

Development Planning staff support the proposed rezoning from RR1 – Rural Residential 1 to RR1c – Rural Residential 1 with Carriage House on the subject property as the application is consistent with the Official Community Plan (OCP) Future Land Use designation of REP – Resource Protection Area.

The property is located outside 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 the City of Kelowna Zoning Bylaw No. 8000, carriage houses 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 property does not have access to community sanitary sewer but is approximately 1.05 ha in size and therefore meets the regulations.

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 property currently has no dwellings and has one access road running from the north-west corner of the property off Bedford Road. The existing access travels to the south-east corner of the property where the proposed main dwelling and carriage house would be built. The proposed plans show the property easily accommodating a principle dwelling, a carriage house, and a large vineyard.

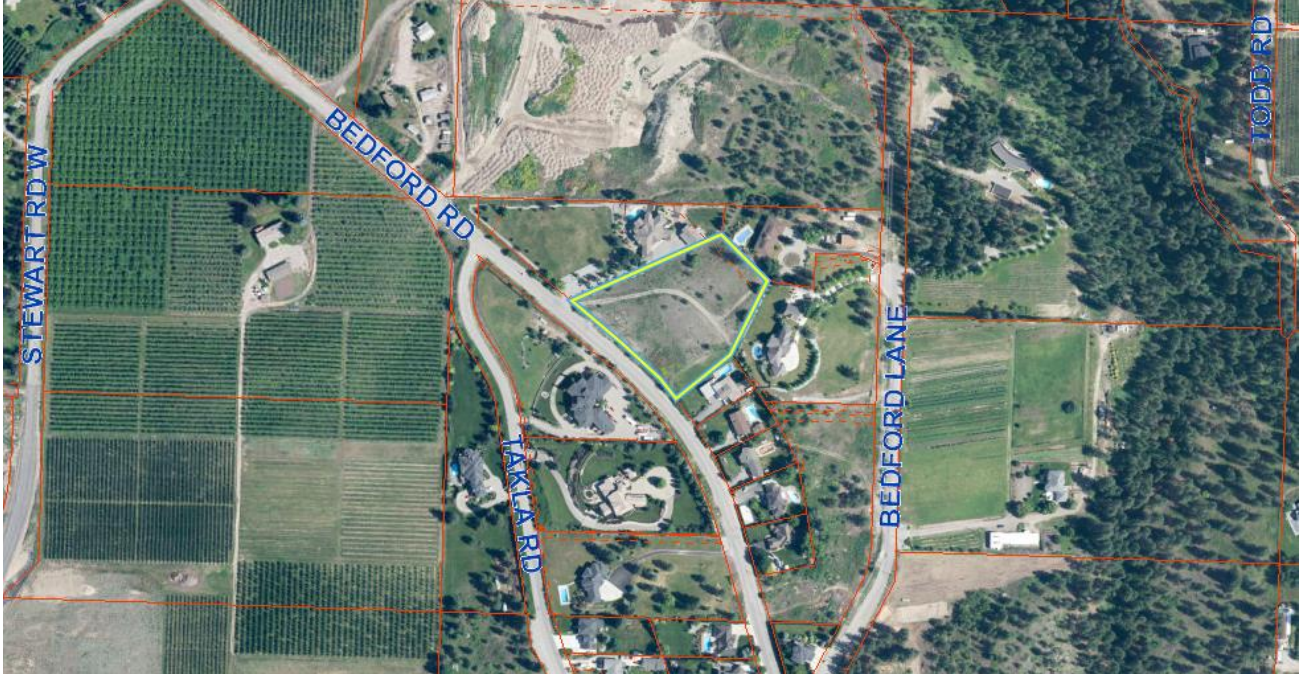
4.2 Site Context

The subject property is located in the Southeast Kelowna OCP sector on Bedford Road between Takla Road and Bedford Lane. It is not located within the Permanent Growth Boundary and is not located within the Agricultural Land Reserve. The surrounding area is primarily rural properties with single family homes. The property to the north and one of the properties to the south are zoned RR1c and have existing carriage houses. The Future Land Use for this property and the surrounding area is REP – Resource Protection Area.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1c – Rural Residential 1 with Carriage House	Single-Family Dwelling with Carriage House
East	A1 – Agriculture 1	Single-Family Dwelling
South	RR1c – Rural Residential 1 with Carriage House A1 – Agriculture 1	Single-Family Dwelling with Carriage House Single-Family Dwelling
West	RR1c – Rural Residential 1	Single-Family Dwelling

Subject Property Map: 4255 Bedford Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Focus development to designated growth areas

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

6.0 Technical Comments

6.1 Development Engineering Department

See Schedule "A": Development Engineering Memorandum

7.0 Application Chronology

Date of Application Received: October 09, 2020

Date Public Consultation Completed: October 16, 2020

Report prepared by: Bronwyn Wydeman, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Approved for Inclusion: Terry Barton, Development Planning Department Manager

Attachments:

Schedule A: Development Engineering Memorandum

Attachment A: Conceptual Site Plan