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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.

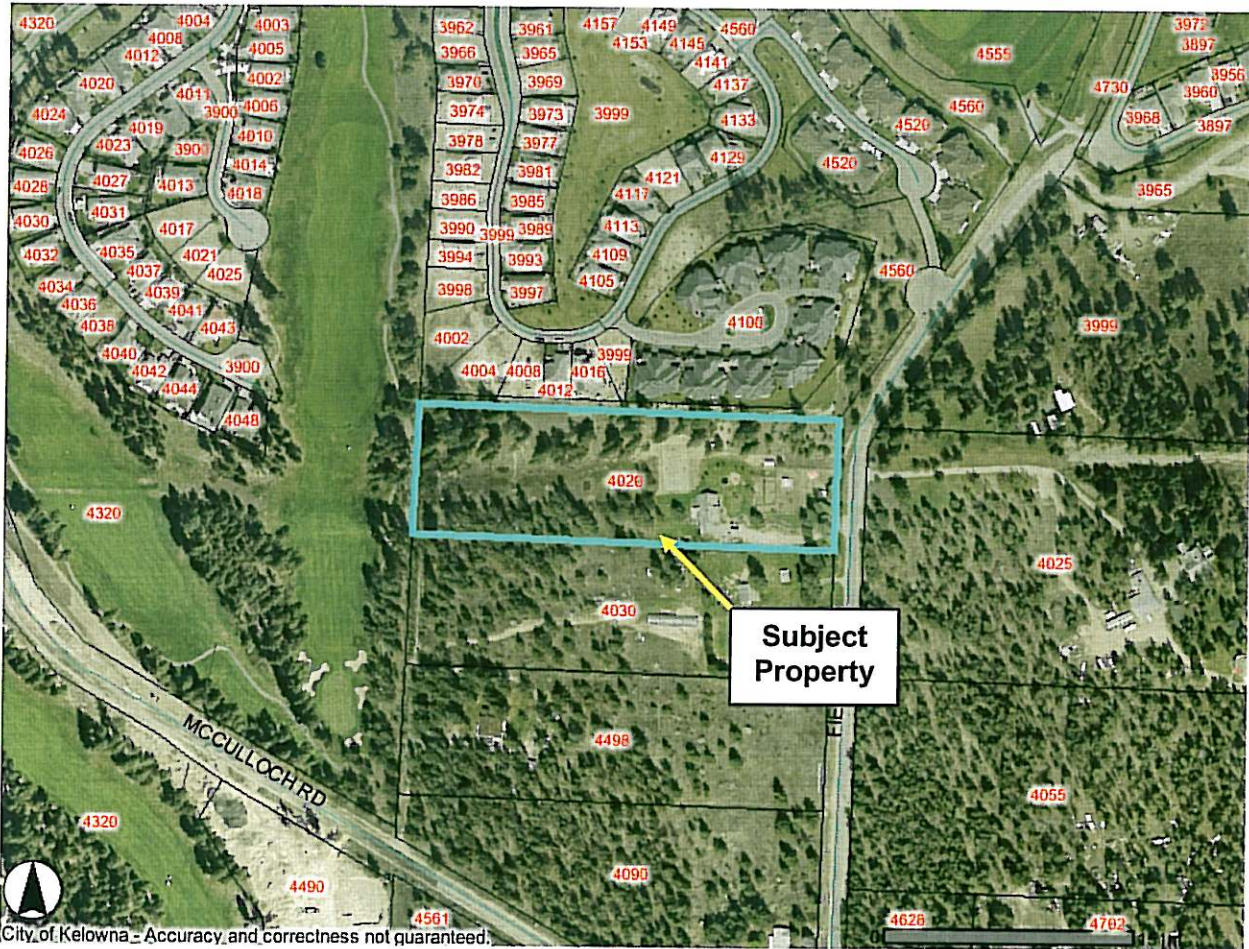
**3.0 BACKGROUND**

**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>
Development Regulations		
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>
Other Requirements		
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.

