

REPORT TO COUNCIL



Date: August 9th, 2021

To: Council

From: City Manager

Department: Development Planning

Application: Z21-0057

Owner: Jeffrey & Ingrid Douziech

Address: 4554 Gaspardone Rd

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: REP – Resource Protection Area

Existing Zone: A1 – Agriculture 1

Proposed Zone: RR1c – Rural Residential 1 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z21-0057 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8 Section 34 Township 29 ODYD Plan KAP78581, located at 4554 Gaspardone Road, Kelowna, BC from the A1 – Agriculture 1 zone to the RR1c – Rural Residential 1 with Carriage House zone, be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464(2), waive the Public Hearing for the Rezoning Bylaw;

2.0 Purpose

To rezone the subject property from the A1 – Agriculture 1 zone to the RR1c – Rural Residential 1 with Carriage House zone, and to waive the Public Hearing.

3.0 Development Planning

Staff support the proposed rezoning application to RR1c to facilitate the construction of a new carriage house on the subject property. The Official Community Plan (OCP) Future Land Use Designation of the subject property and neighbouring properties is REP – Resource Protection. The property is located outside of 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 Zoning Bylaw No. 8000, carriage homes 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 site does not have access to community sanitary sewer but is approximately 2.0 hectares in size and therefore exceeds this regulation.

4.0 Proposal

4.1 Project Description

The proposed rezoning from A1 – Agriculture 1 to RR1c – Rural Residential 1 with Carriage House is to facilitate a new carriage house on the subject property. The carriage house is proposed to be 149m² in size, which includes a two-car garage. The carriage house would be accessed off the same drive aisle as the single-family home. The proposal indicates that the carriage house will meet all Zoning Bylaw Regulations without any variances.

The applicant is required to complete and receive a Natural Environment Development Permit to ensure that the proposed area is safe to build and doesn't disrupt any Environmentally Sensitive Areas. This will be required prior to any Building Permit.

4.2 Site Context

The subject property is in the Southeast Kelowna OCP Sector and the surrounding area is primarily zoned A1 – Agriculture and has the Future Land Use Designation of REP – Resource Protection Area, however there is limited active agriculture.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1	Single-Family Dwelling
East	A1 – Agriculture 1	Single-Family Dwelling
South	Regional District of Central Okanagan	Vacant
West	A1 – Agriculture 1	Single-Family Dwelling

Subject Property Map: 4554 Gaspardone Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 5: Development Process

Objective 5.22 Ensure Context Sensitive Housing Development

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

6.0 Application Chronology

Date of Application Received: June 2nd, 2021

Date Public Consultation Completed: June 23rd, 2021

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Conceptual Drawing Package