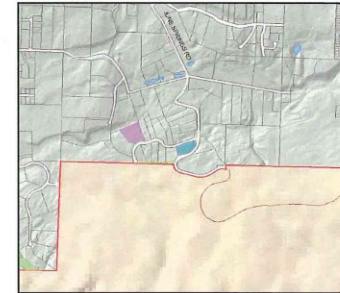
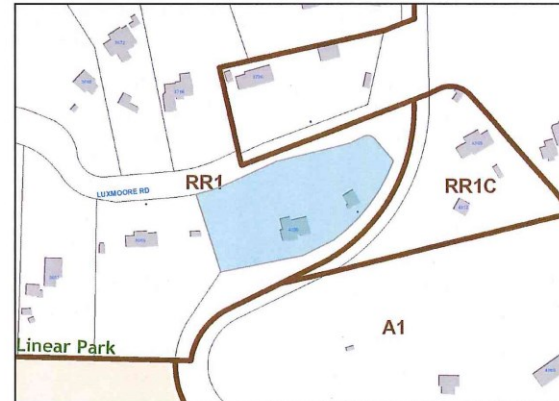


4350 June Springs Rd  
– Z20-0032- Frank Robert Vezer









Property highlighted in blue

### Property Information

Property Address: 4350 June Springs Rd

KID: 418309 Plan #: 56325 Lot#: 6 Block:

Extra Legal Information:

PLAN KAP56325 LOT 6 SECTION 35 TOWNSHIP 29

### BC Assessment Information

Roll Number:	7362322	Jurisdiction:	217
Net Land Value:	\$486,000	PID:	023-331-062
Net Impr. Value:	\$719,000	Lot Size:	2.251 = 0.91 Hectares
Net Total Value:	\$1,205,000	Lot Size Unit:	Acres
Actual Use:	060 2 Acres Or More (Single Family Dwelling, Duplex)		

### Land Use Related Information

Zoning Code:	RR1	Inside ALR:	No
Future Land Use:	REP	Water Provider:	SEKID
Land Use Contract:	No		

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City



Inspection Serv.  
1435 Water Street  
Kelowna BC V1Y 1J4  
(250) 862-3353

Permit Number: BP 23727

## Building Permit

Issued For

**4350 June Springs Rd**

Lot 6, Plan 56325

**Accessory - New - Res**

Studio

Applicant: Edison Homes Ltd

4040 Belmont Rd  
Kelowna  
BC  
V1W2Z2

Phone: 8621422

Invoices: 87339

Fee: \$631.50

### Permit Conditions:

Plumbing permit required  
Survey certificate required  
Separate permits required to finish basement  
Not to be used as dwelling

Approved By:

*B. Thind*

Binder Thind

Date: *Jan 28/07*

This permit is issued under the provisions of City of Kelowna Building Bylaw No. 5082 and amendments thereto and is in accordance with this Application on file in this office.

The granting of this permit does not relieve the applicant, occupier or owner from conforming to all requirements of every pertinent bylaw and regulation enforced within the City of Kelowna and the approval of any plans or specifications in support of an application for this permit likewise does not excuse the applicant, occupier or owner from conforming to every bylaw and regulation.

### CUSTOMER'S COPY

Harvey Spittal, Building Inspector

Owners or agents are required to request an inspection 24 hours in advance of the inspection date.

INSPECTION LINE: 862-3360

FAX: 862-3314

TELEPHONE: 862-3353



**CITY OF KELOWNA**  
**INSPECTION SERVICES**  
1435 WATER STREET  
KELOWNA, B. C., V1Y1J4  
INSPECTION REQUEST LINE 862-3360

