

Memo



Date: September 22, 2011
To: City Manager
From: Land Use Management, Community Sustainability (PMc)
Application: Z11-0054
Owner: Jonathan George Wilson
Address: 2539 Beetlestone Dr.
Applicant: Jonathan George Wilson
Subject: Rezoning Application

Existing OCP Designation: Resource Protection Area

Existing Zone: A1 - Agriculture 1

Proposed Zone: A1s - Agriculture 1 with secondary suite

1.0 Recommendation

THAT Rezoning Application No. Z11-0054 to amend the City of Kelowna Zoning Bylaw No. 8000, by changing the zoning classification of Lot 7, DL 130, O.D.Y.D., Plan 23696, located on Beetlestone Drive, Kelowna, BC from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with secondary suite zone, be considered by Council.

AND THAT Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT a building permit for the suite be applied for prior to final adoption of the zone.

2.0 Purpose

This application is seeking to rezone the subject property from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with secondary suite zone in order to construct a secondary suite within an accessory building.

3.0 Land Use Management

The subject property is currently zoned A1 - Agriculture 1. However, as the property meets the criteria of Zoning Bylaw 8000, Section 1.7.1 - Non-Conforming Uses, the property is to be developed in accordance with the RU1 - Large Lot Housing zone regulation.

The proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. Land Use Policies support the sensitive integration into existing

neighbourhoods, where densification can easily be accommodated. There are other properties nearby zoned to permit secondary suites.

The proposed accessory building has been located on the property in compliance with the zoning bylaw regulations, and no variances have been required. Essentially, the property functions as a rural residential lot and no agricultural activity would be impacted by the provision of a secondary suite. The applicant has provided neighbourhood signatures in support of this application.

4.0 Proposal

4.1 Project Description and Background

The original dwelling located on the subject property was constructed in the late 1970's. A garage was added to the property in 1990.

The applicant wishes to place a new accessory building with secondary suite adjacent to the principal dwelling to provide accommodation for a family member. The proposed accessory building is a modular unit that would be finished with exterior materials that would complement the principal dwelling.

The subject property is generally flat and level, and is located in a rural setting. The applicant has provided a site plan to indicate the proposed location of the secondary suite, as well as to show off-street parking.

The subject property is serviced by an on-site water well and an on-site waste water disposal system. The applicant has engaged the services of a qualified professional to review the existing waste water disposal system, and has obtained support for an additional waste water disposal system to serve the proposed accessory dwelling. The applicant has had discussions with the Interior Health Authority, and has agreed to install a second water well system to meet their requirements.

A Development Permit will review the form and character in addition to considering appropriate screening/buffering from the active agricultural activities to the east.

4.2 Site Context

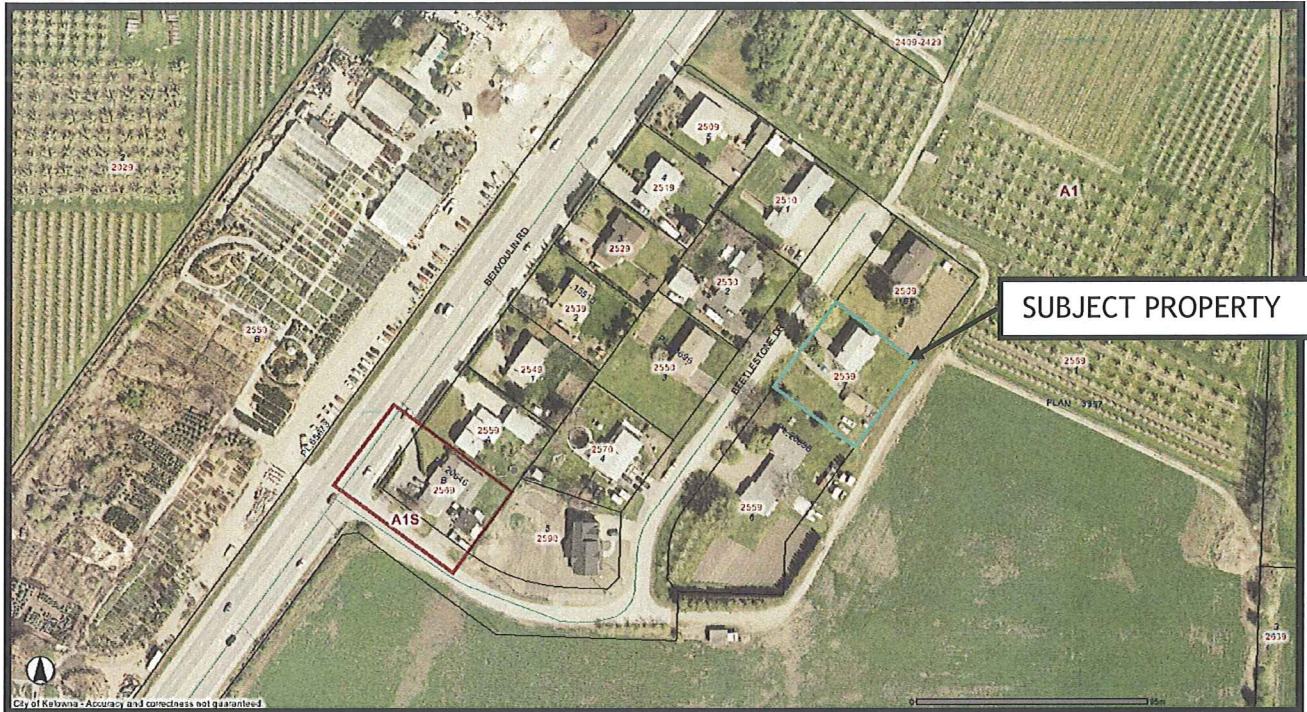
The subject property is located on the south east side of Beetlestone Drive Road in the South Pandosy - KLO Sector of Kelowna.

