



# Z18-0069 178 Timberline Rd

Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the A1 – Agriculture 1 zone to the RR1c – Rural Residential 1 with Carriage House zone to facilitate the development of a carriage home.

# Development Process

June 8, 2018

Development Application Submitted

Staff Review & Circulation

April 23, 2020

Public Notification Received

June 15, 2020

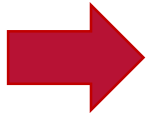
Initial Consideration

Public Hearing  
Second & Third Readings

Final Reading

Building Permit

Council Approvals



# Context Map



Walk Score  
**0**

**Car-Dependent**

Almost all errands require a car.

City of Kelowna

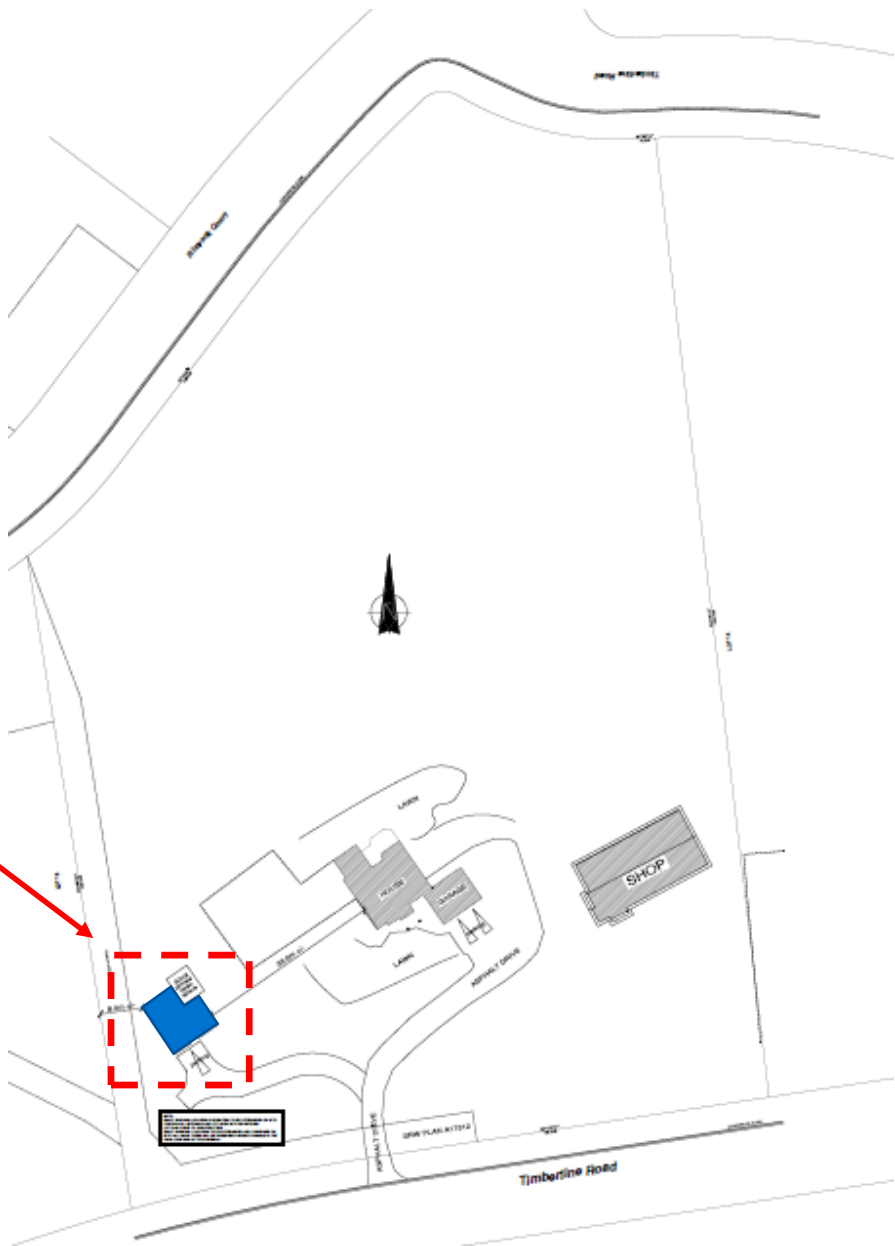
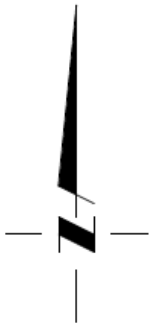
# Subject Property Map



City of Kelowna



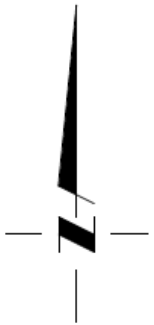
# Conceptual Site Plan



Proposed Carriage House Location



# Conceptual Site Plan Enlargement





# Development Policy

- ▶ Meets the intent of Official Community Plan (OCP):
  - ▶ Consistent with Future Land Use designation
  - ▶ Property not located within or adjacent to the ALR
  - ▶ Property is over 1 ha in total area
    - ▶ Large enough to meet septic disposal capacity
  - ▶ Carriage Houses and Accessory Apartments

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate development of a carriage house
  - ▶ Meets the intent of the Official Community Plan
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*