

Letter of rationale for rezoning of 4159 McClain Rd.

ATTACHMENT		A
This forms part of application		
# Z18-0123		
Planner Initials	KB	 City of Kelowna COMMUNITY PLANNING

Attn:

City of Kelowna Development proposal staff.

The proposed one bedroom suite is situated above a workshop in the home office space built in 2016/17 under building permit # BP 53014.

When applying for this permit I was informed by City staff in the building department that a carriage house would not be supported by the city so I proceeded with the building of my shop with home office space above and a “not to be used as a dwelling” stipulation applied to the issuance of the permit.

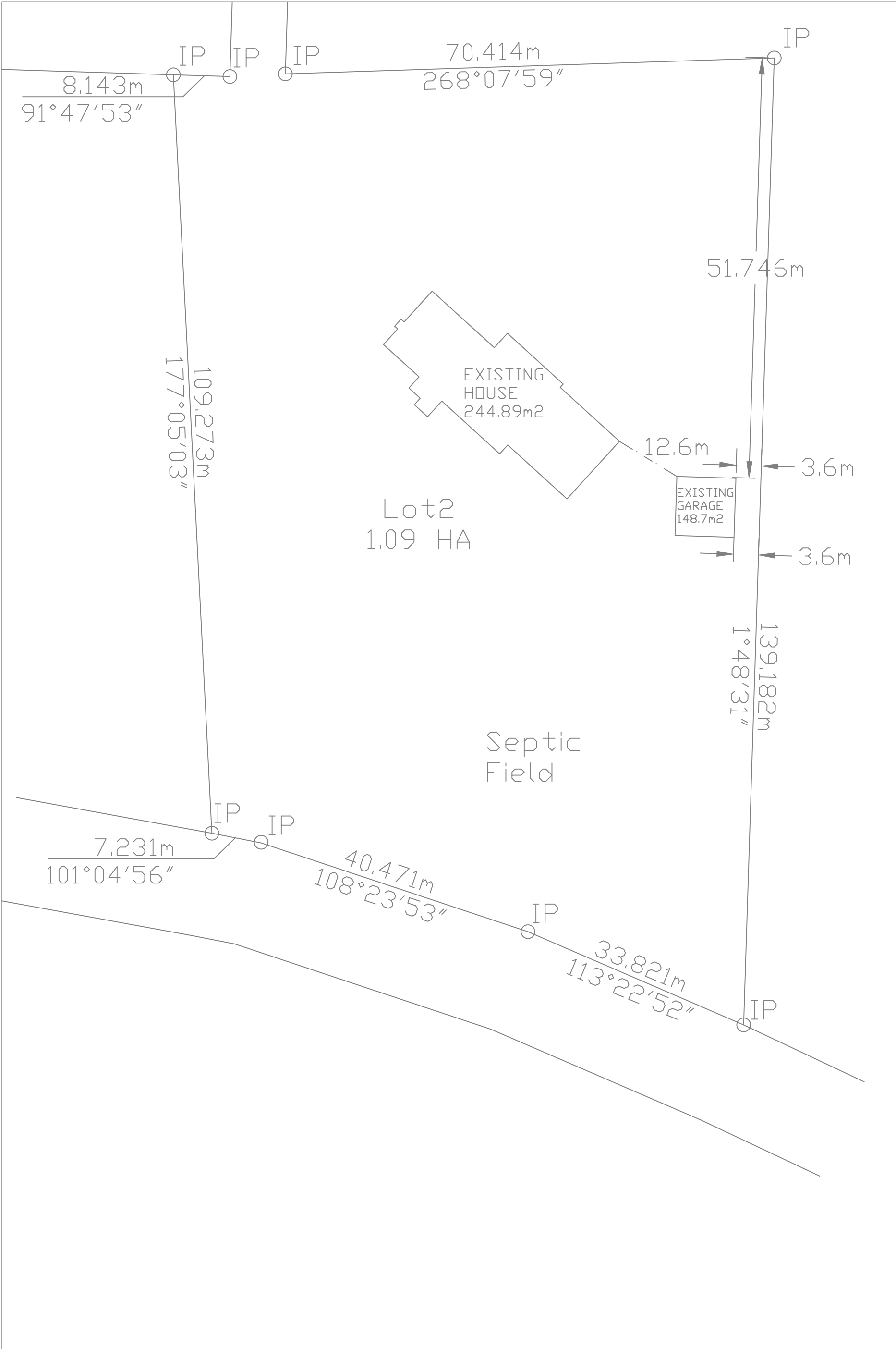
Shortly afterward, a similar development permit was approved on a neighboring property at 4185 McClain Rd. for the same use I was intending contrary to what I was led to believe.