**FINAL INSPECTION**  
(SINGLE FAMILY & TWO FAMILY DWELLINGS)

PERMIT# 23727

INSPECTION # \_\_\_\_\_

4350 JUNE SPRINGS Rd  
LOCATION

LOT 6

56325  
PLAN

☐ PARTIAL ☒ APPROVED ☐ REJECT ☐ NOT READY ☐ CONSULT

- |   |   |
|---|---|
| 1. (✓) The Approved Drawings Are On Site        | 17. (✓) Guards                                  |
| 2. (✓) Exterior Finish                          | 18. (✓) Handrails                               |
| 3. (✓) Flashings                                | 19. (✓) Window Sizes & Elevations               |
| 4. (✓) Proper Clearances From Grade             | 20. (✓) Stairs Still Conform To Code            |
| 5. (✓) Grades Slope Away From The House         | 21. (✓) Tub And Shower Tile Height              |
| 6. (✓) Rough Grades Meet The Drainage Plan      | 22. (✓) Safety Glass                            |
| 7. (✓) Dryer Exhaust Vent                       | 23. (✓) Attic Access & Weather Stripping        |
| 8. (✓) Kitchen & Bathroom Exhaust Vents         | 24. (✓) Attic Ventilation                       |
| 9. (N/A) Driveway Surface Material              | 25. (N/A) Attic Insulation                      |
| 10. (N/A) Driveway Drainage                     | 26. (N/A) Crawl Space Ventilation               |
| 11. (✓) Exterior Concrete Work is Complete      | 27. (N/A) Crawl Space/Basement/Box Joist Insul. |
| 12. (✓) Roof Drainage - Final Disposal          | 28. (✓) Mechanical Ventilation                  |
| 13. (N/A) Door Viewer                           | 29. (✓) Sub-contractors List                    |
| 14. (✓) Side Lites - Safety Glass               | 30. (N/A) Drywall Recycle Receipts              |
| 15. (✓) Pin Locks & Dead Bolts                  | 31. (✓) Engineering Schedule CAs and CBs        |
| 16. (✓) Garage- Weather Stripping & Self-Closer | 32. (✓) Is There Damage To City Property        |

(✓) APPROVED (X) REJECTED (N/C) NOT COMPLETE (N/A) NOT APPLICABLE

ADDITIONAL COMMENTS

☐ CALL FOR RE-INSPECTION BY \_\_\_\_\_ ☐ A RE-INSPECTION FEE WILL BE CHARGED.

☐ APPROVAL IS SUBJECT TO THE ENGINEER'S ACCEPTANCE OF THE WORK.

INSPECTOR HARVEY SPITAL DATE 03-07-19

**DO NOT REMOVE OR DESTROY THIS CARD**



**CITY OF KELOWNA  
INSPECTION SERVICES**

1435 WATER STREET  
KELOWNA, BC, V1Y1J4  
INSPECTION REQUEST LINE 862-3360

**PLUMBING INSPECTION**

PERMIT # 30101

INSPECTION # 106300

LOCATION 4350 June Springs Rd LOT \_\_\_\_\_ PLAN \_\_\_\_\_

☐ PARTIAL ☒ APPROVED ☐ REJECT ☐ NOT READY ☐ CONSULT

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 1. (✓) R.I.P.                      | 10. ( ) WATER SERVICE                |
| 2. ( ) R.I.P. GROUNDWORK ONLY      | 11. ( ) SANITARY SEWER               |
| 3. ( ) R.I.P. VENTING ONLY         | 12. ( ) STORM SEWER                  |
| 4. (✓) R.I.P. WATER LINES          | 13. ( ) CATCH BASINS                 |
| 5. ( ) FINAL                       | 14. ( ) DRY WELLS / MANHOLES         |
| 6. ( ) FIRE PROTECTION             | 15. ( ) LIFT STATIONS                |
| 7. ( ) IRRIGATION SYSTEM           | 16. ( ) SEWER INSPECTION PLUG PULLED |
| 8. ( ) BACKFLOW PROTECTION SERVICE | 17. ( ) WATER METER WITH REMOTE      |
| 9. ( ) B.F.P. DEVICE TEST REPORT   | 18. ( ) CREDIT METER INSTALLED       |

(✓) APPROVED (X) REJECTED (N/C) NOT COMPLETE (N/A) NOT APPLICABLE

ADDITIONAL COMMENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ CALL FOR RE-INSPECTION BY \_\_\_\_\_ ☐ A RE-INSPECTION FEE WILL BE CHARGED

☐ APPROVAL IS SUBJECT TO THE ENGINEER'S ACCEPTANCE OF THE WORK.

