



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 1<sup>st</sup>, 2020

Development Application Submitted



Staff Review & Circulation



Feb 4<sup>th</sup>, 2021

Public Notification Received



Mar 15<sup>th</sup>, 2021

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances

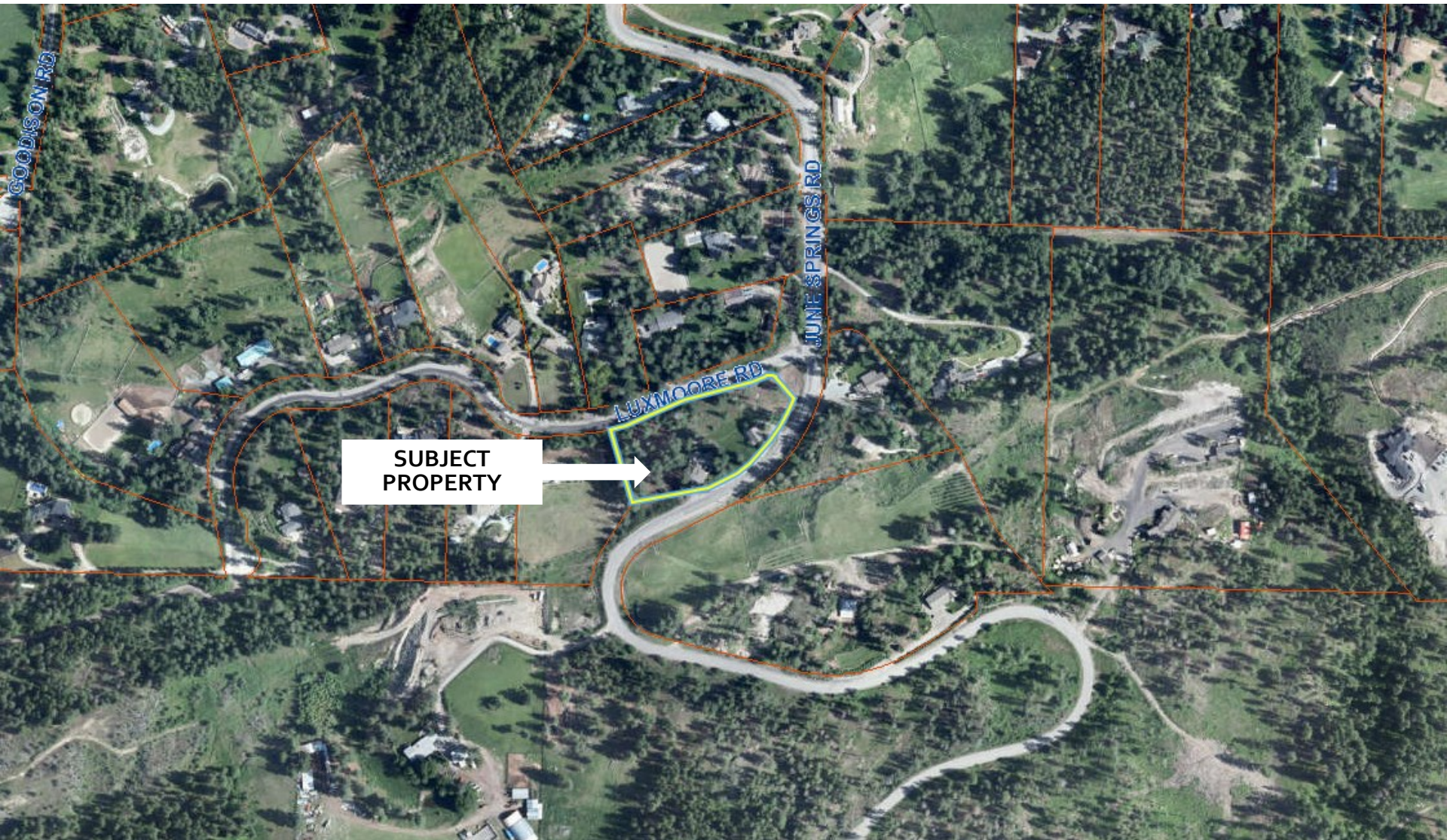


Building Permit

Council  
Approvals

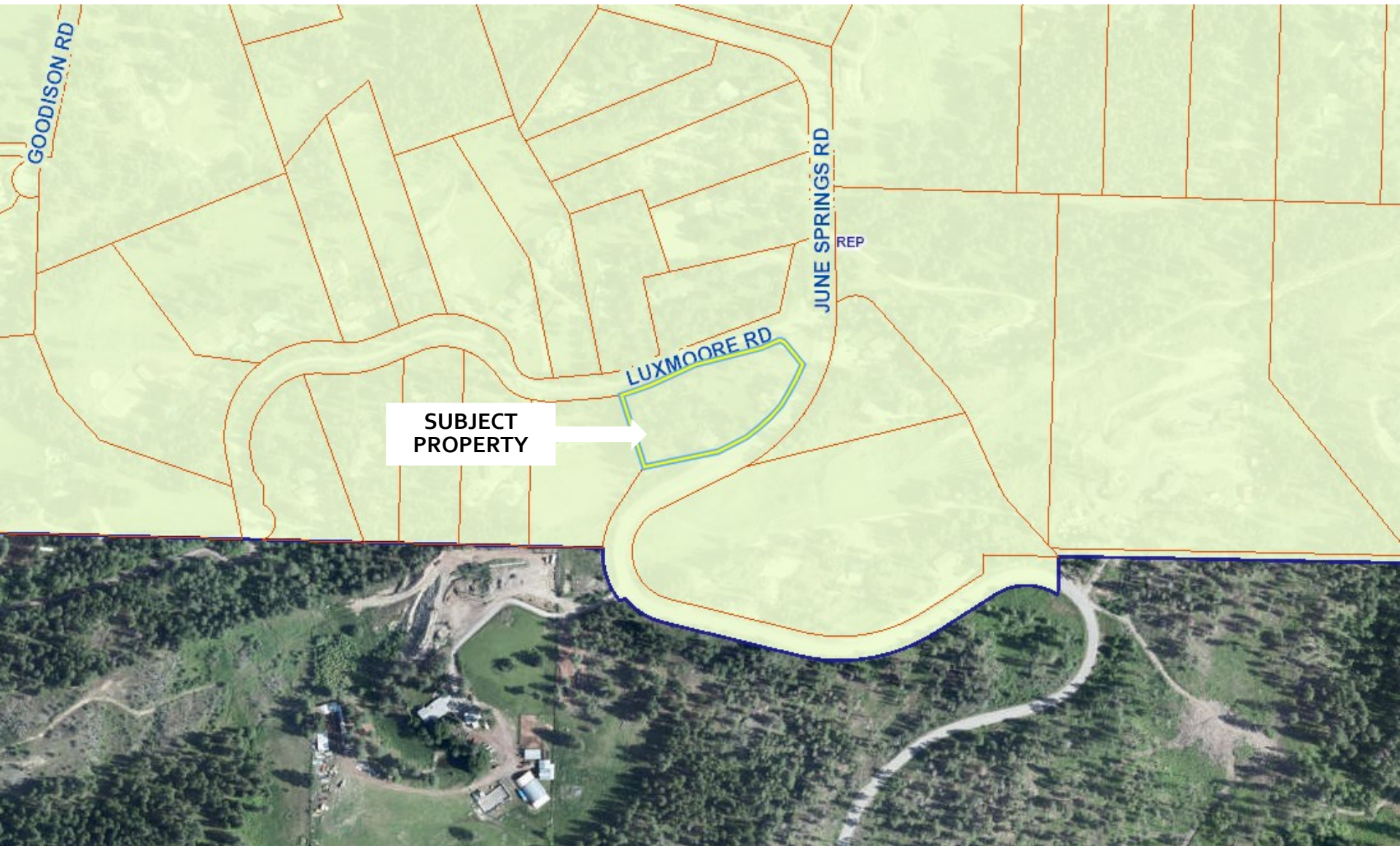


# Context Map





# 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 30<sup>th</sup>, 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.