The surrounding properties are zoned as follows:

<u>Direction</u>	<u>Zone</u>
North West	A1 - Agriculture 1 - Single Unit dwelling
North East	A1 - Agriculture 1 - Single Unit dwelling
South West	A1 - Agriculture 1 - Single Unit dwelling
South East	A1 - Agriculture 1 - Agricultural uses

4.3 Subject Property Map:

2539 Beetlestone Drive



4.4 Zoning Analysis

The proposed application meets the requirements of RU1s- Large Lot Housing with a secondary suite zone as follows:

Zoning Analysis Table		
CRITERIA	PROPOSAL	(A1 lot less than .2 Ha) RU1s ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,755 m ²	550.0 m ²
Lot Width	42.6 m	16.5 m
Lot Depth	41.1 m	30.0 .
Development Regulations		
Site Coverage (Buildings only)	13.7%	40%
Site Coverage (Buildings and driveway)	27%	50%
Existing Dwelling		
Height	2 storey / 7.5 m	2 ½ storeys / 9.5m
Floor Area	227 m ²	N/A
Front Yard	12.2 m	4.5 m or 6.0m to garage
Side Yard (south west)	23.5 m	1 or 1½ storey 2.0m 2 or 2½ storey 2.3m
Side Yard (north east)	2.45 m	1 or 1½ storey 2.0m 2 or 2½ storey 2.3m

Rear Yard	17 m	7.5 m
Accessory Building with Suite		
Floor area of Secondary Suite / Ratio	90m ² / 39.5%	In accessory building: may not exceed lessor of 90 m ² or 75% of principal dwelling
Height	3.5 m	4.5 m
Floor Area	90.0 m ²	90.0
Front Yard	12.2 m	2x 4.5 m = 9.0m
Side Yard (south west)	3.0 m	2.0 m
Side Yard (north east)	27.2 m	2.0m
Rear Yard	21 m	1.5m
Separation between dwellings	9.0 m	4.5 m
Other Regulations		
Minimum Parking Requirements	3 stalls provided	3 stalls required
Private Open Space	Meets requirements	30 m ² per unit

5.0 Current Development Policies

There are presently no specific policies within the *Kelowna 2030 - Official Community Plan* that directly address the development of secondary suites. The Housing Strategy presently nearing completion is anticipated to provide the necessary policy guidance.

While not addressed directly, the OCP does provide the following General Direction:

Complete Suburbs.¹ Support a mix of uses within Kelowna's suburbs (see Map 5.1 - Urban Core Area), in accordance with "Smart Growth" principles to ensure complete communities. Uses that should be present in all areas of the City (consistent with Map 4.1 - Future Land Use Map), at appropriate locations, include: commercial, institutional, and all types of residential uses (including affordable and special needs housing) at densities appropriate to their context.

