

# Memo



**Date:** April 16/10  
**To:** City Manager  
**From:** Community Sustainability Division  
**File No:** Z10-0015      **Applicant/ Owner:** Inez Palatin  
Randolph and Deanna Palatin  
**At:** 1707 Morrison Road  
**Purpose:** TO REZONE FROM THE A1 - AGRICULTURE 1 ZONE TO THE A1(s) AGRICULTURE 1 WITH SECONDARY SUITE ZONE TO ALLOW A MOBILE HOME TO BE PLACED ON THE PROPERTY  
**Existing Zone:** A1 - Agriculture 1  
**Proposed Zone:** A1s - Agriculture 1 with Secondary Suite  
Report Prepared by: Luke Turri

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## 1.0 RECOMMENDATION:

THAT Rezoning Application No. Z10-0015 to amend City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 36 Township 26 ODYD Plan KAP90335 located at 1707 Morrison Road, Kelowna, B.C. from the 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 Black Mountain Irrigation District and the Interior Health Authority being completed to their satisfaction.

## 2.0 SUMMARY:

This application seeks to rezone from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone to allow a mobile home to be placed on the subject property.

## 3.0 BACKGROUND:

The subject property was recently subdivided as an approved homesite severance parcel. The property owners wish to place a mobile home on the southwest portion of the subject property to accommodate immediately family. While this use is permitted under the provisions of the Agricultural Land Commission Act, a rezoning application is required to accommodate the mobile home. The owners would also be required to submit an affidavit confirming that the dwelling will be used for immediate family.

A handwritten signature in black ink, appearing to be "L. Turri", located at the bottom right of the page.

As per Section 1.8.3 of Zoning Bylaw No. 8000, homesite severance parcels are regulated by the development standards of the RR2 zone. As such, the application meets the requirements of Zoning Bylaw No. 8000 as follows:

CRITERIA	PROPOSAL	RR2 ZONE REQUIREMENTS (Suite in Accessory Building)
Lot Size	3,059m <sup>2</sup>	n/a
Lot Width	57.67m	n/a
Lot Depth	53.02m	n/a
<b>Development Regulations</b>		
Site Coverage (buildings)	10%	20%
Height of Accessory Building	To be confirmed at building permit stage	4.5 m
Floor Area of Principal Dwelling	121m <sup>2</sup>	-
Floor Area of Secondary Suite / Size ratios	89m <sup>2</sup> / 73.5%	Cannot exceed the lesser of 90 m <sup>2</sup> or 75% of principal dwelling
Separation between dwellings	Exceeds requirements	4.5m
Front Yard	6.0m	6.0m
Side Yard (north)	Exceeds requirements	3.0m
Side Yard (south)	3.0m	3.0m
Rear Yard	Exceeds requirements	9.0m (3.0 for accessory buildings)
<b>Other Requirements</b>		
Parking Stalls (#)	3 spaces	3 spaces
Private Open Space	Exceeds requirements	30m <sup>2</sup> required per dwelling

