

The property is located outside of the Permanent Growth Boundary (PGB) area of the City but is not located within or adjacent to the Agricultural Land Reserve (ALR) and is over 1.0 hectare (ha) in total site area. As per the carriage house regulations in Zoning Bylaw No. 8000, carriage homes are required to be connected to sanitary sewer unless the lot is at least 1.0 ha in area and meets the requirements of the City and Medical Health Officer for septic disposal capacity. The subject site does not have access to community sanitary sewer but is approximately 2.32 hectares in size and therefore exceeds this regulation. The rezoning application also puts the overall property into a Rural Residential zone in keeping with the use of the property for housing rather than the existing A1 - Agricultural 1 zone.

The applicant has submitted conceptual drawings indicating a carriage house can be constructed to meet all Zoning Bylaw requirements without variances.

4.0 Proposal

4.1 Project Description

The existing property contains a 1-storey single-family dwelling with a modest sized accessory building located to the east of the home and a sizeable paved parking area between the two structures. The property currently has two driveway accesses off of Timberline Road, however, only one access is permitted as per the City of Kelowna Subdivision, Development & Servicing Bylaw No. 7900. The applicant will utilize the principle driveway located to the west to access both the existing home and the proposed carriage home and remove the second non-conforming access located to the east on Timberline Rd.

The proposed rezoning from A1 to RR1c would facilitate the development of a carriage home on the subject property. The applicant has provided conceptual drawings that propose a 1-storey carriage house to be constructed in the southwestern portion of the property to the west of the existing single-family dwelling.

4.2 Site Context

The subject property is located in South Okanagan Mission City Sector near the intersection of Lakeshore Road and Rimrock Road and just east of Okanagan Mountain Park. The neighbourhood consists largely of single-family homes situated in a rural neighbourhood context. There is one existing property to the south of the subject property located at 195 Swick Rd / 5760 Lakeshore Rd zoned RR1c. The surrounding Future Land Use designations include REP – Resource Protection Area and PARK – Major Park / Open Space.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Agriculture
East	A1 – Agriculture 1	Agriculture
South	A1 – Agriculture 1	Agriculture
West	A1 – Agriculture 1	Agriculture

Subject Property Map: 178 Timberline Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure Context Sensitive Housing Development

Policy .12 Carriage Houses & Accessory Apartments. Support carriage houses and accessory apartments through appropriate zoning regulations.

6.0 Application Chronology

Date of Application Received: June 8, 2018
Date Public Consultation Completed: April 23, 2020

Report prepared by: Andrew Ferguson, Planner
Reviewed by: Wesley Miles, Community Planning & Development Manager
Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:
Attachment A: Conceptual Site Plan