Complete Communities.² Support the development of complete communities with a minimum intensity of approximately 35 - 40 people and/or jobs per hectare to support basic transit service - a bus every 30 minutes.

Compact Urban Form.³ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

¹ 2030 OCP Chapter 5 Development Process, Policy .3, page 5.2

² 2030 OCP Chapter 5 Development Process, Policy .4, page 5.2

³ 2030 OCP Chapter 5 Development Process, Policy .2, page 5.3

6.0 Technical Comments

6.1 Building & Permitting Department

- 1 Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permits.
- 2 Operable bedroom windows required as per the 2006 edition of the British Columbia Building Code (BCBC 06).
- 3 Full Plan check for Building Code related issues will be done at time of Building Permit applications.

6.2 Development Engineering Department

Development Engineering Services have the following requirements associated with this rezoning Application.

1. **Domestic Water and Fire Protection**
This subject parcel is currently not within the City service area. Domestic water is presently supplied by an on-site well. Interior Health will be required to review this application and be satisfied with the water quality testing results at cost to the applicant.
2. **Sanitary Sewer**
This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system. The application requires a review and report from a BC Registered Onsite Wastewater Practitioner at cost to the applicant.
3. **Site Related Issues**
The accessory building fronts Beetlestone Drive as does the principal residence. Contact the City addressing clerk to review this application and determine if the new building will be assigned a separate number.
4. **Electric Power and Telecommunication Services**
It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

6.3 Fire Department

An unobstructed and easily distinguishable firefighter access path, of 1100 mm, from the street to the back of the property line as well to the secondary detached suite main entrance is required.

If a fence is ever constructed between the dwellings an 1100 mm, clear width, gate is required. Any gate is to open with out special knowledge.

The addresses for both residences are to be visible from Beetlestone.

6.4 FortisBC

No objection

6.5 Interior Health Authority

It is unclear to this office what the source of drinking water is for this property and whether this source services the main house, the proposed new dwelling unit or both dwellings. We strongly recommend that each dwelling be connected to an individual drinking water supply source, to avoid the creation of a small water system requiring a Permit to Operate pursuant to the *Drinking Water Protection Act and Regulation*.

It is unclear to this office the means of wastewater disposal for the proposed new dwelling. We have no record of onsite wastewater disposal on this property. As such, I require an assessment by an Authorized Person that there is/are properly sized and functioning wastewater disposal system(s) up to current standards that services the existing dwelling and the proposed new dwelling.

NOTE: The applicant has communicated with IHA and has agreed to install a new well to serve the accessory building. The applicant has obtained a Sewage Dispersal Assessment report from a qualified practitioner which supports the addition of a new system to serve the suite in the accessory building.

7.0 Application Chronology

Date of Application Received: June 28, 2011

IHA requirements addressed: September 13, 2011

Report prepared by:

