



Z21-0097 5831 Lakeshore Road

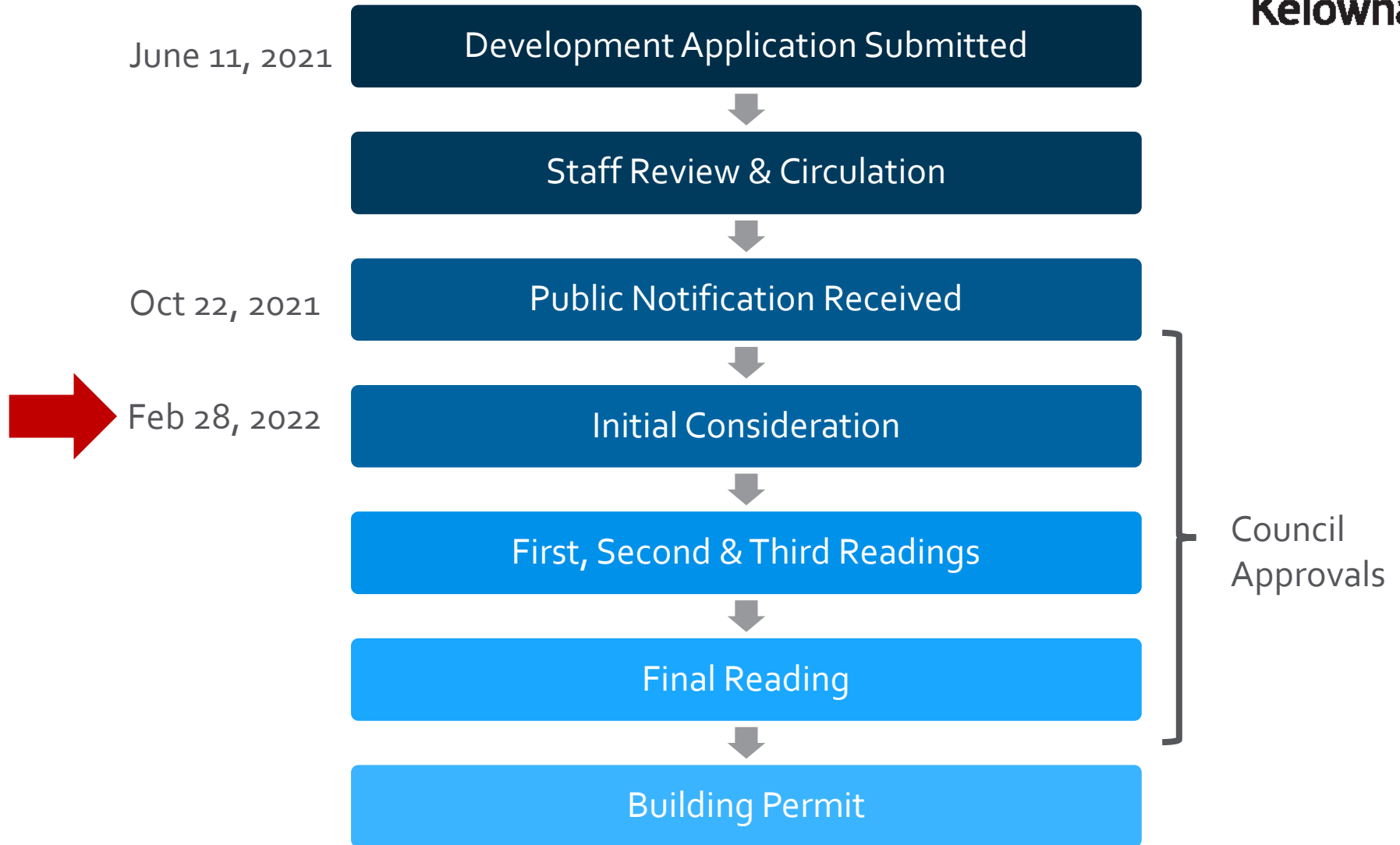
Rezoning Application



Proposal

- ▶ To rezone the subject property from A1 – Agriculture 1 & P4 – Utilities zones to the RR1c – Rural Residential 1 with Carriage House & P4 – Utilities zone to facilitate the conversion of the existing dwelling into a carriage house and the construction of a new single-family dwelling.