INSPECTOR [Signature] DATE Feb 20/03

DO NOT REMOVE OR DESTROY THIS CARD



**CITY OF KELOWNA**  
**INSPECTION SERVICES**  
1435 WATER STREET  
KELOWNA, BC, V1Y1J4  
INSPECTION REQUEST LINE 862-3360

**PLUMBING INSPECTION**

PERMIT # 30101

INSPECTION # \_\_\_\_\_

4350 June Springs

LOCATION

LOT

PLAN

☐ PARTIAL ☒ APPROVED ☐ REJECT ☐ NOT READY ☐ CONSULT

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 1. ( ) R.I.P.                      | 10. (✓) WATER SERVICE <u>124 E</u>   |
| 2. (✓) R.I.P. GROUNDWORK ONLY      | 11. ( ) SANITARY SEWER               |
| 3. ( ) R.I.P. VENTING ONLY         | 12. ( ) STORM SEWER                  |
| 4. ( ) R.I.P. WATER LINES          | 13. ( ) CATCH BASINS                 |
| 5. ( ) FINAL                       | 14. ( ) DRY WELLS / MANHOLES         |
| 6. ( ) FIRE PROTECTION             | 15. ( ) LIFT STATIONS                |
| 7. ( ) IRRIGATION SYSTEM           | 16. ( ) SEWER INSPECTION PLUG PULLED |
| 8. ( ) BACKFLOW PROTECTION SERVICE | 17. ( ) WATER METER WITH REMOTE      |
| 9. ( ) B.F.P. DEVICE TEST REPORT   | 18. ( ) CREDIT METER INSTALLED       |

(✓) APPROVED

(X) REJECTED

(N/C) NOT COMPLETE

(N/A) NOT APPLICABLE

ADDITIONAL COMMENTS

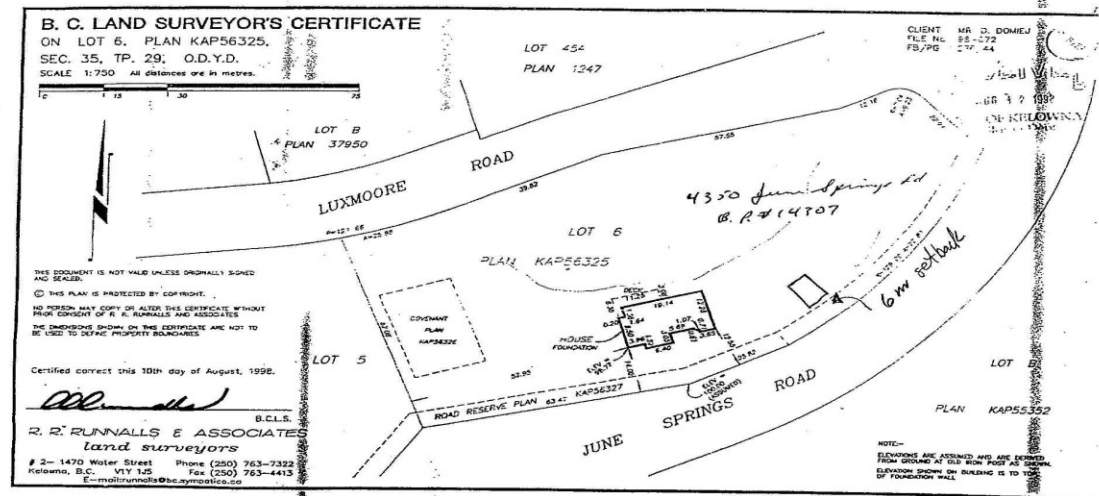
BRIDGE AHEAD  
POCKET PLANTATION ON H<sub>2</sub>O LINE  
WHERE 4' DEEP OVER  
URBANT BE MAINTAINED.

☐ CALL FOR RE-INSPECTION BY \_\_\_\_\_ ☐ A RE-INSPECTION FEE WILL BE CHARGED

☐ APPROVAL IS SUBJECT TO THE ENGINEER'S ACCEPTANCE OF THE WORK.