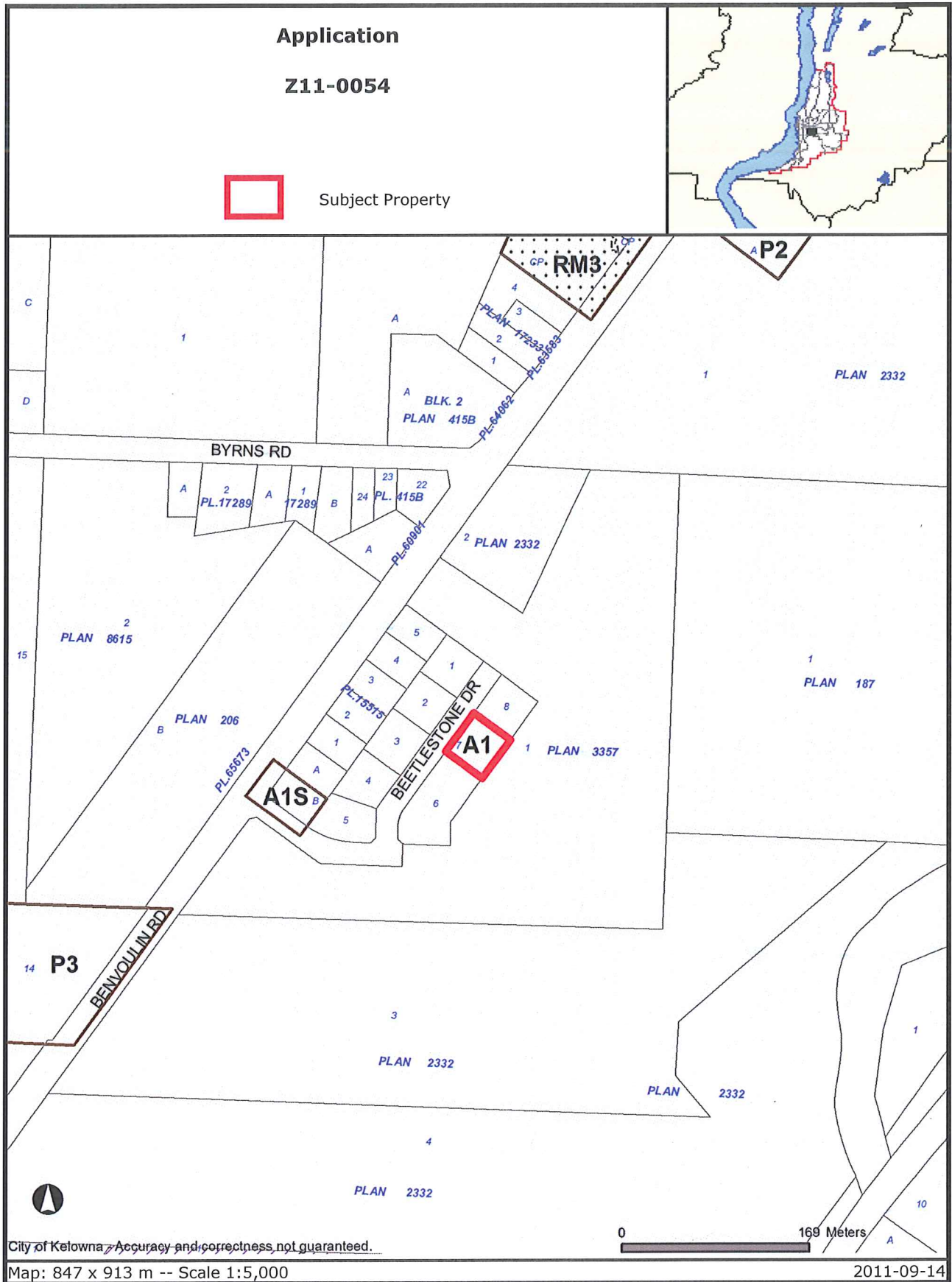

Paul McVey, Urban Land Use Planner

Reviewed by:  Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:  Shelley Gambacort, Director, Land Use Management

Attachments:

- Subject Property Map
- Site Plan
- Conceptual Building Elevations
- Context/Site Photos



