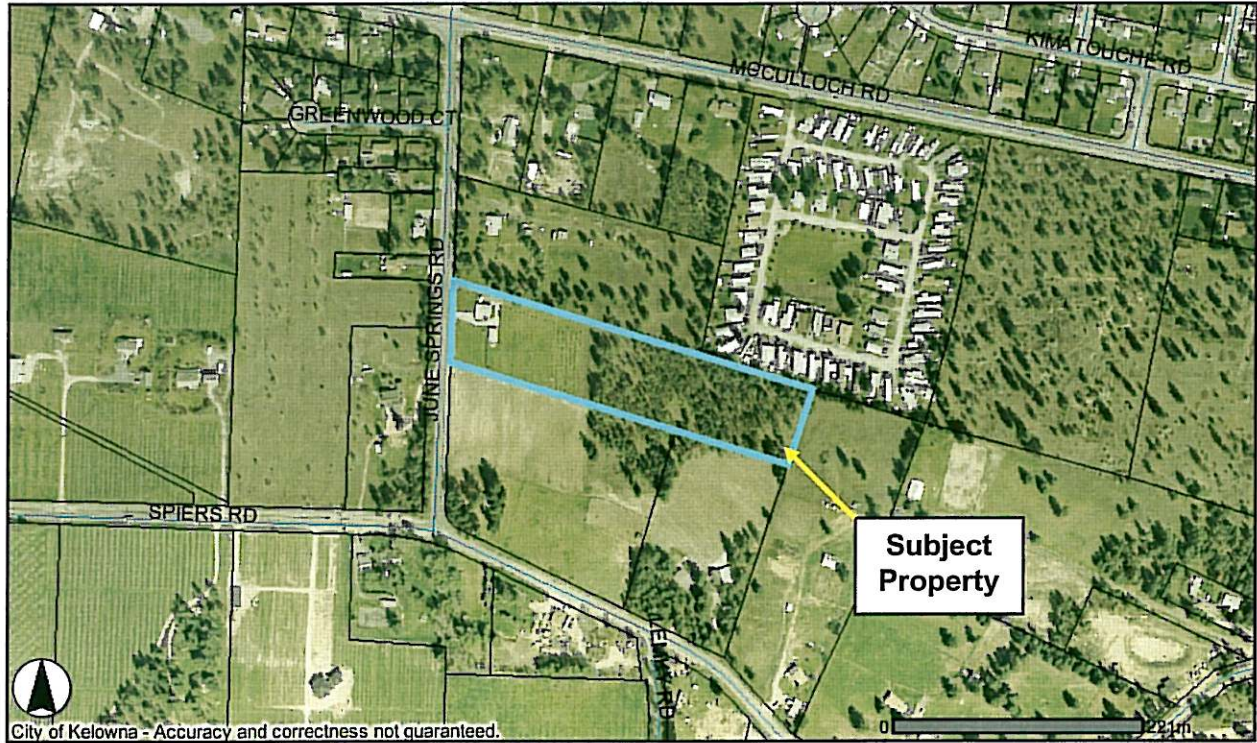


The immediately adjacent zones are as follows:

- North A1 – Agriculture 1 & RM7 – Mobile Home Park
- South A1 – Agriculture 1 & A1s – Agriculture 1 with Secondary Suite
- 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 provide a mobile home (secondary suite) on the subject property for immediate family. An existing single detached dwelling exists on the property.

The property is within the Agricultural Land Reserve and the Agricultural Land Commission permits one secondary suite in a mobile home for immediate family without application for a non-farm use.