#### 4.2 Site Context

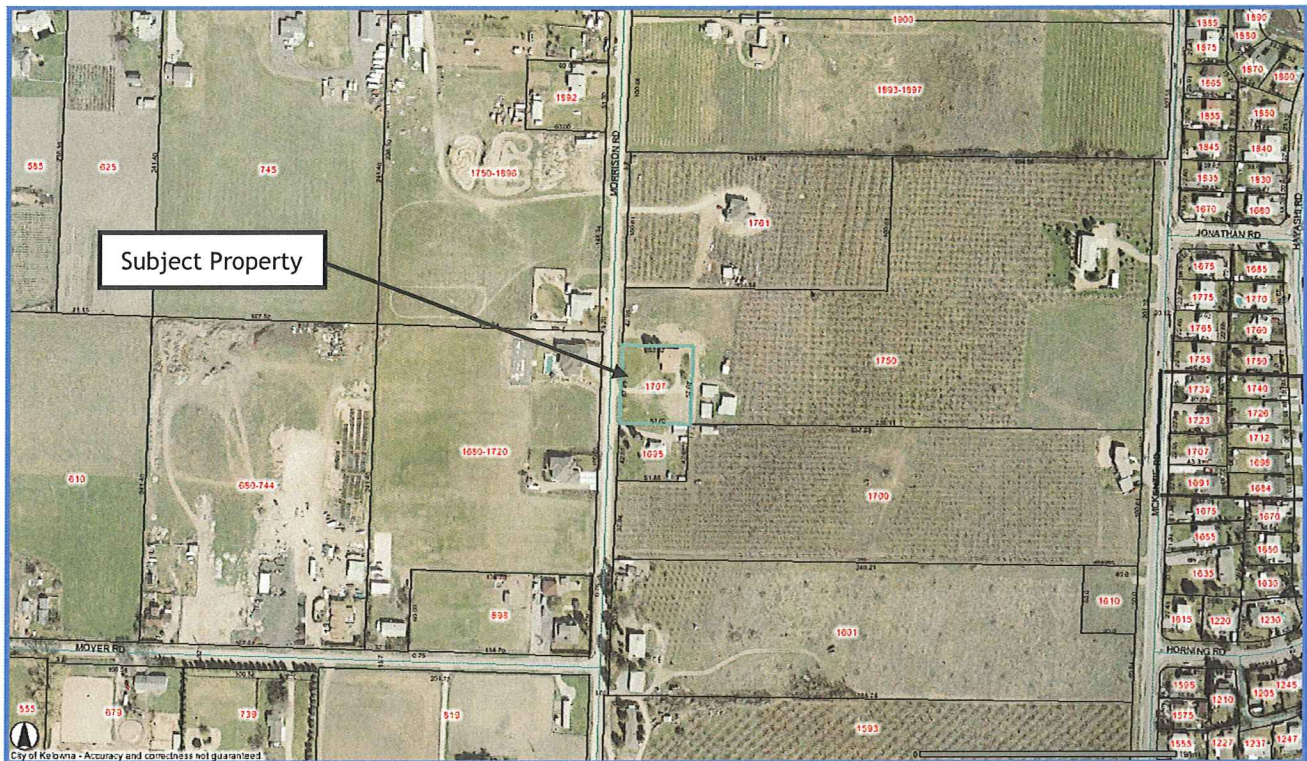
The subject property is located in the northeast Rutland area along Morrison Road, between Moyer and Cornish Roads. The surrounding area is an established agricultural area, within the Agricultural Land Reserve.

Specifically, the adjacent zones and uses are:

- North** A1 - Agriculture 1
- East** A1 - Agriculture 1
- South** A1 - Agriculture 1
- West** A1 - Agriculture 1

### 4.3 Site Location Map

Subject property: 1707 Morrison Road



### 5.0 DEVELOPMENT POTENTIAL/CURRENT POLICY:

#### 5.1 Official Community Plan

*Section 8.47 Secondary Suites:* Encourage, under the conditions stipulated in the Zoning Bylaw, the creation of secondary suites;

### 6.0 TECHNICAL COMMENTS:

#### 6.1 Building & Permitting

Development cost charges should be reviewed at time of building permit application.

#### 6.2 Development Engineering Branch

See attached.

#### 6.3 Fire Department

If a fence is ever constructed between the dwellings a gate with a clear width of 1100mm is required. Any gate is to open with out special knowledge. Additional visible address is required from Morrison Rd.

#### 6.3 Irrigation District (Black Mountain)

See attached.

#### 6.4 Public Health Inspector

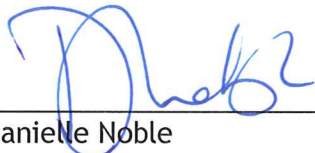
See attached.

6.5 Shaw Cable

Owner/Developer to purchase/install underground conduit system as per Shaw Cable specifications.