INSPECTOR [Signature] DATE 26 3/03

DO NOT REMOVE OR DESTROY THIS CARD



DWAYNE  
862-1422





Ministry of Health and  
Ministry Responsible for Seniors

# APPLICATION FOR PERMIT TO CONSTRUCT OR REPAIR A SEWAGE DISPOSAL SYSTEM

IER  
INFORMATION  
Correspondence  
to be sent to  
☐ owner

APPLICANT  
INFORMATION  
Correspondence  
to be sent to  
☐ applicant

LOT  
INFORMATION

PREMISE  
INFORMATION

SYSTEM  
INFORMATION

ALTERNATE  
INFORMATION

SITE  
INFORMATION

RESTRICTIVE  
COVENANTS

APPLICANT  
SIGNATURE

FOLIO NUMBER	DATE OF APPLICATION (YYYY / MM / DD)	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Repair <input type="checkbox"/> Alteration
NAME OF OWNER	TELEPHONE NUMBER	
FRANK VEZER.	862 1422	
Number and Street	City	Postal Code
4040 BELMONT RD	KELOWNA BC	V1W 2Z2
MAILING ADDRESS	TELEPHONE NUMBER	
APPROVED SERVICES	768-7713	
Number and Street	City	Postal Code
3605 BROWN RD	WESTBANK BC	V4T 1P5
LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED		
LOT 6 PL. KAP 35 SEC 35 TWP 29.		
4350 JUNE SPRINGS RD		
STREET ADDRESS / GENERAL LOCATION		

SEWAGE DISPOSAL SYSTEM WILL SERVE:	NUMBER OF BEDROOMS:	FINISHED BASEMENT	DO YOU INTEND TO ADD A BASEMENT SUITE OR MORE BEDROOMS IN THE FUTURE?
<input type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX	1	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> OTHER (specify): ART STUDIO / OFFICE	TOTAL LIVING AREA:	LOT SIZE:	

TYPE OF SEWAGE DISPOSAL SYSTEM:	SEPTIC TANK MANUFACTURER	LIQUID VOLUME OF TANK
<input checked="" type="checkbox"/> CONVENTIONAL	KON KAST	600 GAL
<input type="checkbox"/> ALTERNATE (E.G. <input type="checkbox"/> PRIVY <input type="checkbox"/> LAGOON, <input type="checkbox"/> RAISED MOUNDS, <input type="checkbox"/> SEEPAGE BED)	MATERIAL OF SEPTIC TANK	
<input type="checkbox"/> DEEP TRENCH <input type="checkbox"/> OTHER (specify):	CONCRETE	
TOTAL LENGTH OF DRAINAGE PIPE	TYPE OF DRAINAGE PIPE:	INSIDE DIAMETER OF PIPE
150'	<input type="checkbox"/> PVC <input type="checkbox"/> OTHER (specify):	3"
IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE:	TREATMENT CAPACITY	SEWAGE PUMP:
MAKE		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
MODEL		FIELD DOSE VOLUME PUMPED PER CYCLE:

PRESSURE DISTRIBUTION PROPOSED	LAGOON SIZE	DEPTH OF CLAY SOIL	GARBURATOR
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

SOIL DESCRIPTION	
DEPTH OF SOIL: <input type="checkbox"/> over 1.2 m (4 ft.) <input type="checkbox"/> under 1.2 m (4 ft.) If under 1.2 m (4 ft.), due to <input type="checkbox"/> rock or <input type="checkbox"/> clay at _____ ft. from surface.	
DEPTH TO WATER TABLE: <input type="checkbox"/> over 1.2 m (4 ft.) <input type="checkbox"/> under 1.2 m (4 ft.) If under 1.2 m (4 ft.) the depth is _____	
PERC TESTS	
SLOWEST RATE FROM test hole #1 3 min./2.5 cm (1 inch) test hole #2 3 min./2.5 cm (1 inch)	
AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE 3 min./2.5 cm (1 inch)	

WATER INFORMATION	
SOURCES OF DOMESTIC WATER: SEWED	
DISTANCES OF PROPOSED DISPOSAL FIELD FROM: 10' source of domestic water N/A breakout point	
N/A own well N/A neighbouring wells N/A stream or lake 10' water lines	

ARE THERE ANY RESTRICTIVE COVENANTS / EASEMENTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWAGE DISPOSAL SYSTEM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, explain	

The information on this application is accurate and true to the best of my knowledge:	OFFICE USE ONLY
<input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Agent	PAID: \$150.00
Signature	DATE: JUN 21 2003
DATE (yyyy/mm/dd)	INITIALS: [Signature]
03-01-20	18054

## PERMIT TO CONSTRUCT, INSTALL, ALTER OR REPAIR

FOLIO / LOT NUMBER

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted to construct, install, alter, or repair the sewage disposal system on this property. This permit may be cancelled if variations are made to these plans and specifications.