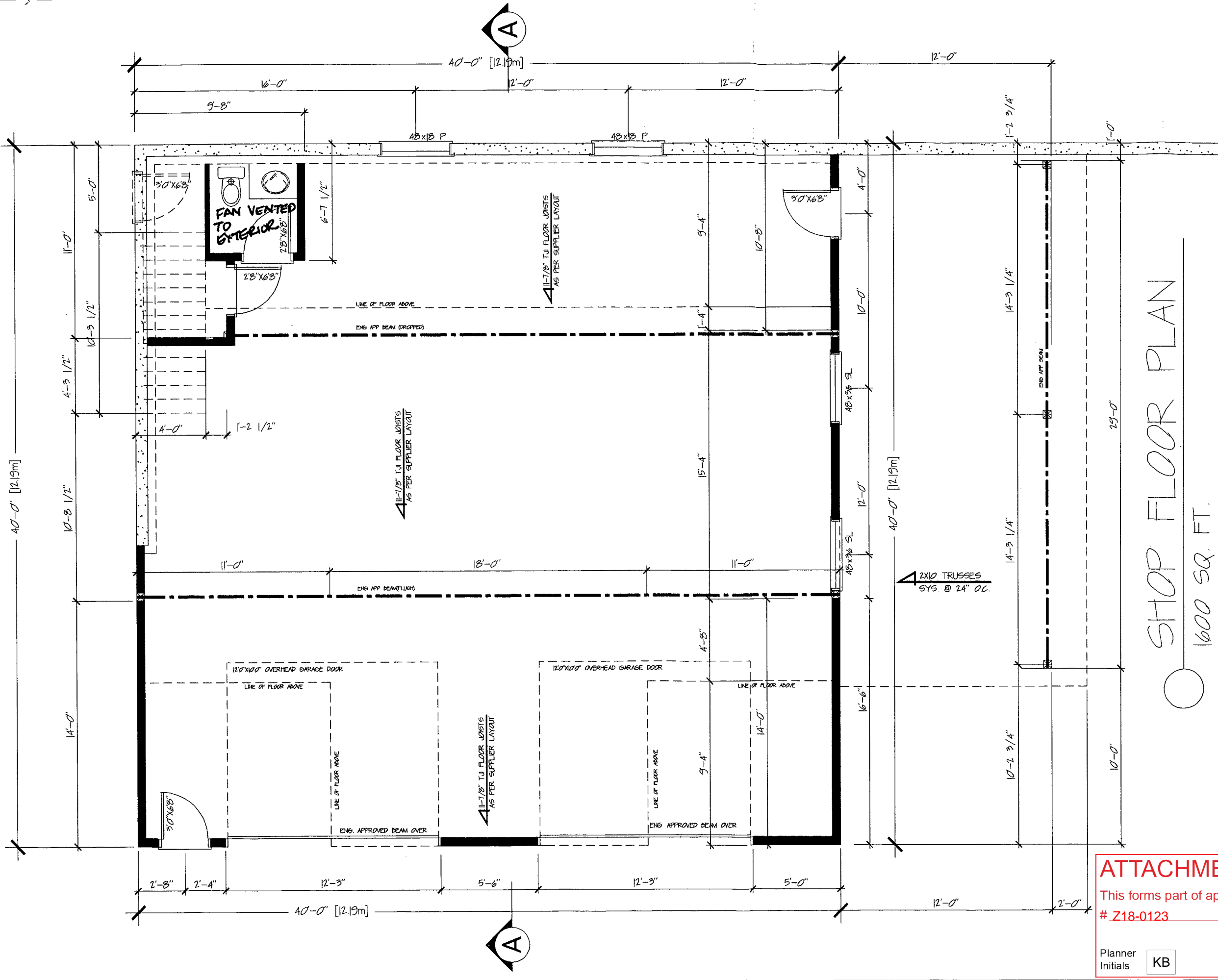
I am now proceeding with the rezoning of my property from RR1 to RR1c to develop a dwelling for family members as I have two sons who have a slim chance of affording to live in the valley without financial support.

Thank you for your consideration.

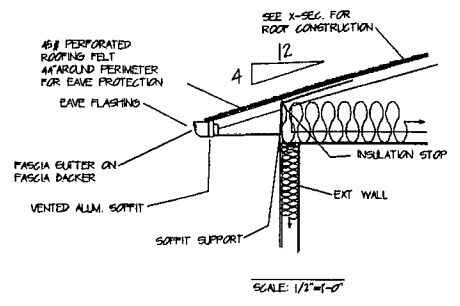
Dan Dorssers
4159 McClain Rd.
Kelowna B C

4159 McClain Rd Kelowna





SHOP FLOOR PLAN
1600 SQ. FT.