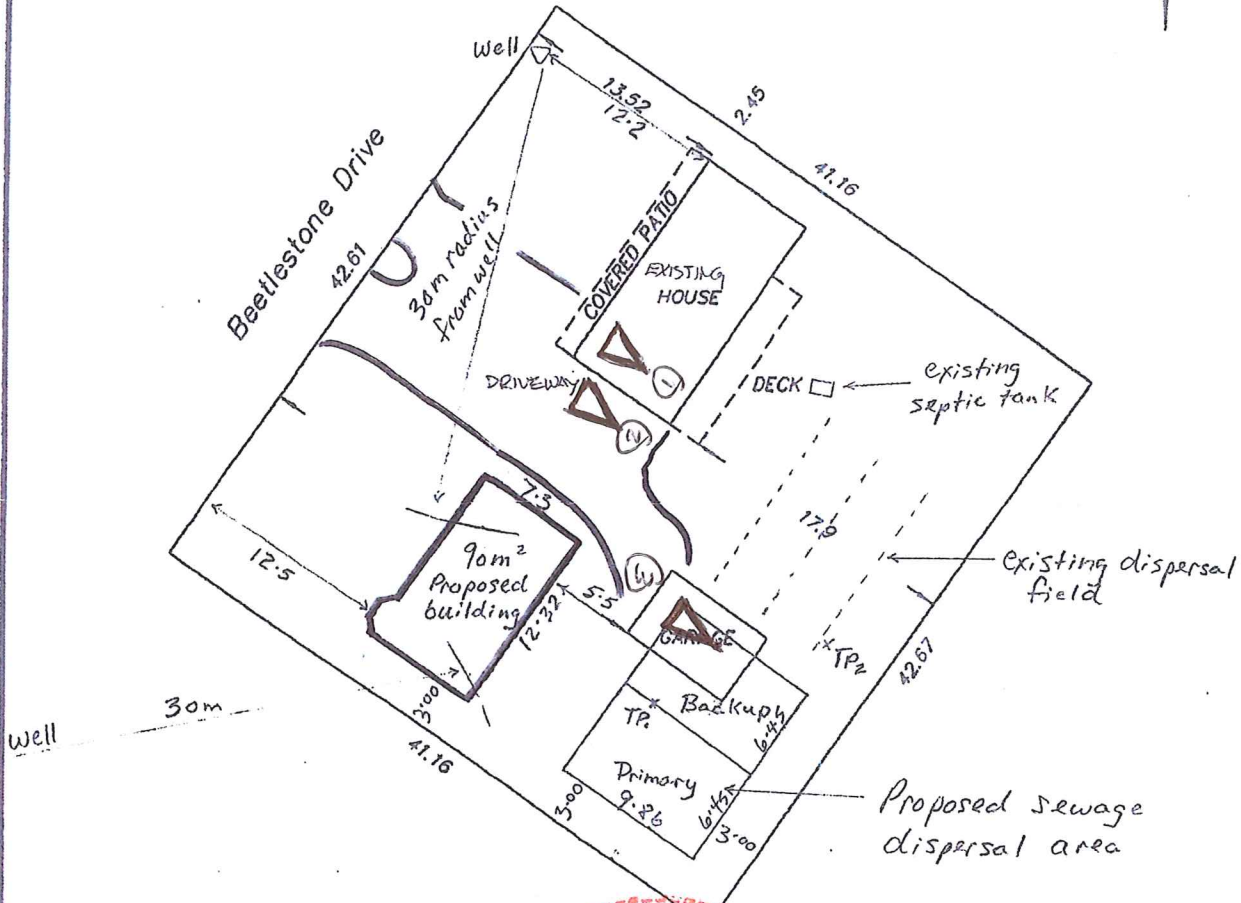
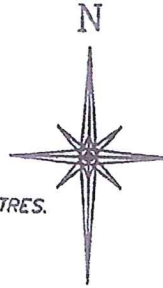
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT 7
PLAN 23696 D.L. 130 O.D.Y.D.**

Civic Address:
2539 Beetlestone Drive
Kelowna, BC

SCALE 1:400

DISTANCES ARE IN METRES.



All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

© This document is not valid unless originally signed and sealed.

CERTIFIED CORRECT
this 10th day of January, 2011.

D.A. Goddard BCLS



This plan was prepared for municipal purposes and is for the exclusive use of our client.

