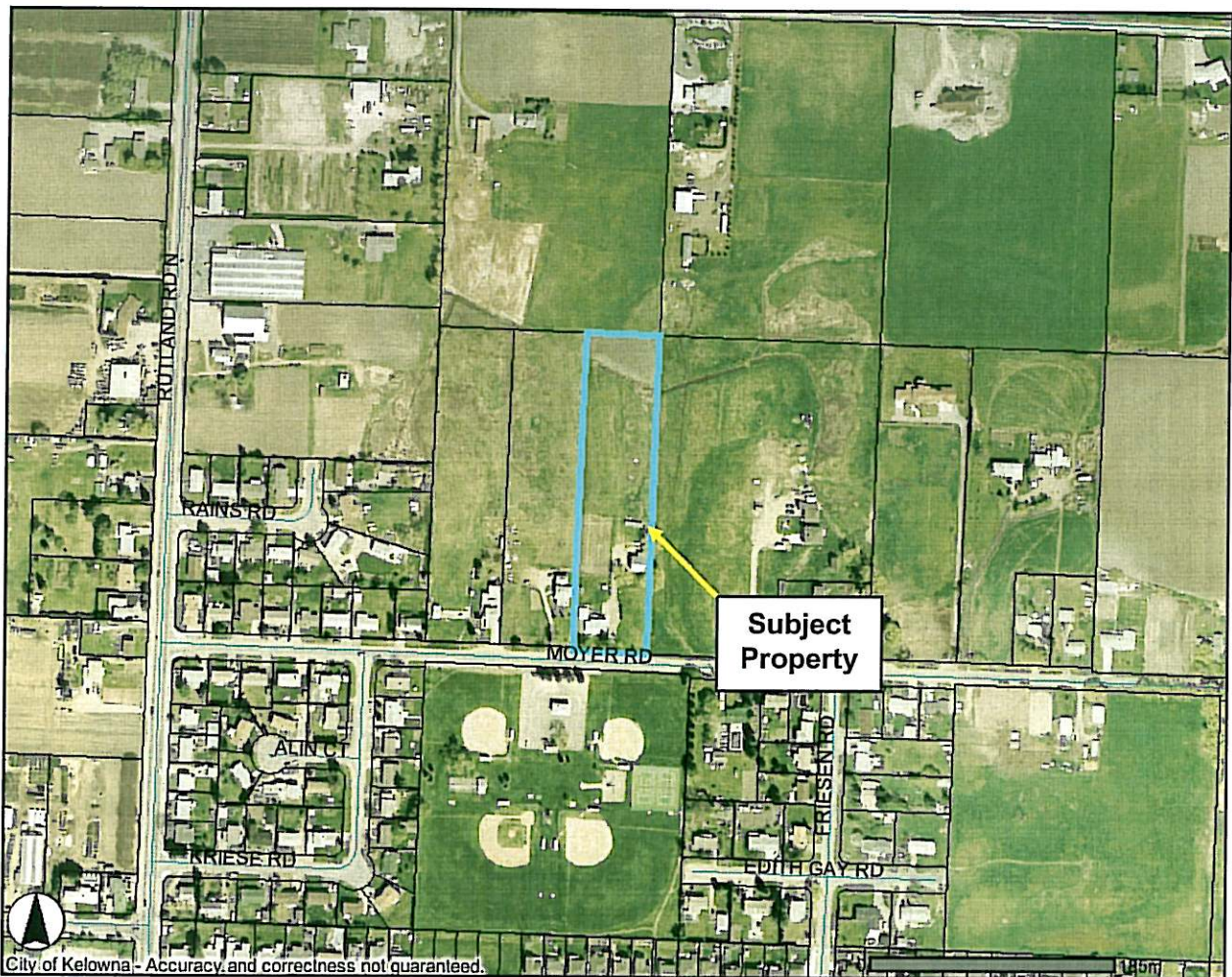
3.0 BACKGROUND

3.1 Site Context

The subject property is located in Rutland at 308 Moyer Road. The surrounding area is predominantly zoned for agriculture and urban and rural residential.

The immediately adjacent land uses are as follows:

- North A1 – Agriculture 1
- South P3 – Parks and Open Space
- East A1 – Agriculture 1
- West A1 – Agriculture 1



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 legalize and expand an existing secondary suite.

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

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	A1s ZONE REQUIREMENTS
Development Regulations		
Lot Area	3.32 acres or 13 465 m ² (existing non-conforming)	9.88 acres or 40 000 m ²
Secondary Suite Size	84.6 m ² and 32.4% of the floor area of the principal building	90 m ² or 40% of the floor area of the principal building, whichever is less
Other Requirements		
Parking Stalls (#)	meets requirements	3 spaces
Private Open Space	meets requirements	30 m ² 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

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met; Fire separations as per BCBC 2006.

5.2 Inspections Department

Building permit required for addition. Existing residence area and addition for proposed suite to be constructed to requirements of BCBC 2006 ie: fire separation, fire stopping.

5.3 Works & Utilities Department

Sanitary sewer charges are required, with terms as per the October 27, 2008 letter from the Works & Utilities Department, on file.


5.4 Black Mountain Irrigation District

Connection charges and deposits are required, with terms as per the October 03, 2008 letter from the Black Mountain Irrigation District, on file.