7.0 LAND USE MANAGEMENT DEPARTMENT:

The Land Use Management Department recommends support for this application. Policies within the Official Community Plan affirm the sensitive integration of infill in established neighbourhoods where services are already in place and densification can easily be accommodated. The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. The property would accommodate ample off-street parking areas, and private open space for each dwelling. Should Council approve the rezoning application, a Building Permit application will be required to review the placement of the mobile home.



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Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:



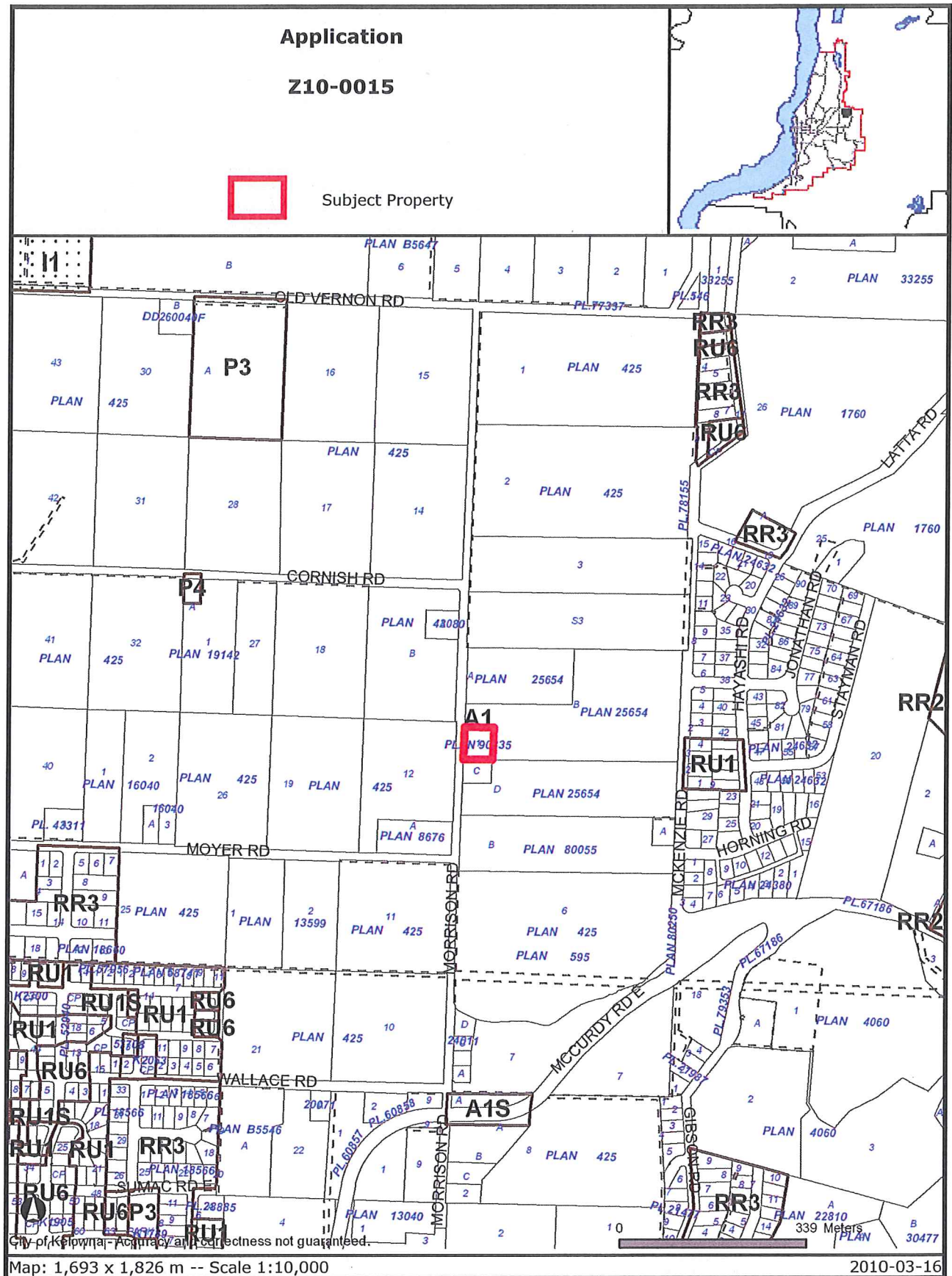
Shelley Gambacort  
Director, Land Use Management