FILE 15562 FB 346
J. Wilson

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

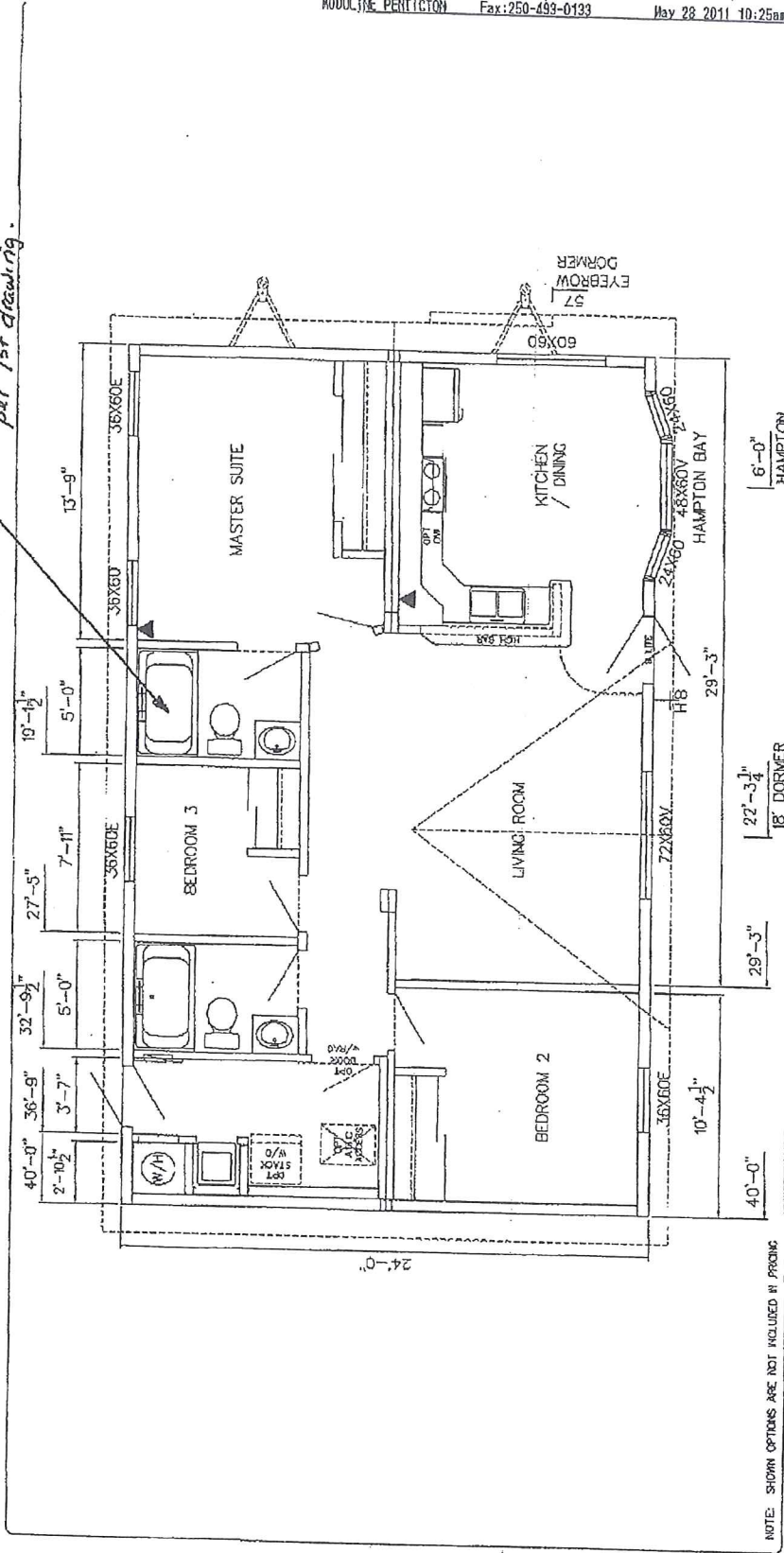
The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

D.A. Goddard Land Surveying Inc.
103-1358 St. Paul Street, Kelowna
Phone (250) 763-3733

SITE PLAN

This would be an Oval Tub, as per 1st drawing.

CUSTOM PRINT



TITLE:	LANDMARK
DRAWING NO.	05665C - 2B824
DRAWN BY:	J.B.T.
DATE:	5-27-11

REVISION CHANGE REQUEST	
A	UPDATED TO CURRENT WALL STANDARDS (2x4 INTERIOR WALLS). GARDEN TUB NO LONGER FITS IN ENSUITE BATH.
B	
C	

CUSTOMER:	
DEALER:	
DATE:	

