



Z20-0032

4350 June Springs Road

Rezoning Application



Proposal

- ▶ To consider a Staff recommendation to NOT rezone the subject property that would bring the existing carriage house into conformance.

Development Process

Apr 1st, 2020

Development Application Submitted



Staff Review & Circulation



Feb 4th, 2021

Public Notification Received



Mar 15th, 2021

Initial Consideration



Public Hearing
Second & Third Readings



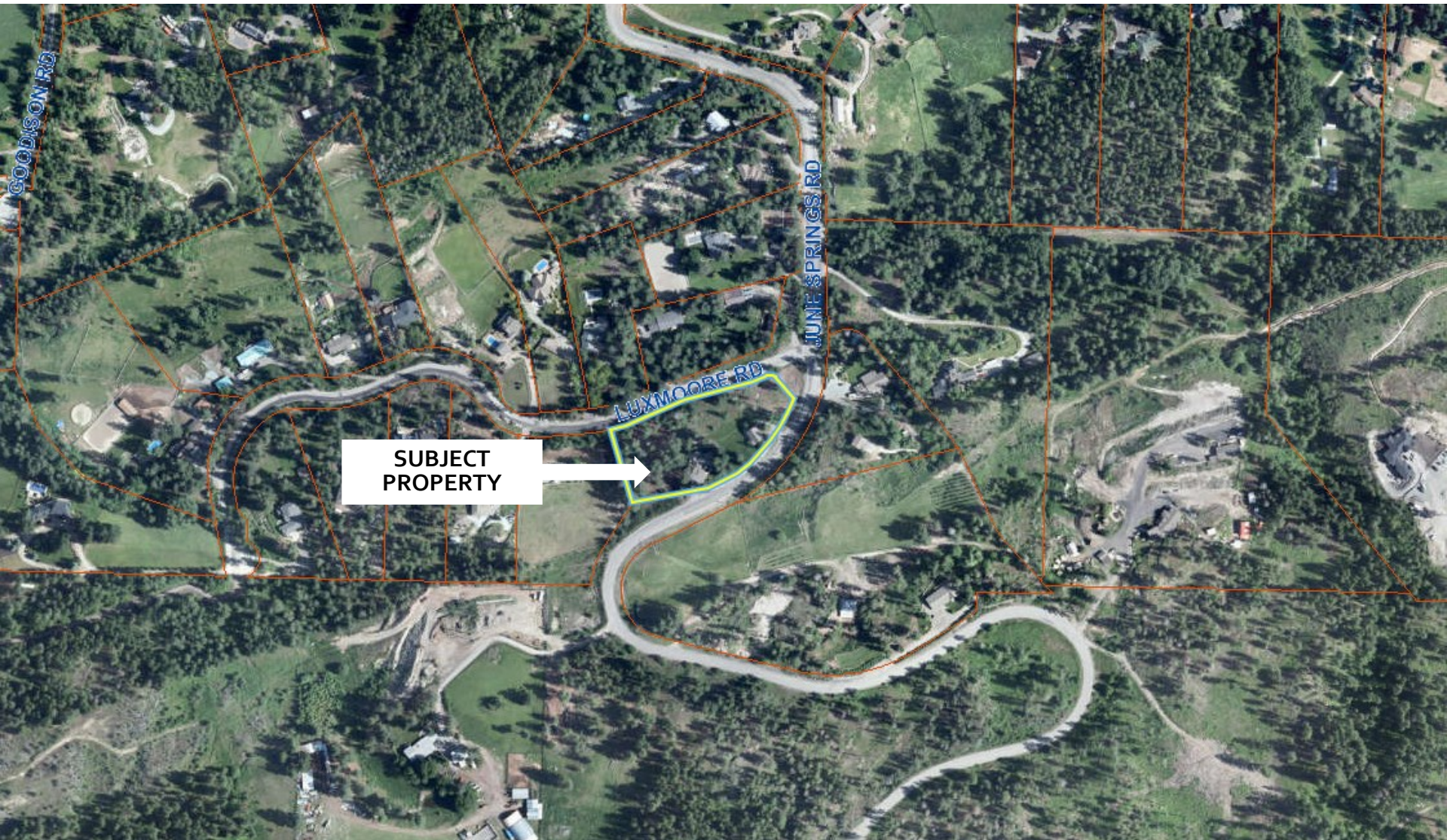
Final Reading
DP & Variances



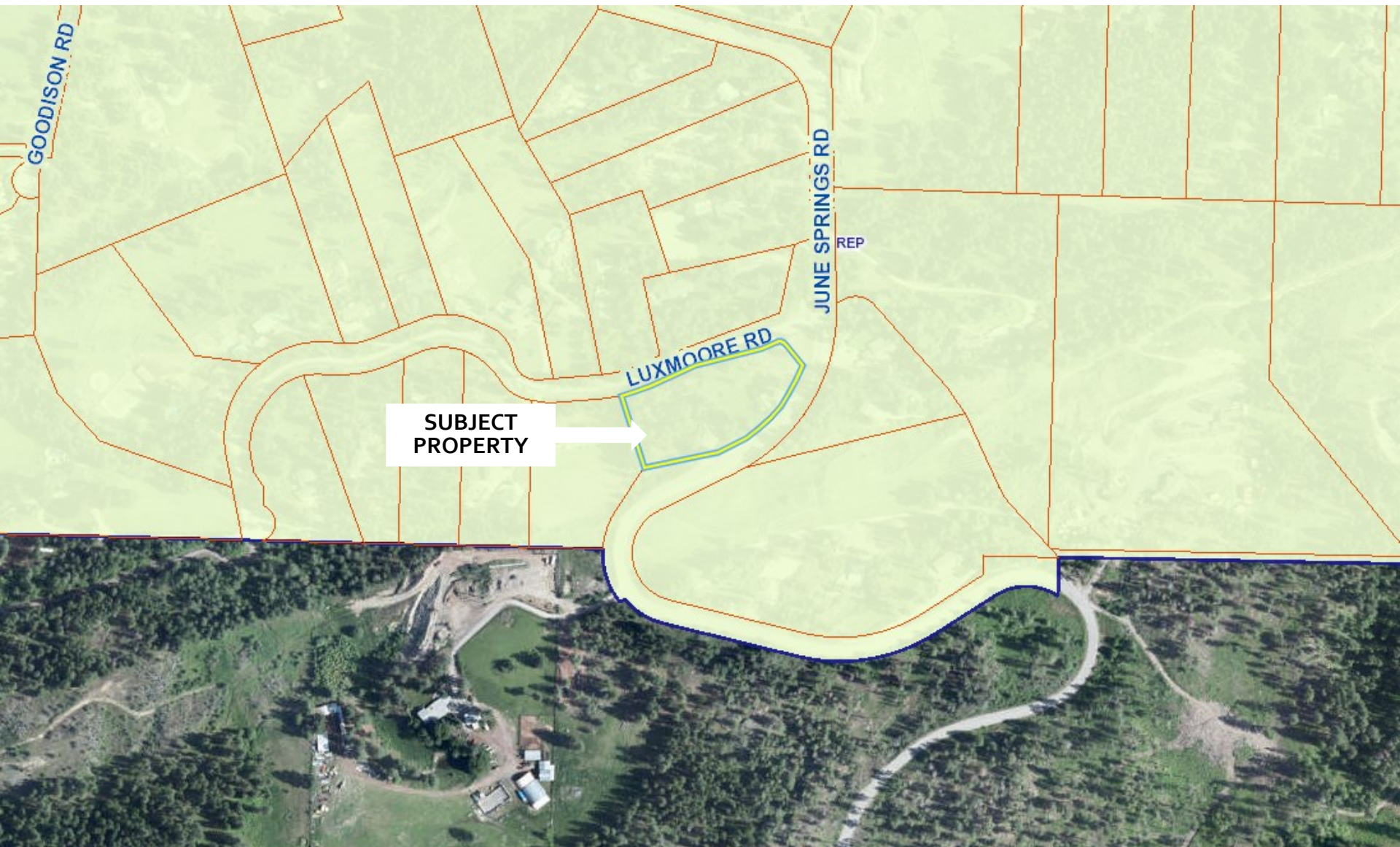
Building Permit

Council
Approvals

Context Map



OCP Future Land Use



**SUBJECT
PROPERTY**

Subject Property Map



City of Kelowna

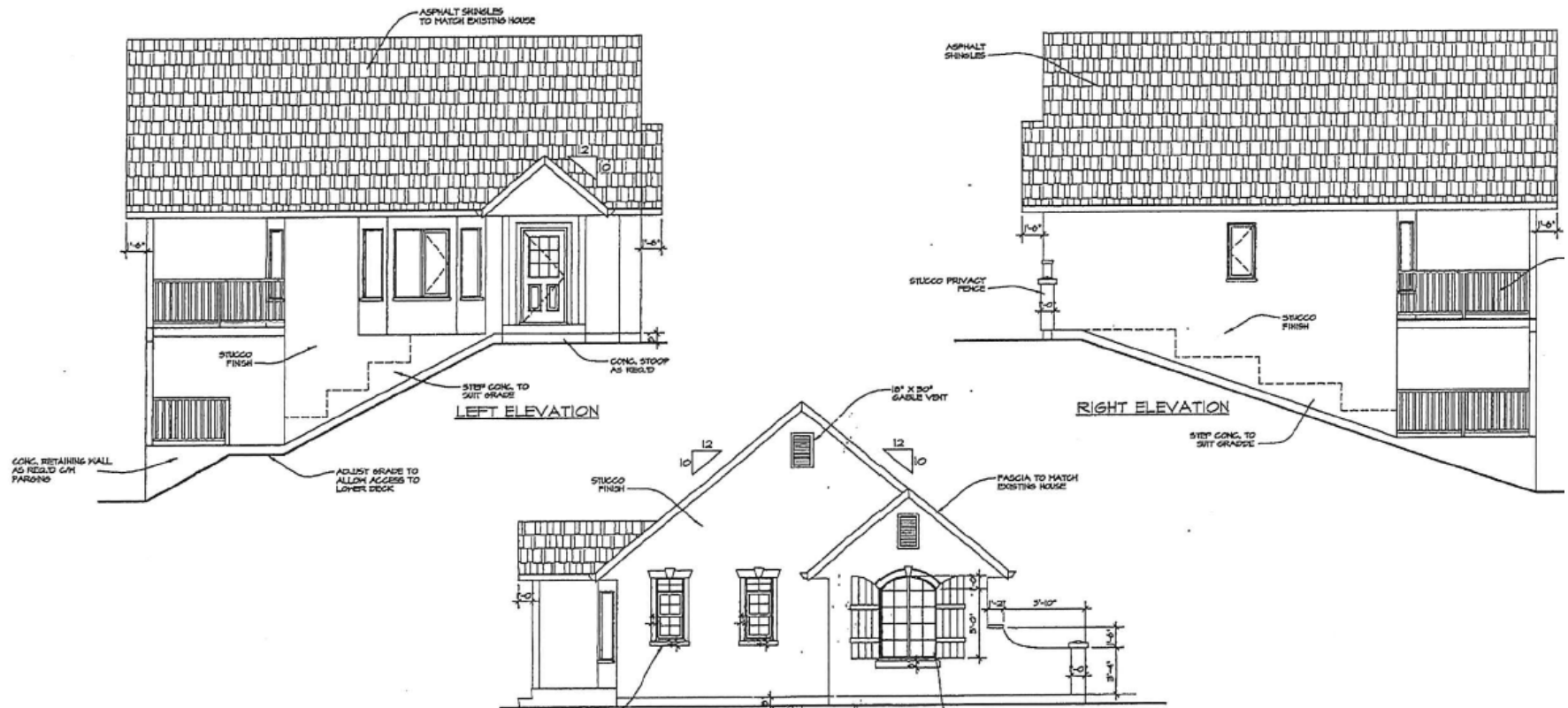
Project details

- ▶ The accessory building was built in 2003.