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	22 585 m ² or 2.26 hectares or 5.58 acres	20 000 m ² or 2.00 hectares or 4.94 acres

Site Coverage for Residential Development	1.13%	10%
Principal Dwelling Size	183.2 m ² on ground level and basement	N/A
Secondary Suite Size	89.3 m ²	Lesser of 90 m ² or 75% of the floor area of the principal dwelling
Separation between Principal Dwelling and Secondary Suite	Greater than 25 m	5.0 m
Front Yard	21.3 m	6.0 m
Side Yard (northern)	11.6 m	3.0 m
Side Yard (southern)	Greater than 25 m	3.0 m
Rear Yard	Greater than 235 m	10.0 m
Other Requirements		
Parking Stalls (#)	meets requirements	3 spaces
Private Open Space	meets requirements	30 m ² per dwelling unit

4.0 CURRENT DEVELOPMENT POLICY

4.1 Kelowna 2020 Official Community Plan

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

Secondary Suites. Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites.

4.2 City of Kelowna Agricultural Plan

Secondary Suites. Support the provision of secondary suites in agricultural areas as per Agricultural Land Commission regulations which allow one suite per parcel.

5.0 TECHNICAL COMMENTS

5.1 Fire Department

The fire Department access must be a minimum 4 meters clear width to the new home; if the distance from June springs Rd to the new home is over 90 meters then a proper turn-a-round for the fire truck is required with a minimum centre line radius of 12 meters.

5.2 Inspections Department

Building permit required for placement of mobile home, no other concerns.

5.4 Works & Utilities Department

The proposed rezoning for the addition of a mobile does not compromise City of Kelowna utilities as far as servicing is concerned.

5.5 South East Kelowna Irrigation District

Capital charges and a fee for a new water meter apply. Lot has an existing 25mm water service that can be used to service new unit – extra charges will apply if a new water service is required.

5.6 Interior Health Authority

The applicant is required to hire a Registered Onsite Wastewater Practitioner to assess the property and establish daily sewerage flows to determine whether the property has the space and capability to properly dispose of the waste onsite.

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.

The Agricultural Land Commission considers a mobile home for immediate family to be a permitted use within the Agricultural Land Reserve and the ALC has indicated to the City that a non-farm application is not required for this use.

Land Use Management staff support the proposed rezoning.



Danielle Noble
Urban Land Use Manager

Approved for inclusion



Shelley Gambacourt
Director of Land Use Management

ATTACHMENTS

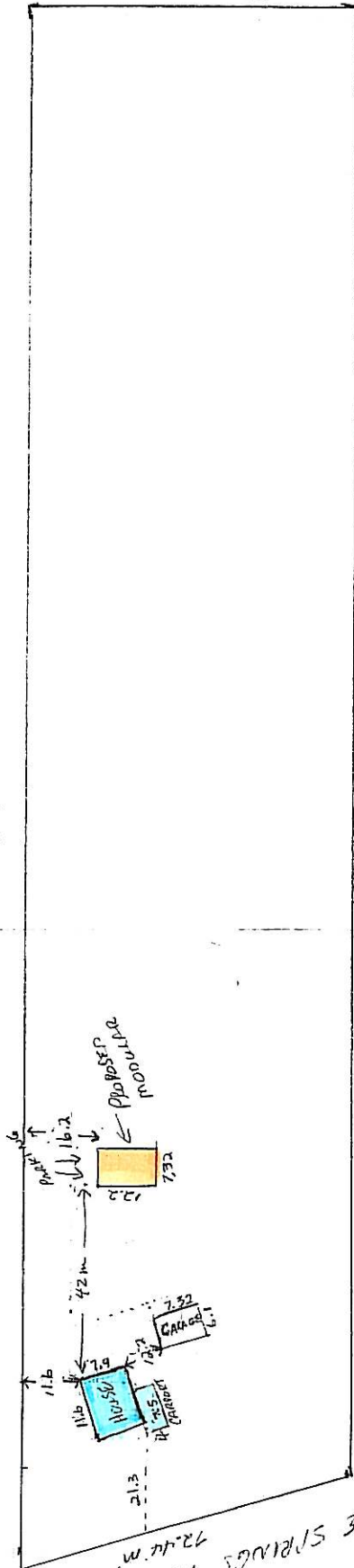
- Location and zoning map
- Proposed site plan sketch
- Floor plan
- Elevations

