
**CITY OF KELOWNA
MEMORANDUM**

DATE: March 09, 2008
TO: City Manager
FROM: Community Sustainability Division

APPLICATION NO. DVP09-0022 **OWNER:** Britta & Keith Morrice
AT: 3975 June Springs Rd **APPLICANT:** Ruth Hall

PURPOSE: To vary the permitted size of a secondary suite in an accessory building (mobile home) to 113 m² from 90 m².

EXISTING ZONE: A1s – Agriculture 1 with Secondary Suite

REPORT PREPARED BY: Andrew Browne

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0022 Lot A, Section 3, Township 26, ODYD, Plan KAP61317, located at 3975 June Springs Road, Kelowna BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 9.5.4 Maximum Secondary Suite Size – To vary the maximum size of a secondary suite to 113 m² from 90 m².

2.0 SUMMARY

The applicant proposes to place a manufactured modular home (secondary suite) for immediate family on the subject property and is requesting a variance to permit a larger unit.

3.0 BACKGROUND

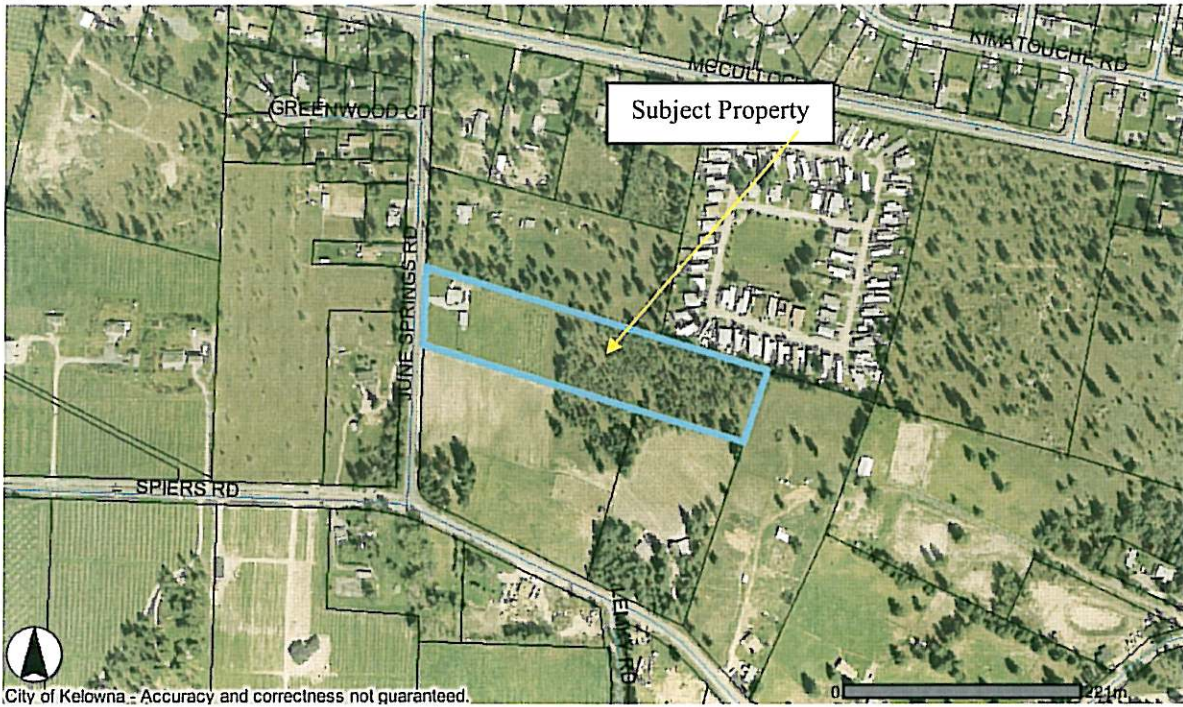
3.1 Site Context

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 Aerial Photo



3.3 The Proposal

The table below 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	113 m² *	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
* Indicates that a variance is required.		

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 Building & Permitting

No concerns.

5.2 Development Engineering

The request to vary the secondary suite size from 90sq.m to 112.9sq.m does not compromise City of Kelowna servicing requirements

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

Letters confirming support by affected neighbours for the requested variance have been received for the proposed size of the manufactured home. The applicant has indicated that the larger manufactured home is required to accommodate wheelchair access for a member of their family. Though a portion of the property is designated as a Natural Environment Development Permit area, the proposed location of the manufactured home does not interfere.

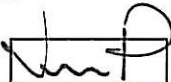
The Agricultural Land Commission considers a mobile home for immediate family to be a permitted use within the Agricultural Land Reserve and the ALC has indicated to the City that a non-farm application is not required for this use.

Land Use Management staff recommend support for the proposed variance.

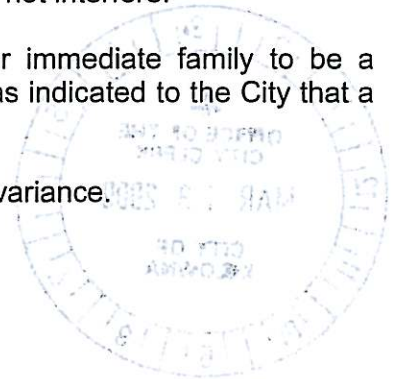


Danielle Noble
Urban Land Use Manager

Approved for inclusion:

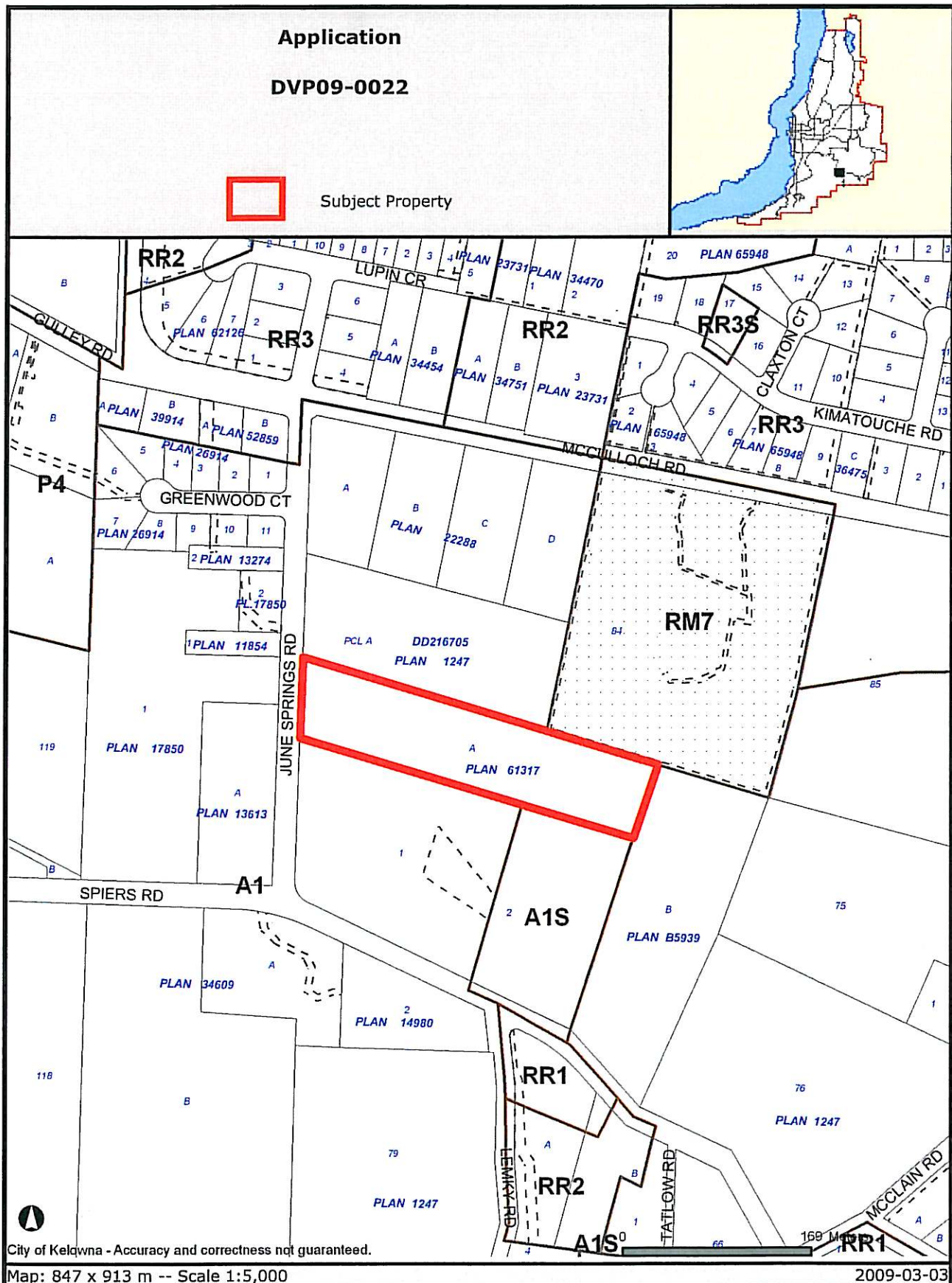


Shelley Gambacort
Director of Land Use Management



ATTACHMENTS

- Location map
- Site plan

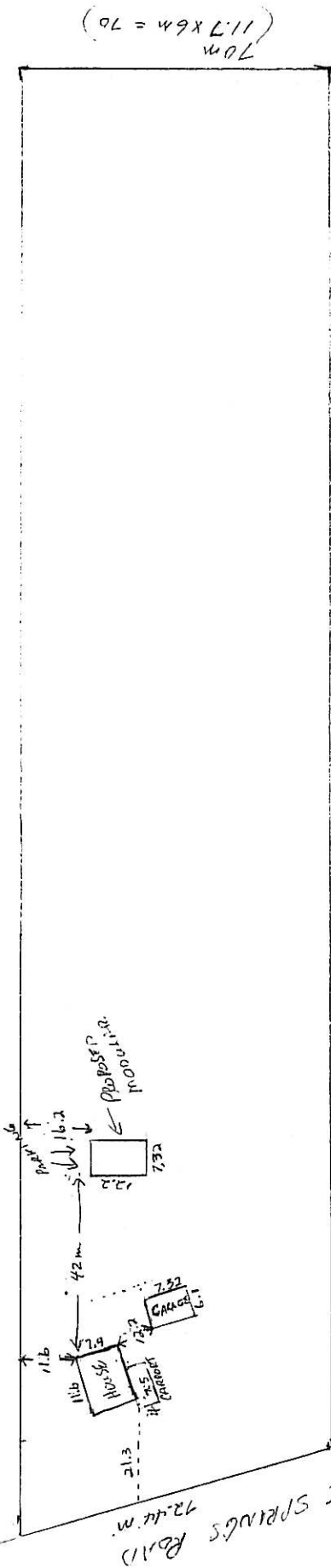


Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

SITE PLAN

3975 JUNE SPRINGS ROAD
LOT A PLAN 6/317 SEC 3 TWP 26

(6 x 55.56 = 333.35)



313.05 M

(6 x 52.18 = 313.05)

SCALE 1-6 m