

the Permanent Growth Boundary (PGB), is serviced (i.e., sewer) and the plans align with the Official Community Plan (OCP) Future Land Use Designation of S2RES – Single/Two Unit Residential. Rezoning the subject property to add the 'c' designation would meet policy objectives including fostering a mix of housing forms and concentrating growth within the PGB.

4.0 Proposal

4.1 Project Description

The proposed rezoning from the RR1 zone to the RR1c zone to allow the construction of a new carriage house at the front of the property. The carriage house would use the existing driveway onto Barnaby Road, and the application has indicated that all three required stalls can be met on-site. The proposal indicates that the carriage house will meet all Zoning Bylaw Regulations without any variances.

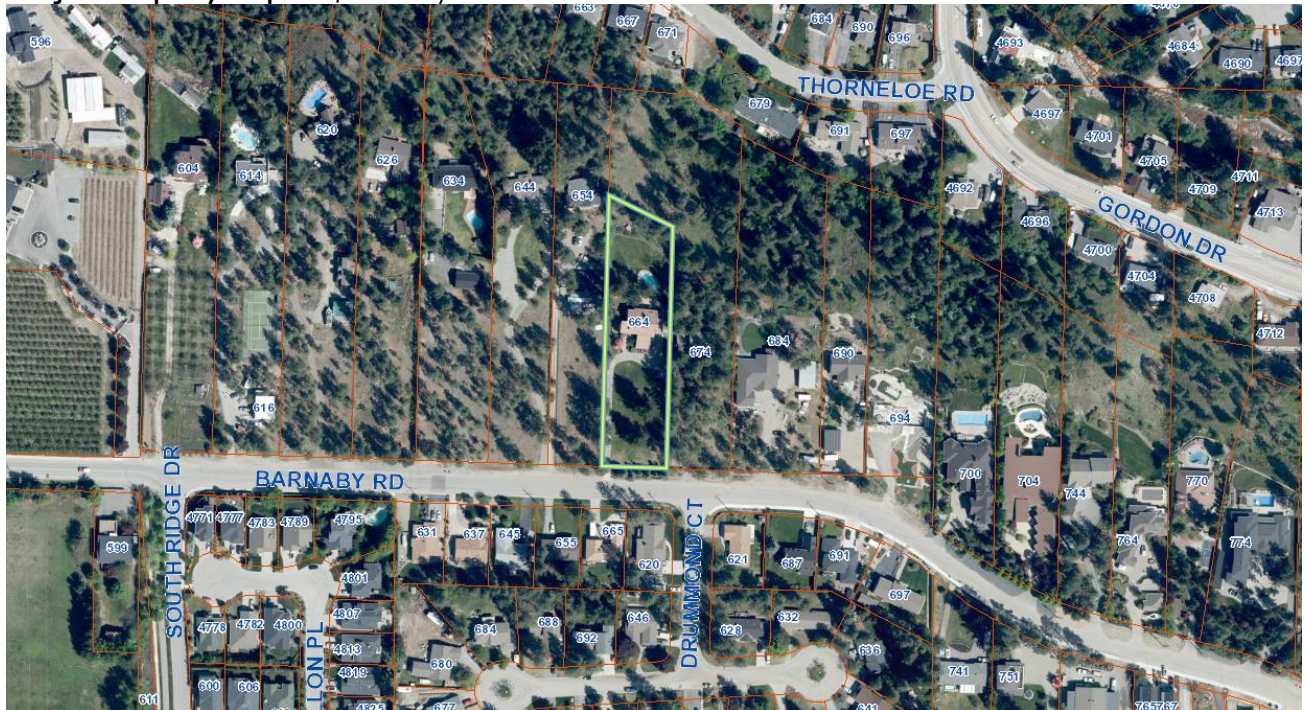
4.2 Site Context

The subject property is in the Southwest Mission OCP Sector and its surrounding area is primarily zoned RR1 – Rural Residential 1, RR3 - Rural Residential 3 and RU1 – Large Lot Housing and the surrounding area has the Future Land Use Designation of S2RES – Single-Two Unit Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RR1 – Rural Residential 1	Single-Family Dwelling
East	RR1 – Rural Residential 1	Single-Family Dwelling
South	RU1 – Large Lot Housing	Single-Family Dwelling(s)
West	RR1 – Rural Residential 1	Single-Family Dwelling

Subject Property Map: 664 Barnaby 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.

Objective 5.3 Focus development to designated growth areas

Policy .1 Permanent Growth Boundary. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Development Engineering Memorandum dated November 15th, 2021.

7.0 Application Chronology

Date of Application Received: June 11th, 2021

Date Public Consultation Completed: October 27th, 2021

Report prepared by: Tyler Caswell, Planner

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:

Schedule A: Development Engineering Memo

Attachment A: Conceptual Drawing Package