

REPORT TO COUNCIL



Date: August 24th, 2020

To: Council

From: City Manager

Department: Development Planning

Application: Z20-0051 **Owner:** Diana Lynn Nixon

Address: 2380 Grantham Road **Applicant:** Shane Worman – Worman Homes

Subject: Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: A1 – Agriculture 1

1.0 Recommendation

THAT Rezoning Application No. Z20-0051 to amend the City of Kelowna Zoning Bylaw no. 8000 by changing the zoning classification of Lot B Section 4 Township 26 ODYD Plan 38370, located at 2380 Grantham Road, Kelowna, BC from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for future consideration.

2.0 Purpose

To rezone the subject property from the RR1 – Rural Residential 1 zone to the A1 – Agriculture 1 zone to allow for a mobile home for immediate family.

3.0 Development Planning

Development Planning staff support the proposed rezoning application to A1 – Agriculture 1 to facilitate a mobile home for immediate family members. The property is located in the Agricultural Land Reserve (ALR). The Official Community Plan (OCP) Future Land Use Designation of the subject property is REP – Resource Protection Area, which means the designated area is to be preserved for agriculture, environmental and recreational purposes. This application, will allow for this property's land to be further protected for agricultural use. Development Planning staff do not anticipate any neighbourhood impacts relating to this rezoning.

4.0 Proposal

4.1 Background

The property was previously rezoned to rural-residential in 1987 as part of a two-lot subdivision. This subdivision was supported by the Agricultural Land Commission and subdivided a 2.42 ha parcel into two parcels: the neighbouring west property to 1.13ha and this parcel to 1.29ha.

4.2 Project Description

The proposed rezoning from RR1 to A1 is to facilitate a mobile home for immediate family members. Mobile homes for immediate family members are a permitted secondary use for A1 properties in the ALR. The owners have lived on the subject property for 35 years and they want to remain on the property, so they want to have an immediate family member on site to tend to the day-to-day care of the property. The proposal indicates that the mobile home can be constructed to meet all the Zoning Bylaw Regulations without any variances. If the Rezoning is approved, a Farm Residential Footprint covenant will have to be placed on Title. This will restrict the area of the principal dwelling and mobile home and will be required to be completed before a Building Permit can be issued.

4.3 Site Context

The subject property is in the Southeast Kelowna OCP Sector and the surrounding area is primarily zoned A1 – Agriculture 1 and RR1 – Rural Residential 1. The property to the West is the only RR1 zoned property and has an active application to also rezone from RR1 to A1. The Future Land Use Designation of the area is REP – Resource Protection Area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Active Farm
East	A1 – Agriculture 1	Single-Family Acreage
South	A1 – Agriculture 1	Single-Family Acreage
West	RR1 – Rural Residential 1	Single-Family Acreage

Subject Property Map: 2380 Grantham Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.2 Develop Sustainably

Policy .1 Integrated Land Use. Integrate land use approaches wherever possible to improve opportunities for biodiversity, ecosystem connectivity, recreation, agriculture and local food production, while reducing conflicts.

Objective 5.33 Protect and enhance local agriculture

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Objective 5.34 Preserve Productive Agricultural Land.

Policy .3 Homeplating. Locate buildings and structures, including farm help housing and farm retail sales area and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. The goal should be to maximize use of existing infrastructure and reduce impacts on productive agricultural lands.

6.0 Application Chronology

Date of Application Received: June 26, 2020

Date Public Consultation Completed: July 14, 2020

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Attachment A: Site Plan