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**Attachments:**

Subject Property Map  
Site Plan  
Development Engineering Branch Comments  
Letter from Black Mountain Irrigation District dated April 6, 2010  
Letter from Interior Health dated March 26, 2010

Date Application Accepted: March 16, 2010



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.

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON  
 LOT 1, PLAN KAP \_\_\_\_\_, SEC 36, TP 26, ODYD.

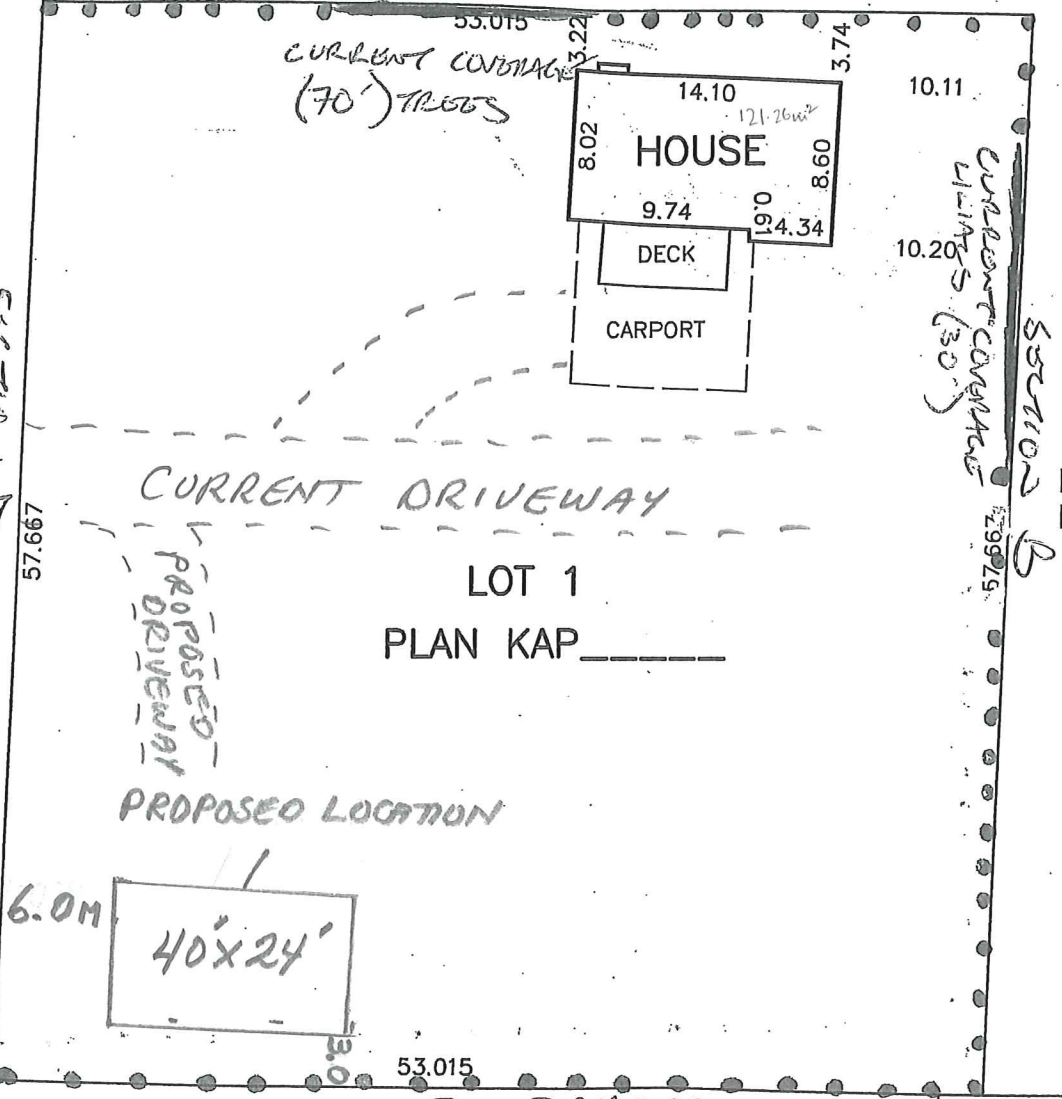
1707 MORRISON ROAD

• = CEDAR TREES (EVERY 10')

— = CURRENT COVERAGE REM LOT B  
 IN PLACE PLAN 25654

SECTION A

MORRISON ROAD



REM LOT B  
 PLAN 25654

LOT 1  
 PLAN KAP \_\_\_\_\_

PLAN 25654

I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

*T.E. Ferguson*

B.C.L.S., C.M.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: INEZ PALATIN

DATE: MARCH 12, 2007

SCALE: 1:400 METRES

FILE: 17191

© T.E. FERGUSON LAND SURVEYING LTD.

T.E. Ferguson Land Surveying Ltd.

B.C. AND CANADA LAND SURVEYORS  
 404-1630 PANDOSY STREET, KELOWNA, B.C.  
 TELEPHONE: (250) 763-3115

FAX: (250) 763-0321



# Interior Health

March 26, 2010

City of Kelowna  
Community Sustainability  
1435 Water Street  
Kelowna, BC  
V1Y 1J7



Attn: Luke Turri

**Re: Rezoning Application No. Z10-0015, Lot 1, Plan 90335, 1707 Morrison Road.**

Interior Health records reveal that a repair to the onsite sewerage disposal system, sized to accommodate the flows of a 3 bedroom dwelling, was carried out at 1707 Morrison Road on April, 2001.