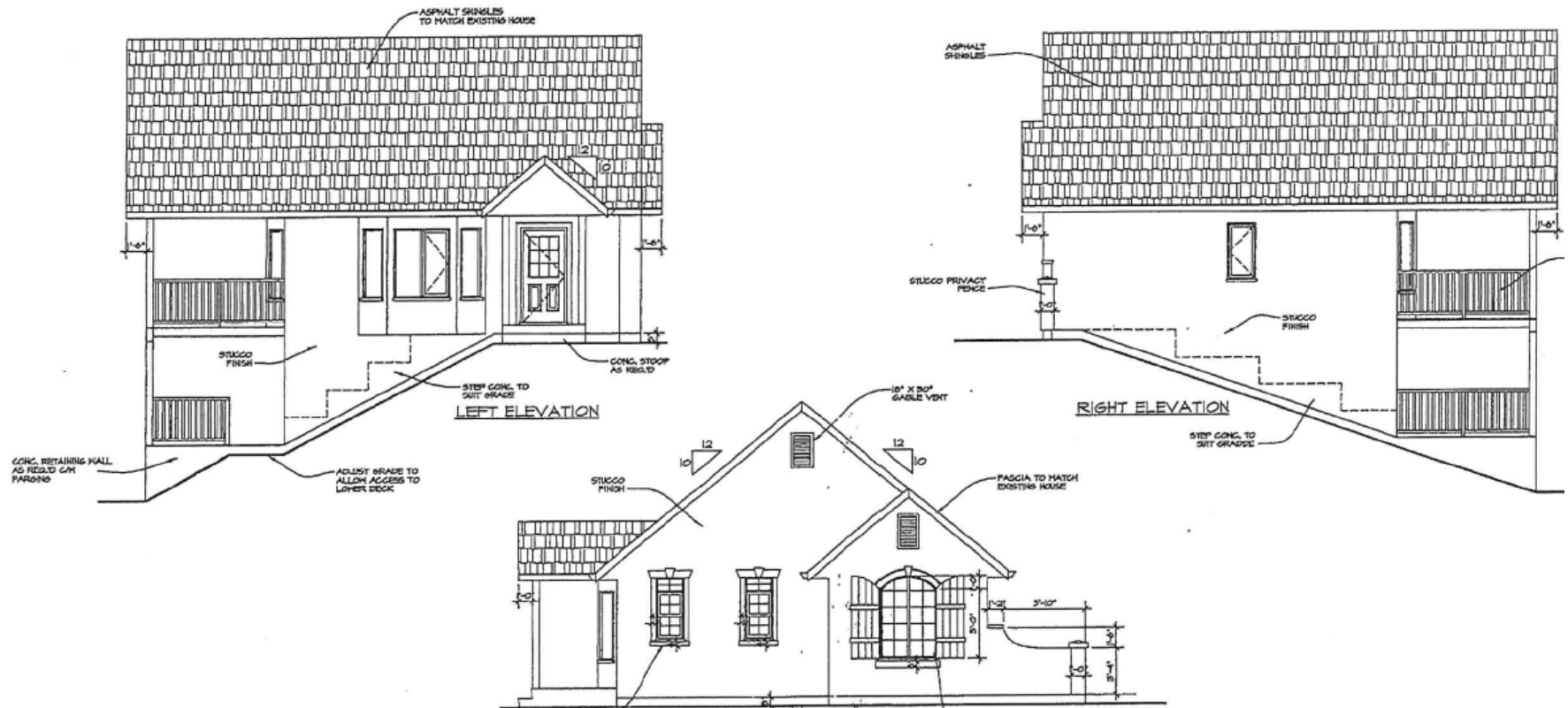


# Site Photos





# 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 4<sup>th</sup>, 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*