TANRYE Homes and Designs
2888 Salish Road
West Kelowna, BC (250)864-8784
tanyehomesanddesigns@shaw.ca

TANRYE Homes and Designs
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WEST KELOWNA B.C.
(250) 864-8784
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PROJECT TITLE
DORSSER SHOP

SHEET TITLE
FLOOR PLAN

PROJECT No.
LOT 2

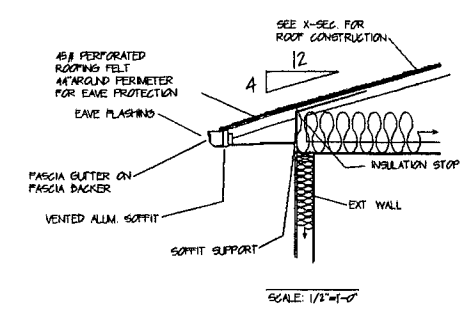
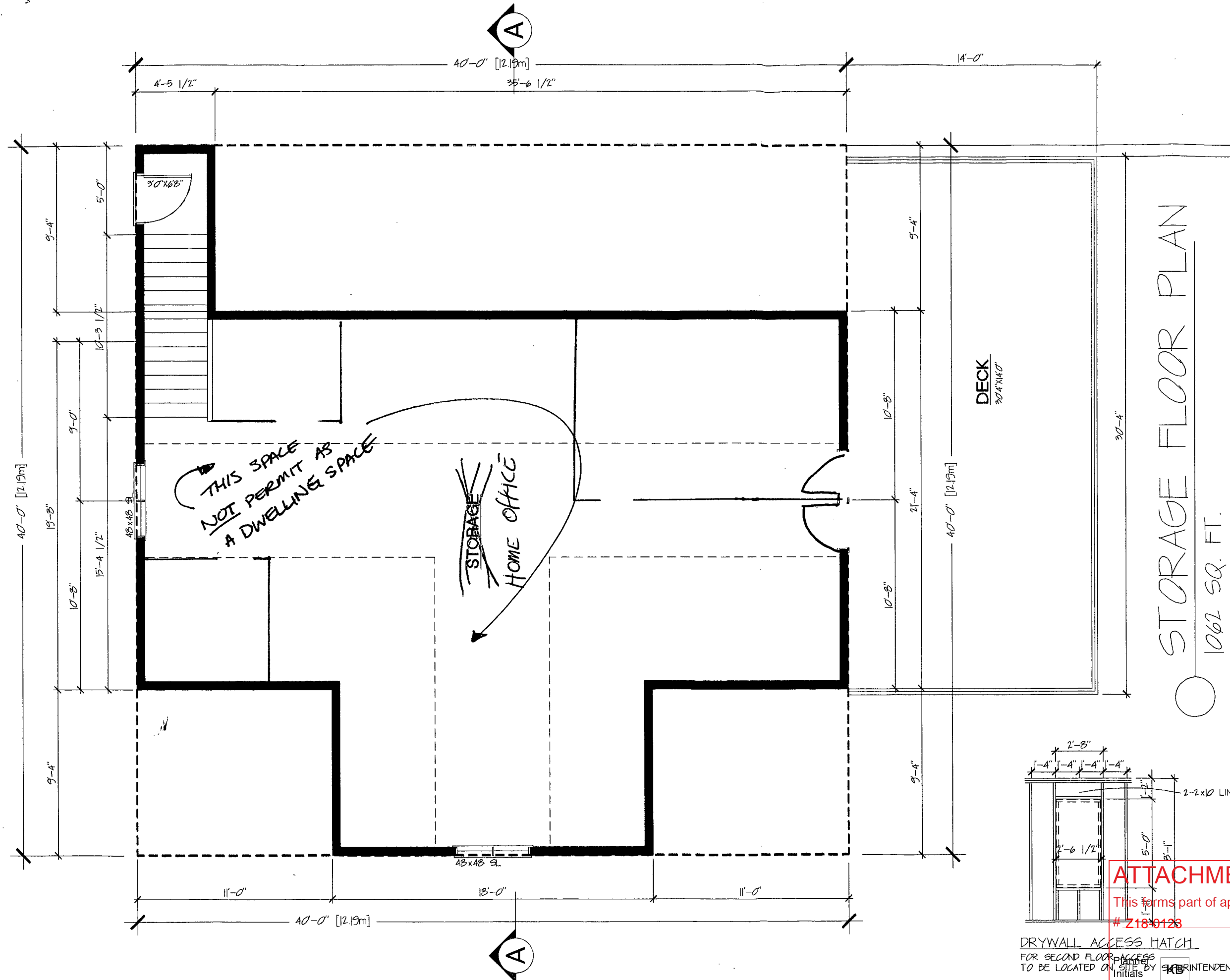
STREET ADDRESS
4159 McCLAIN ROAD