Conditions of Permit:

DATE PERMIT VALID

SIGNATURE OF PUBLIC HEALTH INSPECTOR / EHO

# NOTICE

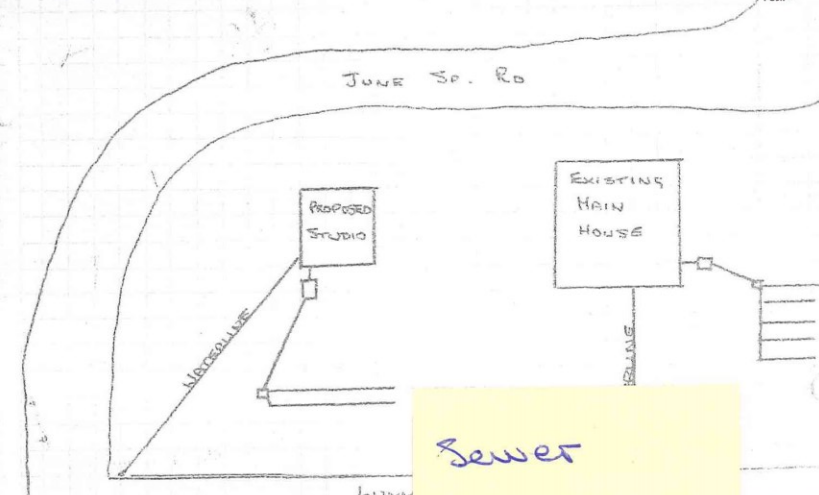
This notice must be posted in a conspicuous place on the parcel for which the permit is issued not more than 3 days after the date the permit is issued and must remain posted for 30 consecutive days from the date the permit is issued.

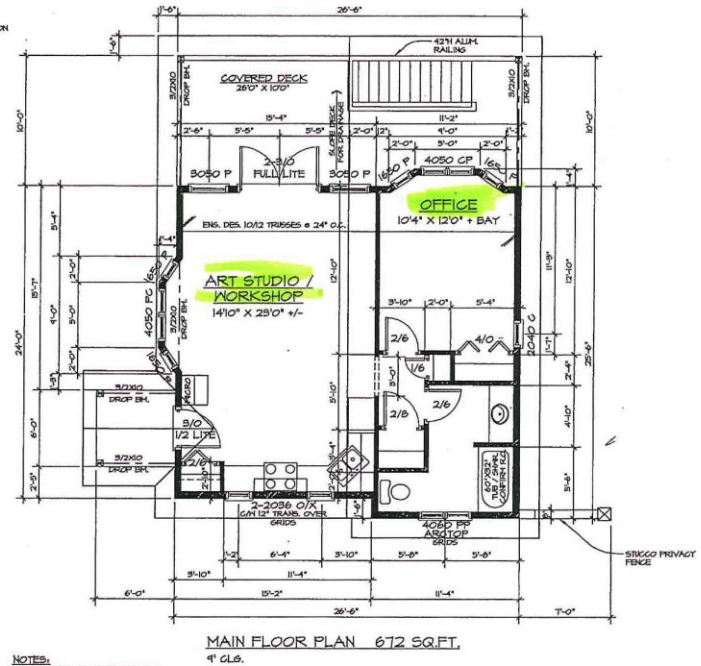
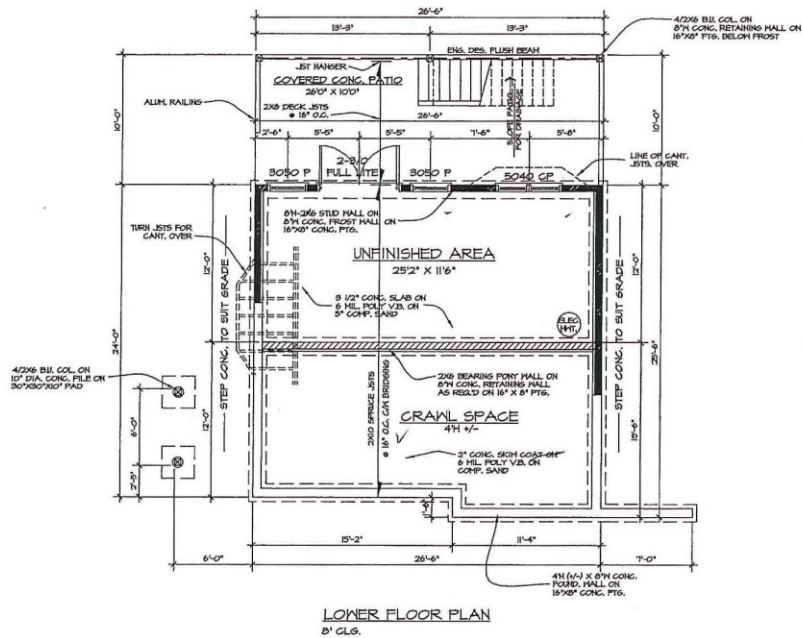
Persons who consider themselves aggrieved by a decision made under the Sewage Disposal Regulation are eligible to file an appeal under section 5 (3) (a) of the Health Act.