A new sewerage disposal system was installed at 1707 Morrison Road on November, 2008 again sized to accommodate the flows of a 3 bedroom home.

The two onsite sewerage disposal areas appear to be in different locations on the property. (See the attached records).

The services of a Registered Onsite Wastewater Practitioner (ROWP) should be consulted to assess the potential of additional effluent flows for this property and determine an acceptable location and sizing of an additional on site sewerage system for the proposed modular home. A filing/application to construct the sewerage disposal system must be submitted to Interior Health prior to construction.

Should you have any questions feel free to contact me weekdays at 250-868-7867.

Yours truly,

Stephen Pope, C.P.H.I(C), ROWP  
Environmental Health Officer  
Interior Health  
250-868-7867

SP/ki

**Bus:** (250) 979-7665  
**Fax:** (250) 868-7760  
**Web:** interiorhealth.ca

Environmental Health Officers  
"Less Risk, Better Health"  
1<sup>st</sup> Floor, 1340 Ellis Street Kelowna, BC V1Y 9N1



Office: (250) 765-5169  
Fax: (250) 765-0277  
www.bmid.ca

BMID File No. 2010-01

April 6, 2010

City of Kelowna  
1435 Water St  
Kelowna, BC V1Y 1J4

Attention: Luke Turri, Land Use Mgmt Dept

Dear Mr. Turri:

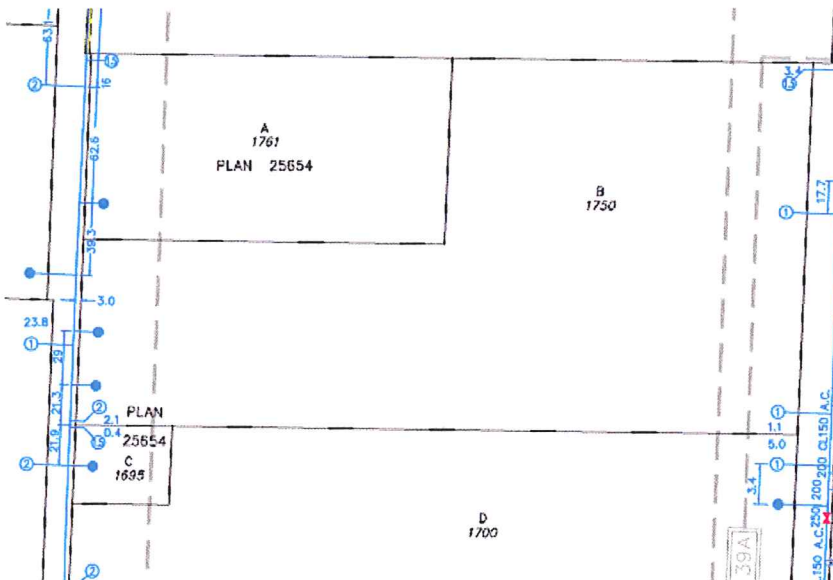
RE: **Water Service Requirements**  
**Second Dwelling on Lot 1, Plan 90335**  
**1707 Morrison Road**

This letter sets out our requirements for water supply related to the proposed placement of a modular home which will be the second residence on Lot 1, Plan 90335 which has a civic address of 1707 Morrison Road.

### 1.0 PROPOSED STRATIFICATION

The existing water supply to the subject property is shown on Figure 1-1 below.

**Figure 1-1 Present Water Services** (Please note, the water services shown below have been modified, due to the home site severance done in 2009.





## 2.0 SERVICE REQUIREMENTS

The connection fee is **\$300.00** for a standard 19mm single family residential unit as prescribed in Bylaw No. 667. Corix Utilities is outsourced for the installation of domestic water meters within BMID. The standard cost associated with a new domestic meter is **\$383.55**.

For construction of a second dwelling on a property, each residence must have a separate water service. In this case, a new service connection is required from the existing curb stop at the property line, and a new private pipe from the curb stop to the premises. The owner is responsible to install the water service line from the property line to the building. BMID staff will install the new water service at the property line. The cost for the modification carried out by BMID would approximately be \$2,500 to \$3,000. The BMID work is to be completed via a BMID issued work order, and the cost of materials and labour are billable to the property owner upon completion of the work.

## 3.0 CAPITAL CHARGES

In accordance with BMID Bylaw No. 678, a capital charge of **\$2,700** applies for the addition of a 960 sq. ft modular home on this property where a residence already exists. This money is to fund water source development and larger supply transmission mains as identified in the BMID Capital Plan. Capital charges are payable prior to construction of the second residence.

The authorized signatory (owner) must come in to our office to complete a *BMID Application for Building* form and a *BMID Work Order*, authorizing the new service connections and water meter installations and to pay the charges as outlined. Once we have the signed forms on file and payment has been made, a *Water Certificate* can be issued for submission to the City of Kelowna.

Please review this information and call us if you have questions. Additional information on the development process can be found at our website at [www.bmid.ca](http://www.bmid.ca).

Yours truly,

**Black Mountain Irrigation District**



Robert Hrasko, P.Eng.  
Administrator

cc: Inez Palatin, 1707 Morrison Rd., Kelowna, BC V1X 4W4

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CITY OF KELOWNA

MEMORANDUM

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**Date:** March 30, 2010  
**File No.:** Z10-0015  
**To:** Planning & Development Services Department (LT)  
**From:** Development Engineer Manager (SM)  
**Subject:** 1707 Morrison Road – Lot 1, Plan 90335, Sec. 36, Twp. 26, ODYD

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Development Engineering Services comments and requirements regarding this application to rezone from A1 to A1s are as follows:

1. Subdivision

Provide easements as required

2. Sanitary Sewer.

Sanitary sewage is to be handled by an on-site sewage disposal system for both dwellings and is subject to approval of the Provincial Public Health Officer.

3. Domestic Water.

The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.

4. Miscellaneous.

Parking is provided on site

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Steve Muenz, P.Eng.  
Development Engineering Manager

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