Development Process



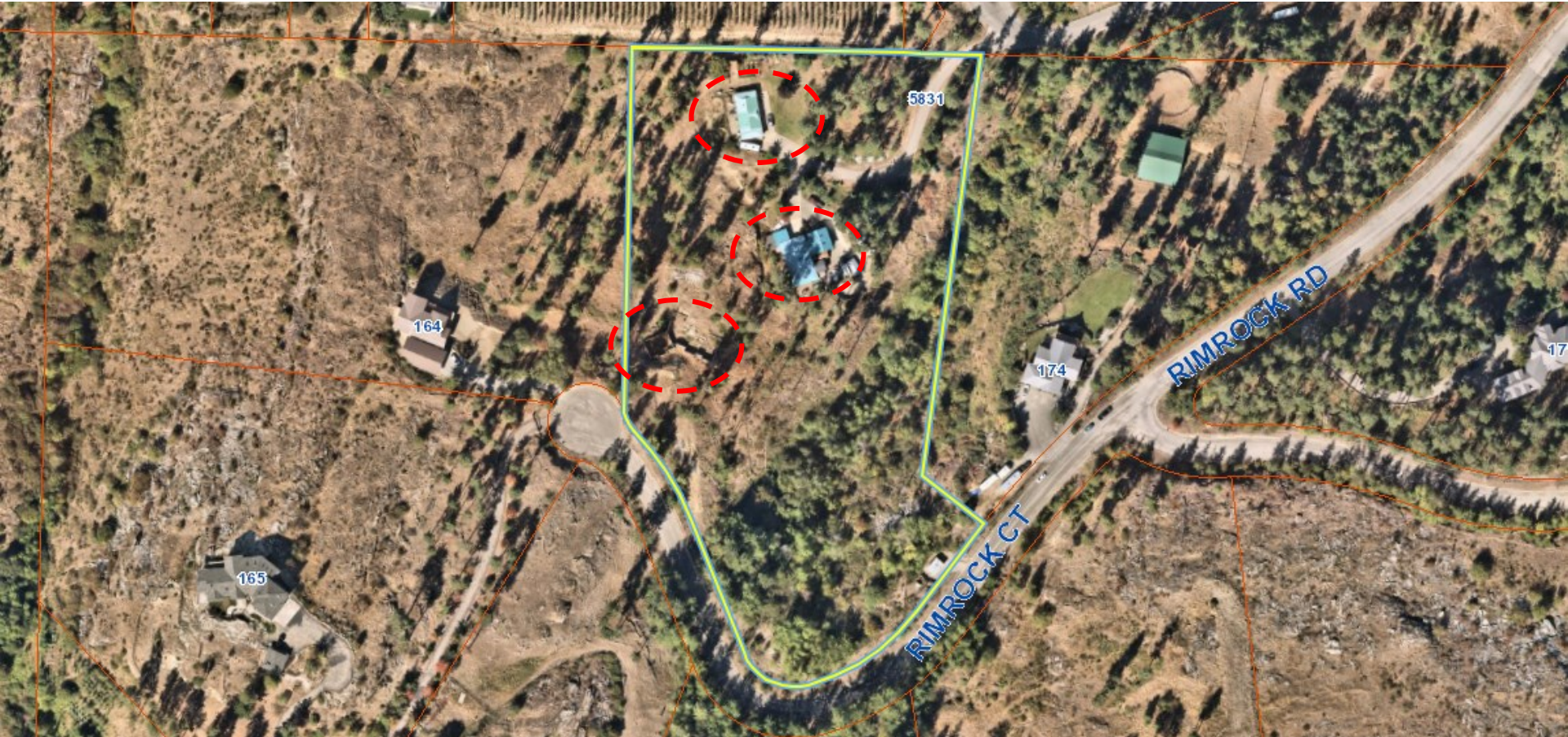
Context Map



OCP Future Land Use / Zoning



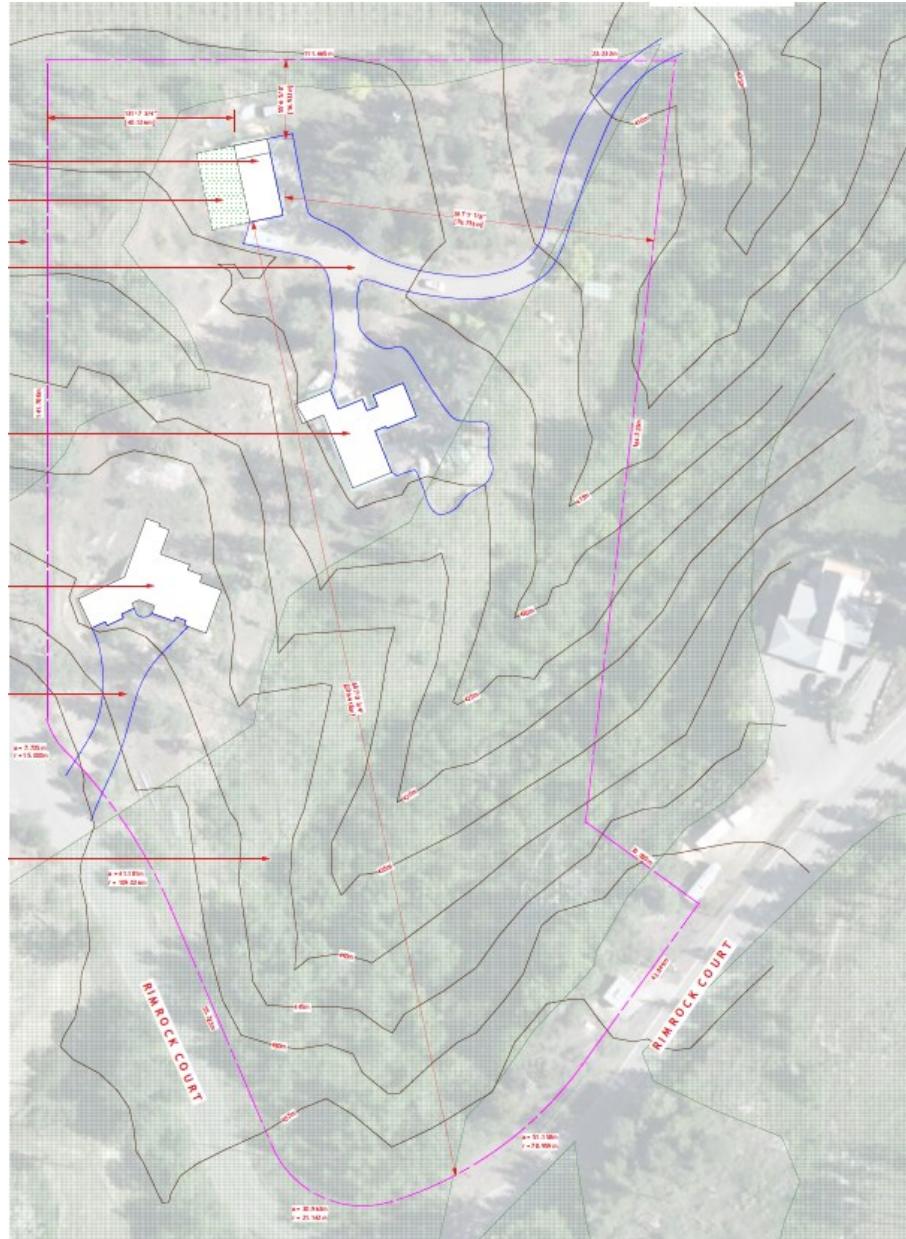
Subject Property Map



Project/technical details

- ▶ The accessory building into a carriage house and construct a new single-family dwelling.
 - ▶ The structure meets the size, height and setbacks of the carriage house regulations.
- ▶ The proposed new dwelling will be located on the SW corner of the property.
- ▶ The existing City of Kelowna right-of-way will remain P₄ – Utilities.

Site Plan



City of Kelowna

Development Policy

- ▶ Objective 8.4. Stop urban sprawl into Rural Lands.
 - ▶ Policy 8.4.3 Housing in Agricultural Areas.
 - ▶ Carriage houses may be considered on Rural Residential lands where the property is 1.0 hectares or greater and where proposal is consistent with the Farm Projection Guidelines.

Public Notification Policy #367

- ▶ The applicant completed the required notification on October 22nd, 2021.

Staff Recommendation

- ▶ Staff recommend support of the proposed rezoning application.
- ▶ Meets the intent of the Official Community Plan.
- ▶ No variances are required for the conversion of the carriage house.



Conclusion of Staff Remarks