A Notice of Appeal must be delivered by hand, facsimile or registered mail to the Chair of the Environmental Appeal Board, Parliament Buildings, Victoria, B.C. V8V 1X4 within 30 days of the issuance of the permit. Please contact your local Health Unit for information on appeal procedures.

SITE MAP

Scale  
1 box =





**BAXTER DESIGN**  
Custom Building Design  
ph: (250) 862-9662  
FRANK YEEZER - JUNE SPRINGS RD.  
KELOWNA, B.C.



Inspection Services  
1435 Water Street  
Kelowna BC V1Y 1J4  
(250) 862-3353

Application Number: PP 30101  
Date Applied: 2003-01-31  
Prepared for: Contractor  
Invoices: 87427  
87431

## Application for Plumbing Permit New Construction - Residential

Address: 4350 June Springs Rd  
Property: 4350 June Springs Rd Plan: 56325 Lot: 6  
Applicant : Jean Mechanical Ltd  
Contractor : 2096 Jean Mechanical Ltd  
Address: 3620 Yorkton Rd Westbank BC V4T1C4  
Phone: 7687994  
Email:  
Bus #: 5951 Plumbing#: 2864-PL-79 BC Contract#: Gas Fit#:  
Owner : Edison Homes  
Address:  
Phone:  
Email:

Fee Calculations:	Units	Length	Fee
Water Closet (toilet)	3		
Wash Basin	4		
Bath Tub	3		
Shower	1		
Bar Sink	1		
Kitchen Sink	1		
Automatic Washer	1		
Dishwasher	1		
Hot Water Tank	1		
Floor Drain	1		
Total of Plumbing Fixtures	17		
Water Service Line		30.00	\$170.00
Site Services Total Fee		30.00	\$40.00
			Total Fee: \$210.00

Comment:

Condition:

In consideration of the granting of the permission applied for, I hereby agree to indemnify and keep harmless the City of Kelowna against all claims, suits, judgments, costs and expenses of whatsoever kind, which may in any way accrue against the said Corporation in consequence of, and incidental to, the granting of this permit. I further agree to pay the full cost of repairing and damage to Corporation works occasioned by the building operations in respect of which this application is made.

FILE COPY

Applicant's Signature

Issued By: Gayle Macdonald





The Zoning Analysis Table applies to all Rezoning and Development Permit applications for:

- ▶ Heritage Alteration Permit
- ▶ Development Variance Permit
- ▶ Infill Neighbourhood Development Permit (RU7)
- ▶ Hillside Residential Development Permit
- ▶ Multi-unit Residential Permit (3+ units)
- ▶ Commercial Permit
- ▶ Industrial Permit
- ▶ Institutional Permit

This analysis table provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 online at [kelowna.ca/bylaws](http://kelowna.ca/bylaws).