6.0 LAND USE MANAGEMENT DEPARTMENT

No significant impact on adjacent or nearby properties is anticipated. This Zoning Bylaw Amendment 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.


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



Danielle Noble
Urban Land Use Supervisor

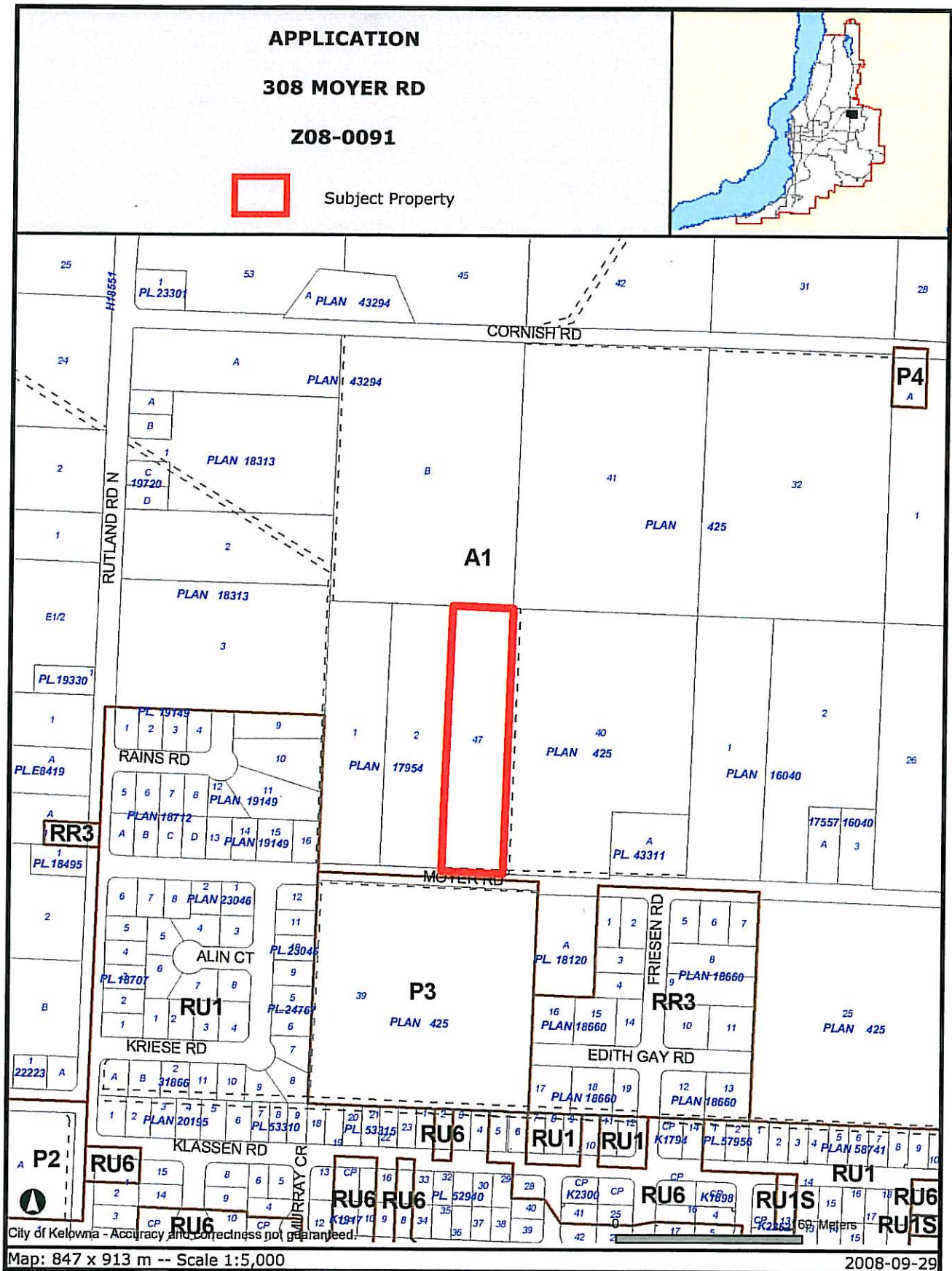
Approved for inclusion



 Shelley Gambacort
Director of Land Use Management

ATTACHMENTS

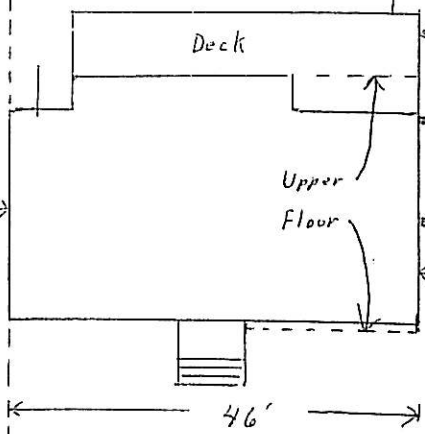
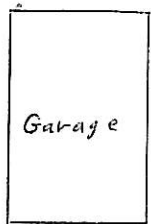
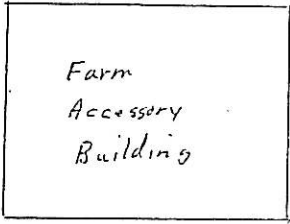
Location map
Partial site plan



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.

North

3.3 Acres



113' +

From
along

Drive way

Secondary
Driveway

Moyer Road