SCALE
3/16" = 1'0"

3 / **6**
DATE
MAR. 2016

ATTACHMENT B
This forms part of application
Z18-0123
Planner Initials **KB**
City of **Kelowna** COMMUNITY PLANNING

53014



TANRYE Homes and Designs
 2868 Salish Road
 West Kelowna, BC (250)864-8784
 tanryehomesanddesigns@shaw.ca

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 WEST KELOWNA B.C.
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PROJECT TITLE
DORSSER SHOP

SHEET TITLE
UPPER FLOOR PLAN

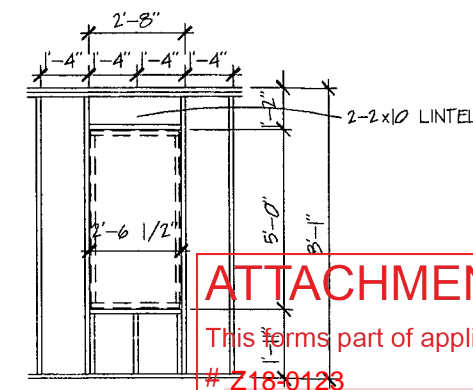
PROJECT No.
LOT 2

STREET ADDRESS
4159 McCLAIN ROAD

SCALE
3/16"=1'0"

4 / **6**

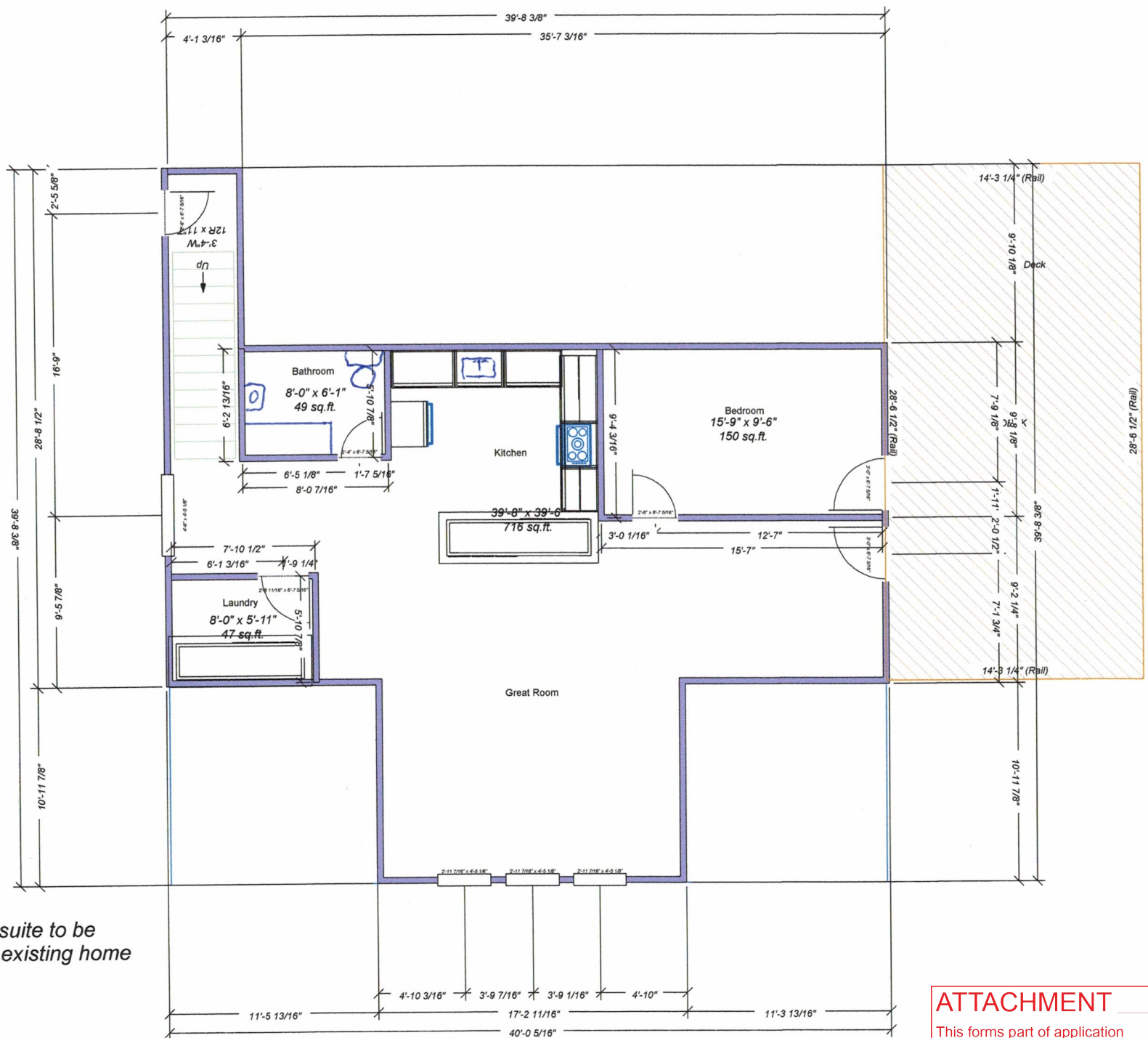
DATE
MAR. 2016



DRYWALL ACCESS HATCH
 FOR SECOND FLOOR ACCESS
 TO BE LOCATED ON SITE BY
 Initials **AKB**

ATTACHMENT B
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 # **Z18-0123**
 City of Kelowna
 COMMUNITY PLANNING

53014



4159 McClain Rd Carriage house floor plan (962 sq ft)

ATTACHMENT B

This forms part of application

Z18-0123

Planner Initials KB

City of Kelowna
COMMUNITY PLANNING

CITY OF KELOWNA

MEMORANDUM

Date: January 14 2019
File No.: Z18-0123
To: Land Use Management Department (TH)
From: Development Engineering Manager
Subject: 4159 McClain Rd Plan 91355 lot 2 Carriage House

Development Engineering has the following comments and requirements associated with this application to rezone from RR1 to RR1c.

1. Domestic Water

This property is currently serviced with a 25mm-diameter water service. Fire Protection and servicing requirements will be reviewed by Building & Permitting. One metered water service will supply both the main residence and the Carriage House.

2. Sanitary Sewer

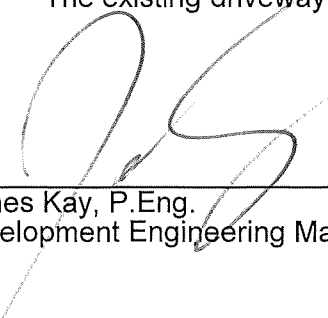
Municipal sanitary sewer servicing is not currently available to this property. Sanitary sewage is currently handled by on-site wastewater disposal system(s). The existing disposal system must be proved out by a Licenced Wastewater Practitioner and reviewed by the Interior Health Authority and Building & Permitting.