**ALL MEASUREMENTS TO BE PROVIDED IN METRIC.**

Site Details:	Zone Requirement	Proposal
Site Area (m <sup>2</sup> )	10,000 m <sup>2</sup> (min)	Complies
Site Width (m)	40.0 m (min)	Complies
Site Depth (m)	30.0 m (min)	Complies
Site Coverage of Building(s) (%)	10%	Complies
Site Coverage of buildings, driveways, and parking (%)	N/A	N/A

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units	one single detached house	one single detached house & one carriage house
Floor Area (gross/net)	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A
Building Height (stories/meters)	2.5 stories/9.5 m (max)	Complies
<b>Building(s) Setbacks (m):</b>		
Front	6.0 m (min)	Complies
Side ( <u>side lot line</u> )	3.0 m (min)	Complies
Side ( <u>flanking street</u> )	4.5 m (min)	Complies
Rear	10.0 m (min)	Complies
Number of Parking Stalls/Loading Spaces	2.0 spaces per dwelling unit	4.0 spaces
<b>Setbacks to Parking (m):</b>		
Front	1.5 m (min)	Complies
Side ( <u>side lot line</u> )	1.5 m (min)	Complies
Side ( <u>flanking street</u> )	3.0 m (min)	Complies
Rear	1.5 m (min)	Complies
Drive Aisle Width (m)	6.0 m (min)	Complies
Number of Bicycle Parking Spaces	N/A	N/A
Private Open Space Area	N/A	N/A

CRITERIA FOR A CARRIAGE HOUSE OR ACCESSORY DEVELOPMENT

Development Regulations:		Zone Requirement	Proposal
Maximum Total Site Coverage (buildings)		10% (max)	Complies
Maximum Total Site Coverage (buildings, driveways & parking)		14% (max)	Complies
Maximum Height		2.5 stories/9.5 m (max)	Complies
Minimum Front Yard		6.0 m (min)	Complies
Minimum Side Yard (_____)		3.0 m (min)	Complies
Minimum Side Yard (_____)		4.5 m (min)	Complies
Minimum Rear Yard		10.0 m (min)	Complies
Carriage House Regulations:		Requirement	Proposal
All Carriage Houses	Maximum Height (to mid-point)	Lesser of 4.8 m or mid-point of principal dwelling	Complies
	Maximum Height (to peak)	Peak of principal dwelling	Complies
	Minimum Front Yard	9.0 m (RU1c, RU2c, RU6) 12.0 m (RR1c, RR2c, RR3c)	Complies
	Minimum Side Yard (_____)	1.5 m	Complies
	Minimum Side Yard (_____)	4.5 m (flanking street)	Complies
	Minimum Rear Yard	0.9 m (with lane) 1.5 m (without lane) 3.0 m (RR1c, RR2c without lane)	Complies
	Minimum Distance to Principal Dwelling	3.0 m	Complies
	Maximum Net Floor Area to Principal Dwelling	75%	Complies
	Maximum Net Floor Area	90 m <sup>2</sup>	Complies
	Maximum Combined Building Footprint (carriage house & all accessory buildings / structures)	90 m <sup>2</sup> (RU1c, RU2c, RU6)	Complies
Higher than Single Storey	Maximum Combined Site Coverage (carriage house & all accessory buildings / structures)	14%	Complies
	Maximum Upper Storey Floor Area to Building Footprint	75%	Complies
	Maximum Net Floor Area	100 m <sup>2</sup>	N/A
	Maximum Combined Building Footprint (carriage house & all accessory buildings / structures)	130 m <sup>2</sup> (RU1c, RU2c, RU6) 150 m <sup>2</sup> (RR1c, RR2c, RR3c)	N/A
Single Storey	Maximum Building Footprint of Accessory Buildings / Structures	50 m <sup>2</sup>	N/A
	Maximum Combined Site Coverage (carriage house & all accessory buildings / structures)	Lesser of 20% or 130 m <sup>2</sup> (RU1c, RU2c, RU6) Lesser of 20% or 150 m <sup>2</sup> (RR1c, RR2c, RR3c)	N/A
Other Regulations:		Requirement	Proposal
Minimum Parking Requirements		3 stalls	Complies
Minimum Private Open Space		30 m <sup>2</sup> per dwelling	Complies

**NOTE:** Additional analysis requirements may be required for individual zones within the Zoning Bylaw 8000.

**Additional Information:**

The building on the property now classified as a "carriage house" per Zoning Bylaw 8000 was originally constructed in 2003 as a "studio" although still fully complies with all "carriage house" requirements for RR1C zoning.