NOTE: SHOW OPTIONS ARE NOT INCLUDED IN PRICING

MODULINE PERITECTON
 P.O. BOX 150
 1775 ROUTE 108 WEST
 PERITECTON, B.C. V2A 6K5
 (800) 403-0022

FLOOR PLAN

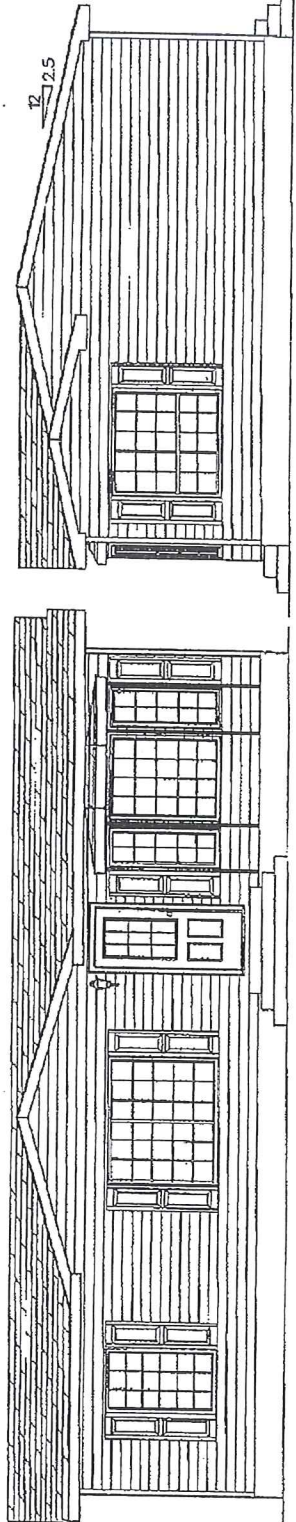
CUSTOM PRINT

MODULINE PENTICTON

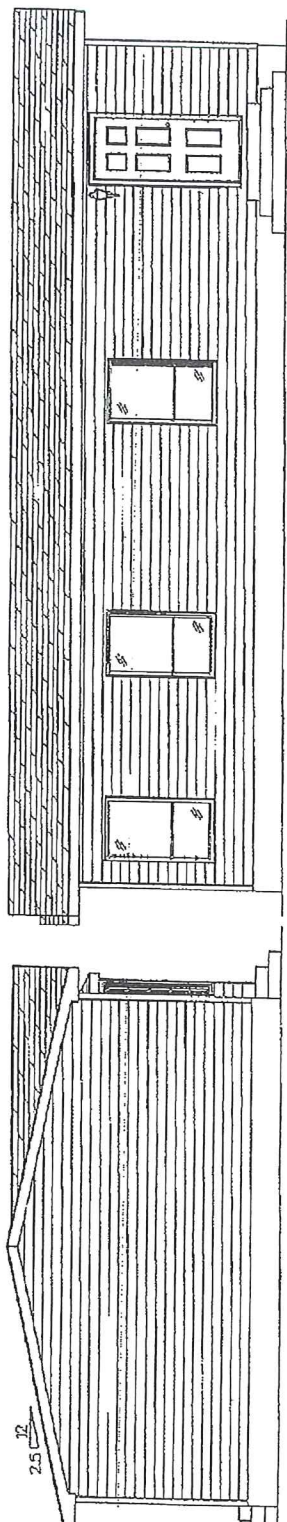
Fax:250-993-0139

May 28 2011 10:25am

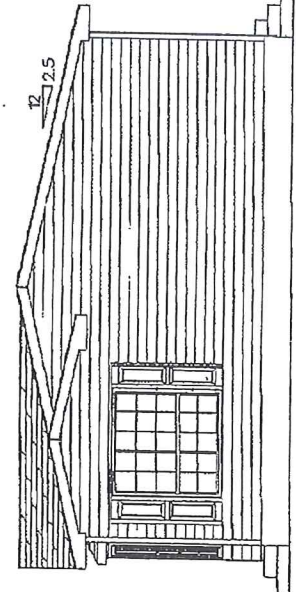
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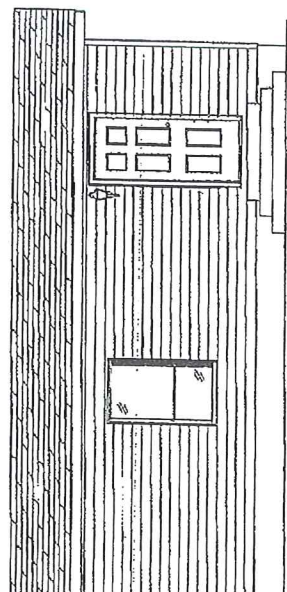
FRONT SIDE ELEVATION