3. 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.

4. Access and Parking Requirements

The existing driveway access will be utilized for the proposed Carriage House.



James Kay, P.Eng.
Development Engineering Manager
JF



ATTACHMENT D	
This forms part of application # Z18-0123	
Planner Initials	KB
City of Kelowna COMMUNITY PLANNING	

January 24, 2019

City of Kelowna
1435 Water St
Kelowna BC
V1Y 1J4

planninginfo@kelowna.ca

Dear Ms. Brunet:

Re: Z18-0123 Rezoning from RR1 to RR1C McClain Rd

Thank you for the opportunity to provide comments on proposed rezoning noted above.

Interior Health encourages planned growth areas that adhere to planning principles which promote wellbeing in a community by encouraging housing plans, climate action plans, transportation design plans while acknowledging the environmental and economic constraints.

Sustainable onsite sewerage systems could pose environmental and economic constraints for this parcel. Development in this area will probably encourage the use of private vehicles due to safety and distance to commute. The reliance on private vehicles can reduce a residents' ability to have an active lifestyle, physical activity and opportunities to access amenities.

The drinking water supply system has recently been acquired by the City of Kelowna therefore planned growth should coincide with improvements to the system.

Interior Health supports land development in areas where access to amenities, work, recreation, and daily activities encourage healthy lifestyles therefore improving the health and wellbeing of the population.

The issue of a lack of available and affordable housing has been noted in many areas and is recognized by Interior Health as one of the key factors which affect human health.

Thank you for the opportunity to review and comment.

Yours Sincerely

Clare Audet
Environmental Health Officer – Healthy Community Development