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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** January 05, 2009  
**TO:** City Manager  
**FROM:** Community Sustainability Division  
**APPLICATION NO.** Z08-0102      **OWNER:** Keith Morrice & Britta Morrice  
**AT:** 3975 June Springs Rd      **APPLICANT:** Ruth Hall  
**PURPOSE:** TO REZONE FROM THE A1 – AGRICULTURE 1 ZONE TO THE A1s – AGRICULTURE 1 WITH SECONDARY SUITE ZONE TO ALLOW FOR A MANUFACTURED MOBILE HOME (SECONDARY SUITE) FOR IMMEDIATE FAMILY 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. Z08-0102 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A, Section 3, Township 26, ODYD, Plan KAP61317, located at 3975 June Springs 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 and Interior Health Authority 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 manufactured modular home (secondary suite) for immediate family on the subject property. The proposed rezoning conforms to the City of Kelowna Official Community Plan future land use designation of Rural / Agricultural.

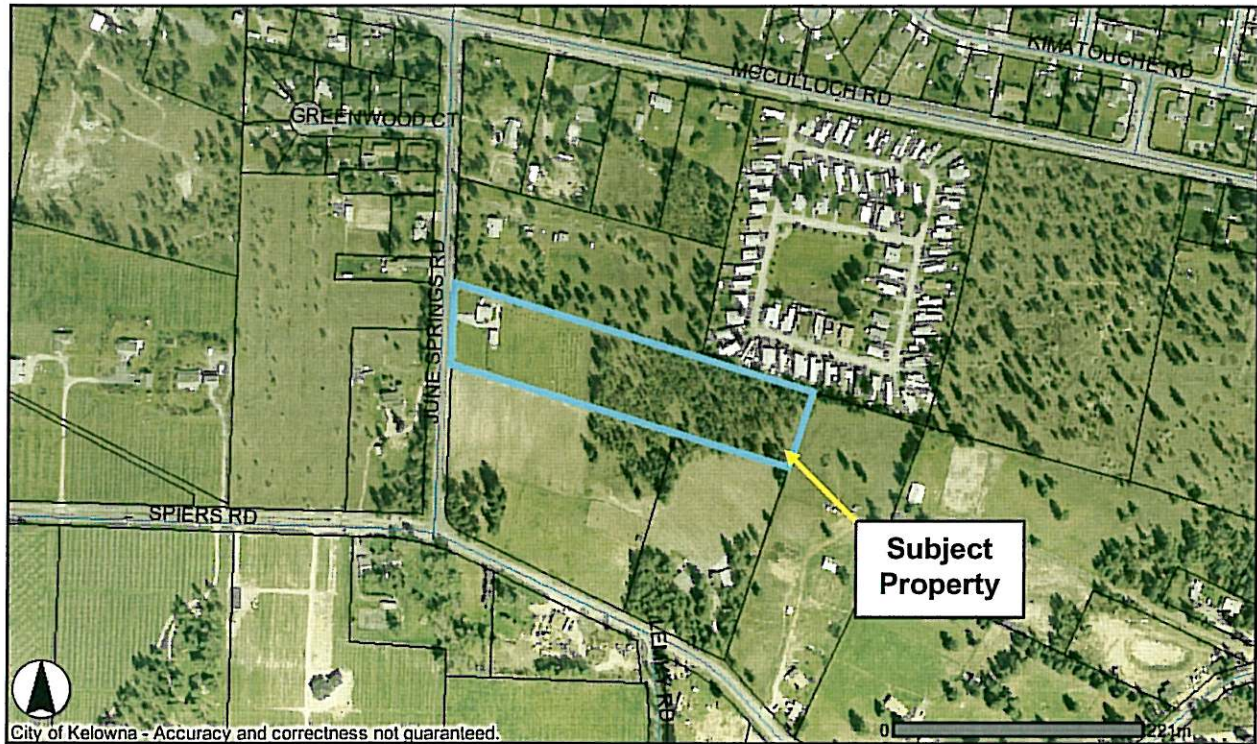
## **3.0    BACKGROUND**

### **3.1    Site Context**

The subject property is located in Southeast Kelowna at 3975 June Springs Road. The surrounding area is predominantly zoned for agriculture but also features zoning for rural residential detached homes and mobile home parks.