  
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Danielle Noble  
Urban Land Use Supervisor

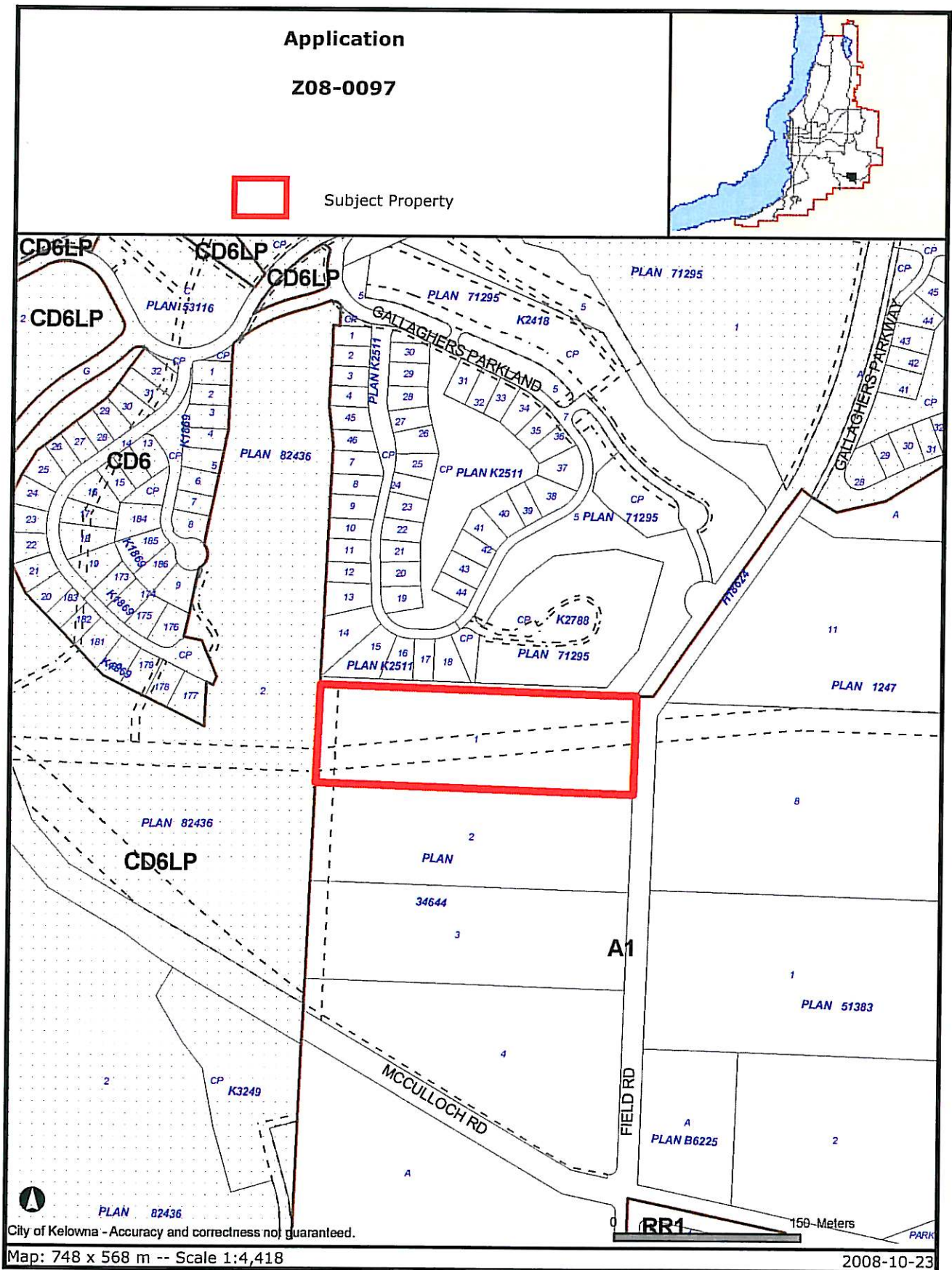
Approved for inclusion



Shelley Gambacourt  
Director of Land Use Management

**ATTACHMENTS**

Location map  
Proposed site plan

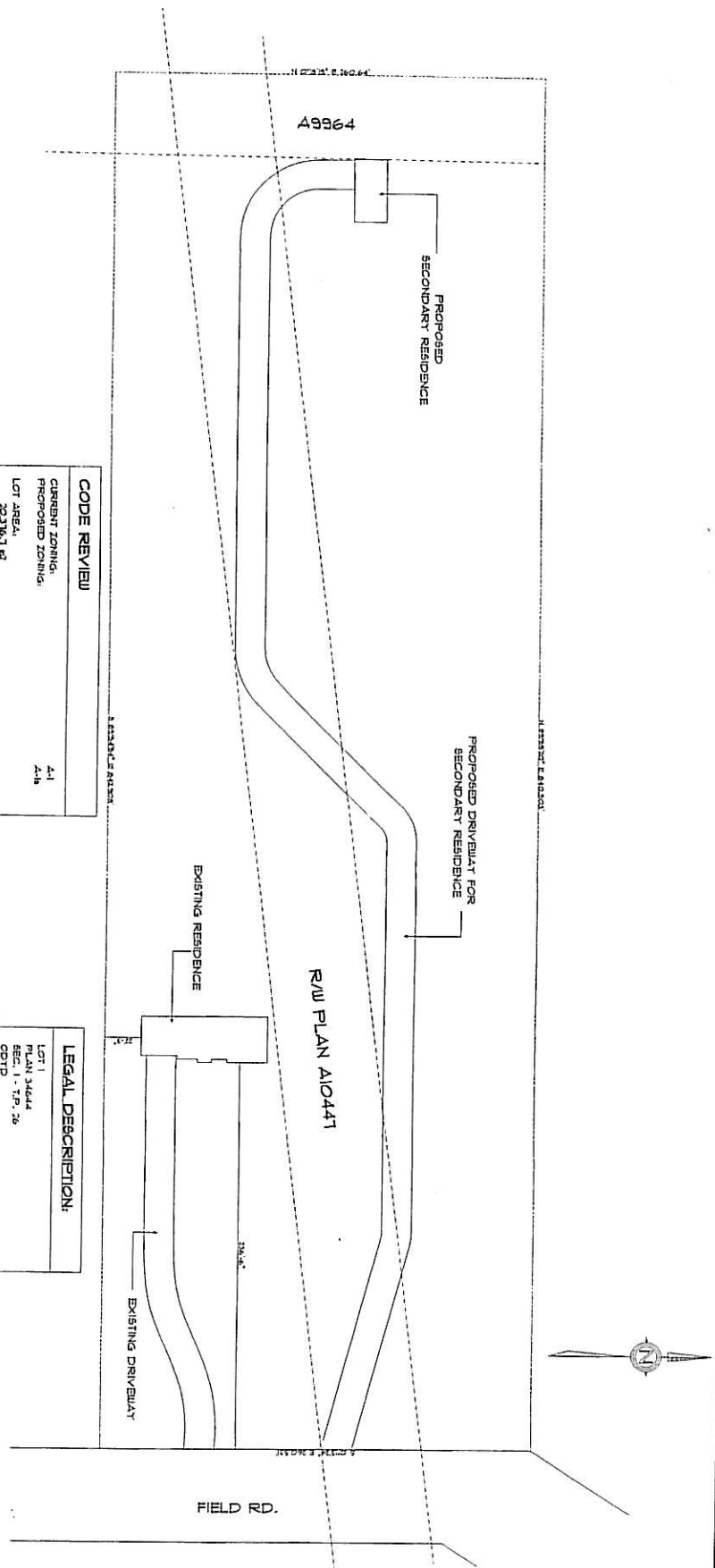


City of Kelowna - Accuracy and correctness not guaranteed.

Map: 748 x 568 m -- Scale 1:4,418

2008-10-23

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:	A-1
PROPOSED ZONING:	A-8
LOT AREA:	20376.7 sq ft
<b>LOT COVERAGE</b>	
EXISTING RESIDENCE:	10171 sq ft
EXISTING DRIVEWAY:	20115 sq ft
EXISTING LOT COVERAGE PROVIDED:	4014 sq ft
ACCESSORY BUILDING ALLOWED:	95 sq ft
ACCESSORY BUILDING PROPOSED:	95 sq ft
ACCESSORY BUILDING ACCESS PROPOSED:	816 sq ft
TOTAL LOT COVERAGE PROPOSED:	13171 sq ft
LOT COVERAGE ALLOWED: 20376.7 sq ft * 10%:	20377 sq ft
<b>PROPOSED ACCESSORY BUILDING SETBACKS:</b>	
REAR YARD PROPOSED:	15.24 m
REAR YARD ALLOWED:	9.14 m
SIDE YARD PROPOSED:	3.0 m
SIDE YARD ALLOWED:	3.0 m
FRONT YARD PROPOSED:	23.1 m
FRONT YARD ALLOWED:	6.0 m

**LEGAL DESCRIPTION:**  
 LOT 1  
 PLAN 34644  
 177-36  
 091D  
**CIVIC ADDRESS:**  
 4700 FIELD RD. KILGONA, BC

**COULTHARD/REID RESIDENCE**