SITE PLAN

3975 JUNE SPRINGS ROAD
 LOTA PLAN 61317 SEC 3 TWP 26

(6 x 55.56 = 333.35)
 333.35 m

(11.7 x 64 = 750)
 70m



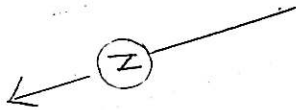
313.05 m

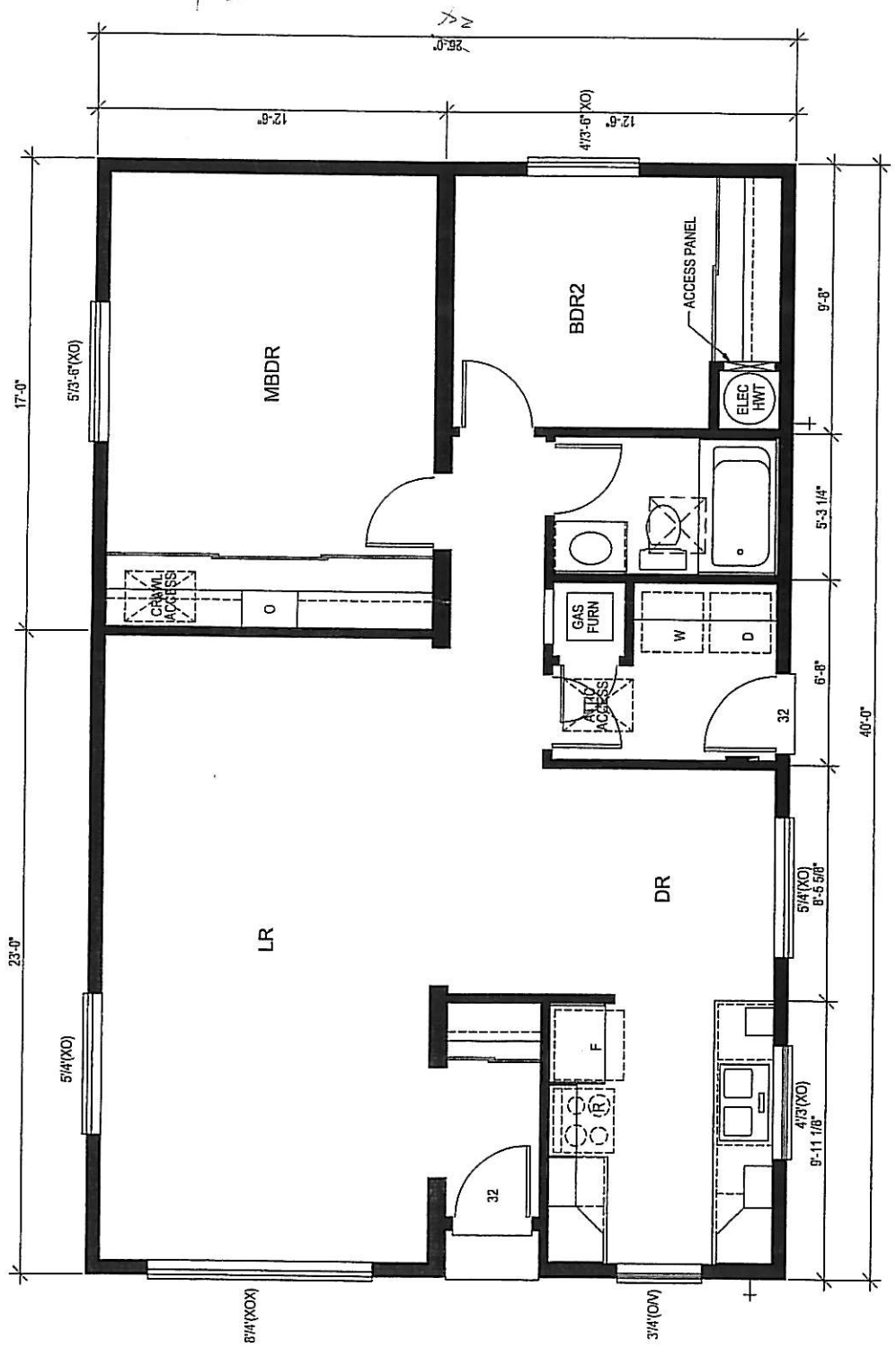
(6 x 52.18 = 313.05)