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 <sup>2</sup> or 2.26 hectares or 5.58 acres	20 000 m <sup>2</sup> or 2.00 hectares or 4.94 acres

Site Coverage for Residential Development	1.13%	10%
Principal Dwelling Size	183.2 m <sup>2</sup> on ground level and basement	N/A
Secondary Suite Size	89.3 m <sup>2</sup>	Lesser of 90 m <sup>2</sup> 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 <sup>2</sup> 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

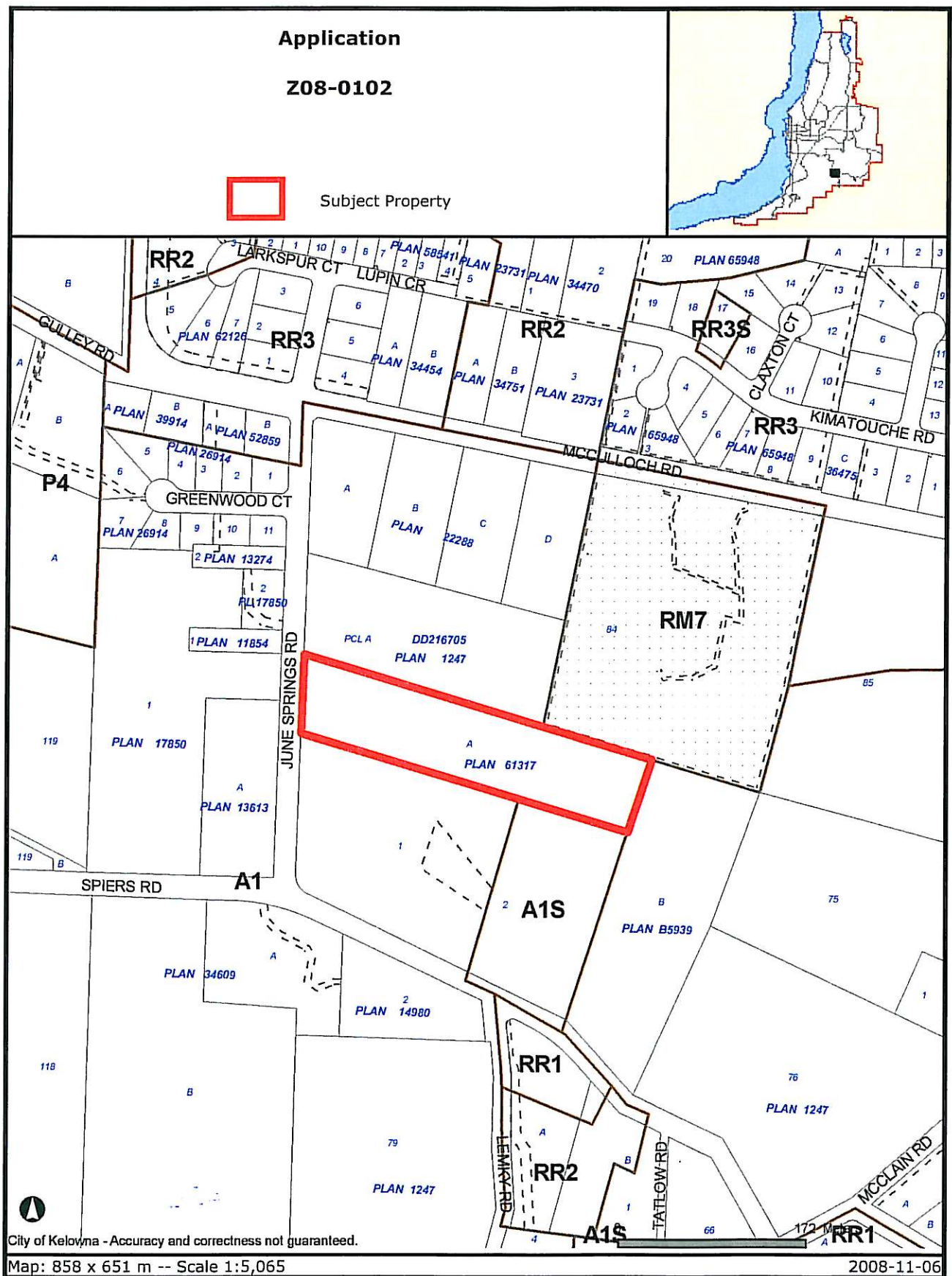
Approved for inclusion



Shelley Gambacourt  
Director of Land Use Management

## ATTACHMENTS

Location and zoning map  
Proposed site plan sketch  
Floor plan  
Elevations



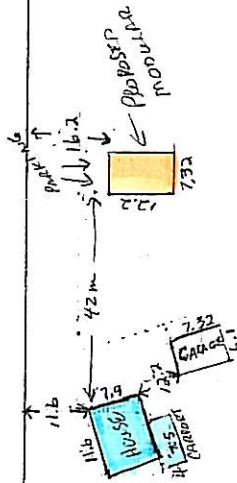
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

