

REPORT TO COUNCIL



Date: July 25, 2022

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0021

Owner: Mohammad Yousuf Nasin &
Sayeda Hashimi Nasin

Address: 180 Rimrock Rd

Applicant: Urban Options Planning Corp.

Subject: Rezoning Application

Existing OCP Designation: R-AGR (Rural – Agricultural and Resource)

Existing Zone: RR1 – Rural Residential 1

Proposed Zone: RR1c – Rural Residential 1 with Carriage House

1.0 Recommendation

THAT Rezoning Application No. Z22-0021 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1 Section 16 Township 28 SDYD Plan 34351, located at 180 Rimrock Rd, Kelowna, BC from the RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone be considered by Council;

2.0 Purpose

To rezone the subject property from the RR1 – Rural Residential 1 zone to the RR1c – Rural Residential 1 with Carriage House zone.

3.0 Development Planning

Staff support the application to rezone the subject property to the RR1c – Rural Residential 1 with Carriage House zone. The Future Land Use Designation of the property is R-AGR – Rural – Agricultural and Resource. The Official Community Plan permits the use of carriage homes in the R-AGR for properties not located within the Agricultural Land Reserve.

Carriage homes in the rural context may be considered in certain circumstances. First consideration is the size of the subject property as the bylaw requires that properties be connected to sanitary sewer unless the lot is

at least 1.0 ha and meets the requirement of the City and Medical Health Officer for septic disposal capacity. The size of the subject property is 1.036 ha and the applicant has provided a report from a Medical Health Officer on a septic plan that has satisfied development engineering requirements.

Further consideration for carriage homes in rural context can be related to overall site context, topography, and neighbourhood impacts. The subject property is abutting or in close proximity to three properties with the carriage house subzone. The land use has demonstrated appropriate in the neighbourhood context. Additionally, the surrounding area is predominantly zoned residential so negative impacts to active farming or similar uses are not a concern.

A significant portion of the subject property does have steep topography. The applicant has provided geotechnical reports demonstrating appropriate building envelopes and procedures on how to construct the carriage home in an effective manner. As part of the building permit process the applicant will be required to submit a hazardous condition development permit.

4.0 Proposal

4.1 Project Description

The application is to rezone to the RR1c zone to construct a carriage home along the front property line 37m from the principal residence. Given the long frontage of Rimrock road the applicant will still be limited to a single access onto the property. The parking for the carriage home will be located in front of the principal residence and the occupier of the carriage home will use a 1.2m lit pathway in order to comply with bylaw requirements.

4.2 Site Context

The subject property is located at the intersection of Lakeshore Road and Rimrock Road in the Southwest corner of the City. The surrounding area is primarily zoned RR1 – Rural Residential 1 and RR1c – Rural Residential 1 with Carriage House. The surrounding Future Land Use Designation is R-AGR – Rural – Agriculture and Resource.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agricultural 1	Single Family Dwelling
East	RR1 – Rural Residential 1	Single Family Dwelling
South	RR1 – Rural Residential 1	Single Family Dwelling
West	RR1c – Rural Residential 1 with Carriage House	Single Family Dwelling with Carriage House

Subject Property Map: 180 Rimrock Rd



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 8.4 Stop Urban Sprawl into Rural Areas		
Policy Housing in Agricultural Areas	8.4.3	Housing in Agricultural Areas. Discourage additional residential development (both expansions and new developments) in areas surrounded by ALR and non-ALR agricultural lands. Secondary suites may be permitted in a permitted primary dwelling. 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 Protection Guidelines outlined in Chapter 22: Farm Protection Development Permit Area.
		<i>The subject property meets the criteria for supporting carriage home in a rural context.</i>

6.0 Application Chronology

Date of Application Accepted: March 15, 2022
 Date Public Consultation Completed: April 7, 2022

Report prepared by: Jason Issler, 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: Site Plan

Attachment B: Letter of Rationale