 - ▶ It was built as an art studio, office and an unfinished basement.
- ▶ Illegal suite investigation was initiated on May 30th, 2018 by Bylaw Services.
 - ▶ Investigation concluded that the building had been inhabited since 2014.
- ▶ The proposed rezoning would bring the illegal carriage house into conformance.

Site Photos



Site Plan



Development Policy

- ▶ Okanagan Basin Water Board's (OBWB) Sewage Grant Program Policy.
 - ▶ Amended in 2014.
 - ▶ Requires sewage grant recipients (incl. CoK) to have bylaws in place restricting carriage houses to properties greater than 1.0ha or to properties with community sewer connections.

- ▶ Official Community Plan
 - ▶ Objective 5.3.1 – Permanent Growth Boundary.

Public Notification Policy no. 367

- ▶ Applicant submitted a neighbourhood consultation summary form on February 4th, 2021.
 - ▶ All neighbours within 300m of the subject property were notified.

Staff Recommendation

- ▶ Development Planning Staff do **not** recommend support for the proposed Rezoning Application:
 - ▶ Property is located in Southeast Kelowna with no abilities to connect to a community sanitary system.
 - ▶ Zoning Bylaw, Subdivision & Servicing Bylaw, and OBWB's policies do not support the development of carriage houses on lots less than 1.0hha that rely on on-site sewage disposal.
 - ▶ Staff do not wish to compromised future sewage infrastructure funding opportunities by supporting the development of carriage houses that contravene OBWB's policies.



Conclusion of Staff Remarks