# 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 6.4 = 70)  
 70 m



313.05 m

(6 x 52.18 = 313.05)

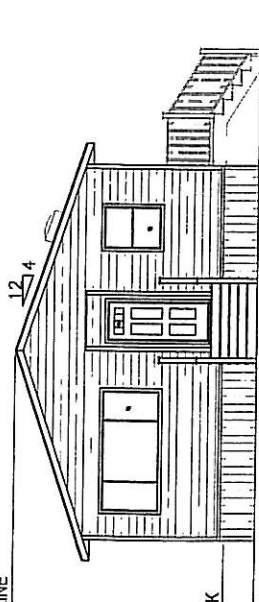
SCALE 1-6 m

EXISTING DWELLING

PROPOSED SUITE

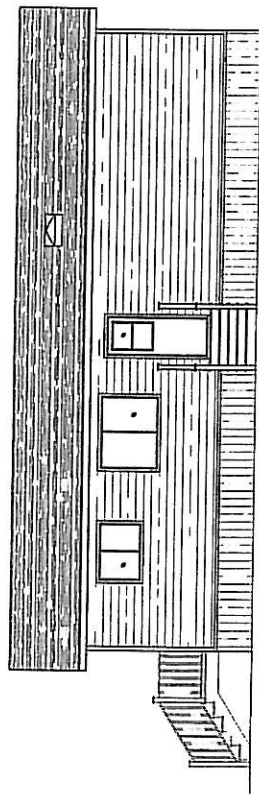


13'-7 1/4" TOP OF ROOFLINE



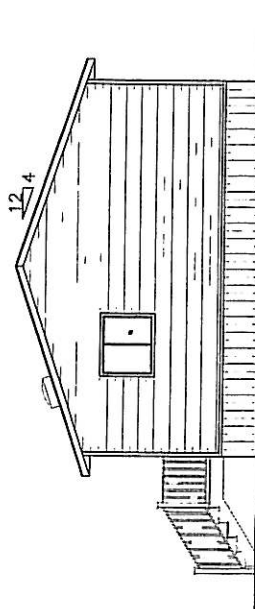
0'-0" TOP OF PIER BLOCK

FRONT ELEVATION

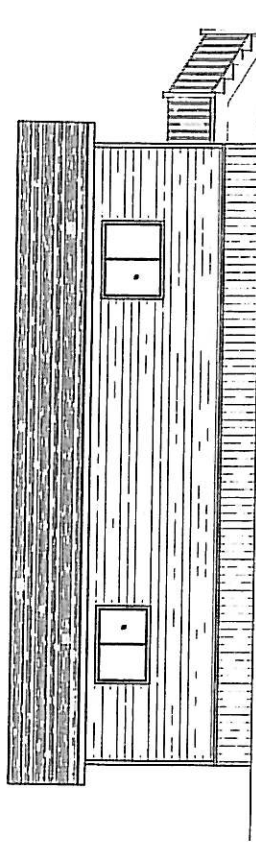


SIDE ELEVATION

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



REAR ELEVATION



SIDE ELEVATION

Proposed Dwelling 24x40

REVISIONS	NUMBER	DATE	NUMBER	DATE	DATE	FLR	DIM R	PROD	PLG	ELEC	PURC	DWG. DIS.	DIM W	HTG	P/A	DIM P	FF	SITE	COPYRIGHT THIS DRAWING IS THE COPYRIGHT OF CHAPARRAL INDUSTRIES (80) INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION			CHAP - HALL KELOWNA, B.C.	SALE1363EL1	DRAWN BY: SALES:			ESTIMATE: CHKD BY:	ISSUED: 10/20/08	SCALE: 1/8" = 1'-0"	AREA: 1080 Sq/Ft	SALE1363A1		
																			CHAPARRAL														