SCALE 1-6 m

EXISTING DWELLING

PROPOSED SUITE





1000B
AREA: 1000

SCALE: 1/8" = 1'-0"

ISSUED: []
CHK'D BY: []

SALES: []
ESTIMATE: []

MODEL DS1000B

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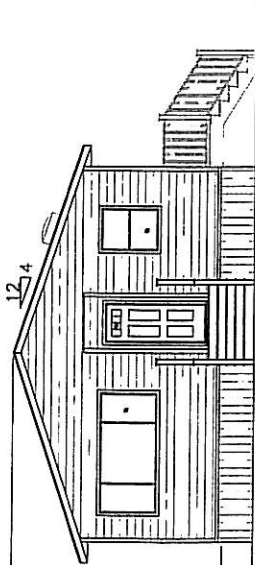
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DIM W	<input type="checkbox"/>	HTG	<input type="checkbox"/>	P/A	<input type="checkbox"/>

NUMBER	DATE	NUMBER	DATE

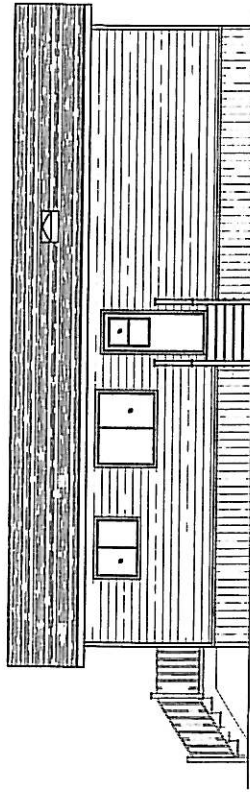
REVISIONS

13'-7 1/4" TOP OF ROOFLINE

0'-0" TOP OF PIER BLOCK

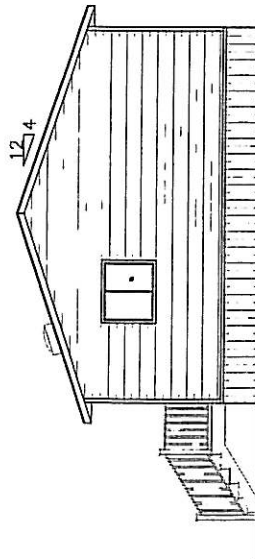


FRONT ELEVATION

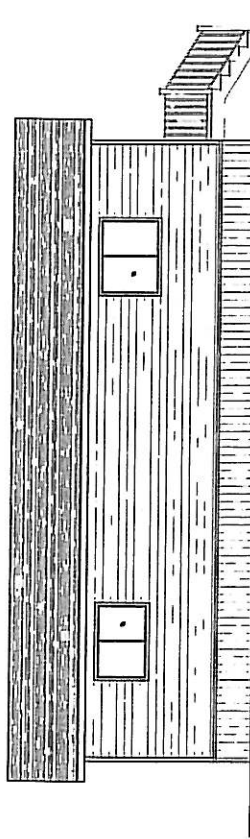


SIDE ELEVATION

ALL DECKS, RAILING AND STAIRS
TO BE DONE BY OTHERS. TYPICAL



REAR ELEVATION



SIDE ELEVATION

Proposed Dwelling 24x40

REVISIONS	NUMBER	DATE	NUMBER	DATE	DWG. DIST.	FLR	DIM R	PROD	PLG	ELEC	PURC	DIM W	HTG	P/A	DIM P	FF	SITE
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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SCALE: 1/8" = 1'-0"			AREA: 1080 Sq/Ft			7/2/07		
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