BACK SIDE ELEVATION




FRONT END ELEVATION



BACK END ELEVATION

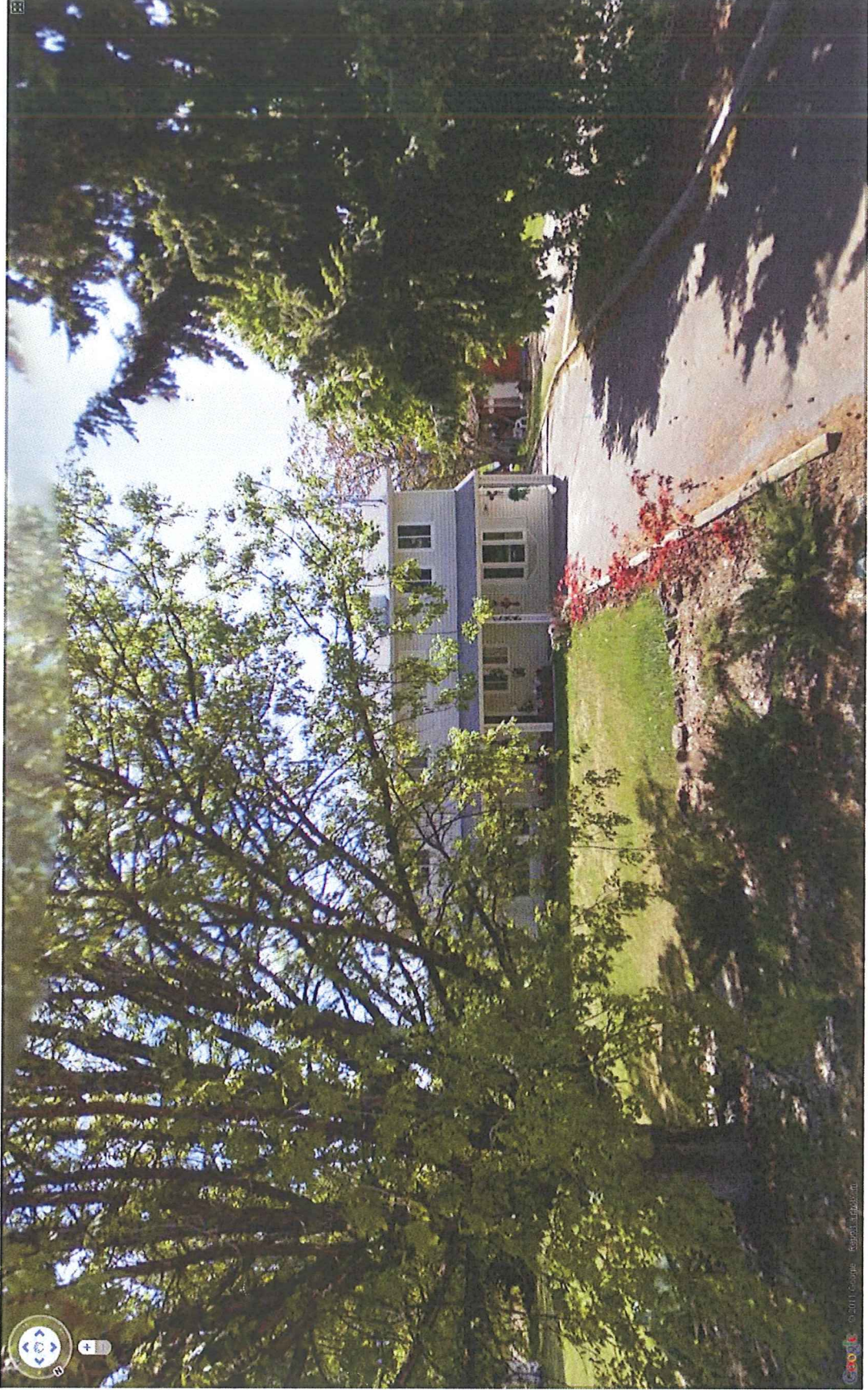
NOTE: SHOWN OPTIONS ARE NOT INCLUDED IN PRICING


MODULINE PENTICTON
 P.O. BOX 150
 1170 BAYVIEW STREET
 PENTICTON, B.C. V2A 0E8
 (250) 993-0128

CUSTOMERS _____
 DEALER _____
 DATE _____

A UPDATED TO CURRENT WALL STANDARDS (2x4 INTERIOR WALLS), CHASEN TUB NO LONGER FITS IN ERISOTE BATH.
 B
 C

TITLE LANDMARK
 DRAWING NO. Q5865C - 28824
 DRAWN BY: JBL
 DATE: 5-27-0



2539 Beetlestone Dr. PRINCIPAL DWELLING



2539 Beetlestone Dr.

LOCATION OF ACCESSORY BUILDING WITH SUITE



2530 Beetlestone Dr. ACROSS FROM SUBJECT PROPERTY