Beginning in 2014 through the date of this application the owner's daughter and son-in-law now reside full-time year-round in the "studio" and take care of the property and principal dwelling unit on the property while the owner and his wife are in the United States during winter operating a family business there. The "studio" remains structurally unchanged from that approved by the City of Kelowna in 2003, the only change being that the City of Kelowna's Bylaw Services department determined as of July 2018 that the owner's daughter and son-in-law "occupancy" of the "studio" now deems the building a "carriage house" for purposes of Zoning Bylaw 8000.



# **Rezoning Application RR1 Zoning to RR1C with Text Amendment**

1. Chronology of Events
2. Development Proposal
  - a. Appropriate to Rezone from RR1 to RR1C
  - b. Decommissioning NOT in line with community or City of Kelowna's directives or objectives
3. Conclusion

# CHRONOLOGY

- **2003**

1. Owner wished to build secondary structure on property (“Studio”)
2. Owner applied for and received **all** permits approvals and inspections from the City of Kelowna
  - a. INCLUDING plumbing and septic permits
  - b. percolation tests were conducted to satisfy the City that the secondary septic system would not pose a problem
  - c. drawings, including kitchen and bathroom, were approved
3. Studio was built with its own separate septic system and field
4. It is structurally the SAME today as when permitted and built in 2003
5. It has been in use since 2003 without any issues

- **2010 – 2014**

6. Owner and his wife operate a family business in California
7. Owner’s residence was burglarized and vandalized numerous times
8. Owner’s insurance company advised they would no longer insure

- **2014**

9. Owner’s daughter and son in law moved into the Studio
10. Burglary and vandalism stopped
11. City of Kelowna began restricting construction of carriage homes on lots less than 1.0 hectares

- **2018**

12. Owner received two bylaw violation notifications pertaining to the Studio - which had now been deemed a ‘Carriage House’

- **2021**

13. Application went before Council in March and April 2021 and was supported

# **DEVELOPMENT PROPOSAL - RR1 to RR1C**

## **Mr. Vezer's Application is Unique**

1. Carriage House is already built
2. Carriage House and drawings and septic have already been approved by city and inspectors
3. Use is the same as it was in 2003 (kitchen and bathroom) – sinks, toilet, shower
4. Land is residential land – not agricultural
5. RR1 to RR1C in line with neighbouring properties
6. Septic Systems are on opposite sides of the property – as are main house and carriage house
7. Purpose is safety, security, and betterment of the community



# Reasonable and Appropriate to Grant Rezoning from RR1 to RR1C

1. Property and structure comply with ALL zoning requirements (save for 0.089 hectares)
2. Built, permitted and used before the new Water Basin Board rules – will not jeopardize funding or set an improper precedent
3. Text Amendment is specific to the property – “to allow a carriage house on a property less than 1.0ha in size that is not on sanitary services”
4. Through the rezoning process, structure and septic systems will be scrutinized and permitted again to alleviate any concerns
5. No objections from Fortis Gas, Electric or Fire Department
6. Comparable to 178 Timberline Road where rezoning to RR1C was granted
7. Meets community and City of Kelowna’s objectives and directives for:
  - a. Safety
  - b. Planning
    - i. structure is already there
    - ii. affordable housing and eliminating the housing shortage
    - iii. enable son-in-law and daughter who are working, tax paying members of the community to stay in their home

# CONCLUSION

- 1.Rezoning from RR1 to RR1C with Text Amendment is appropriate and reasonable
- 2.Decommissioning would not be in line with community's or City of Kelowna's planning objectives
- 3.Decommissioning would cause an undue hardship on the Owner and his family
- 4.Intent is to resolve the matter amicably and swiftly

**THANK YOU**