

TOPOGRAPHIC SITE PLAN OF LOT 1, SEC 16, TP 28, SDYD, PLAN 34351.

0 10 30 50
 The intended plot size of this plan is 864mm in width by 560mm in height (D-size) when plotted at a scale of 1:500 METRIC.

PID: 002-556-901
 CIVIC ADDRESS: 180 RIMROCK ROAD
 CLIENT: NASIN

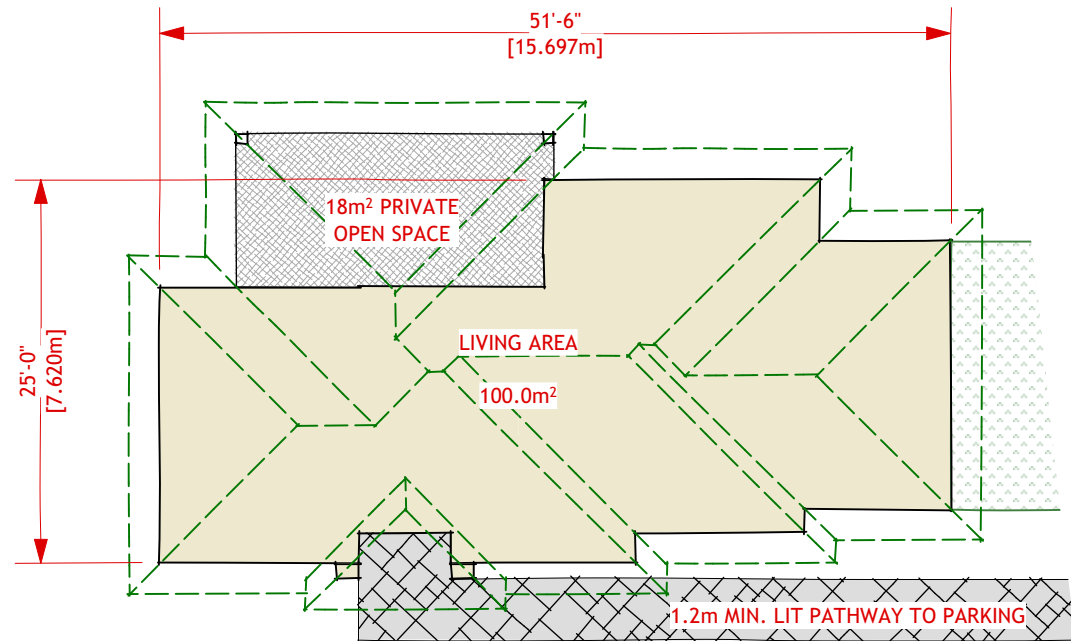
- LEGEND
- Pole Denotes utility pole
 - FH Denotes fire hydrant
 - Denotes sanitary manhole
 - Denotes storm drain manhole
 - Denotes water valve
 - Denotes catch basin
 - Denotes sign
 - NF Denotes Iron Post found
 - Denotes Iron Post searched but Not Found
 - Denotes wood fence
 - Denotes wire fence
 - Denotes grade break at top/bottom of banks

NOTES:
 - The survey represented by this plan was conducted on December 15, 2021.
 - Lot dimensions shown are based upon Land Title Office records.
 - Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
 - Unregistered interests have not been included or considered.
 - Elevations shown are based upon geodetic datum (CVD288C).
 - Septic system details are based on tracing construction drawings created in March 1992 by P. Jensen and Associates Engineering Ltd.

Lot 1, Plan 34351 is subject to charges on Title:
 - Covenant V71054.
 - Statutory Rights of Way V71055, V71815.
 - Statutory Building Scheme V71058.

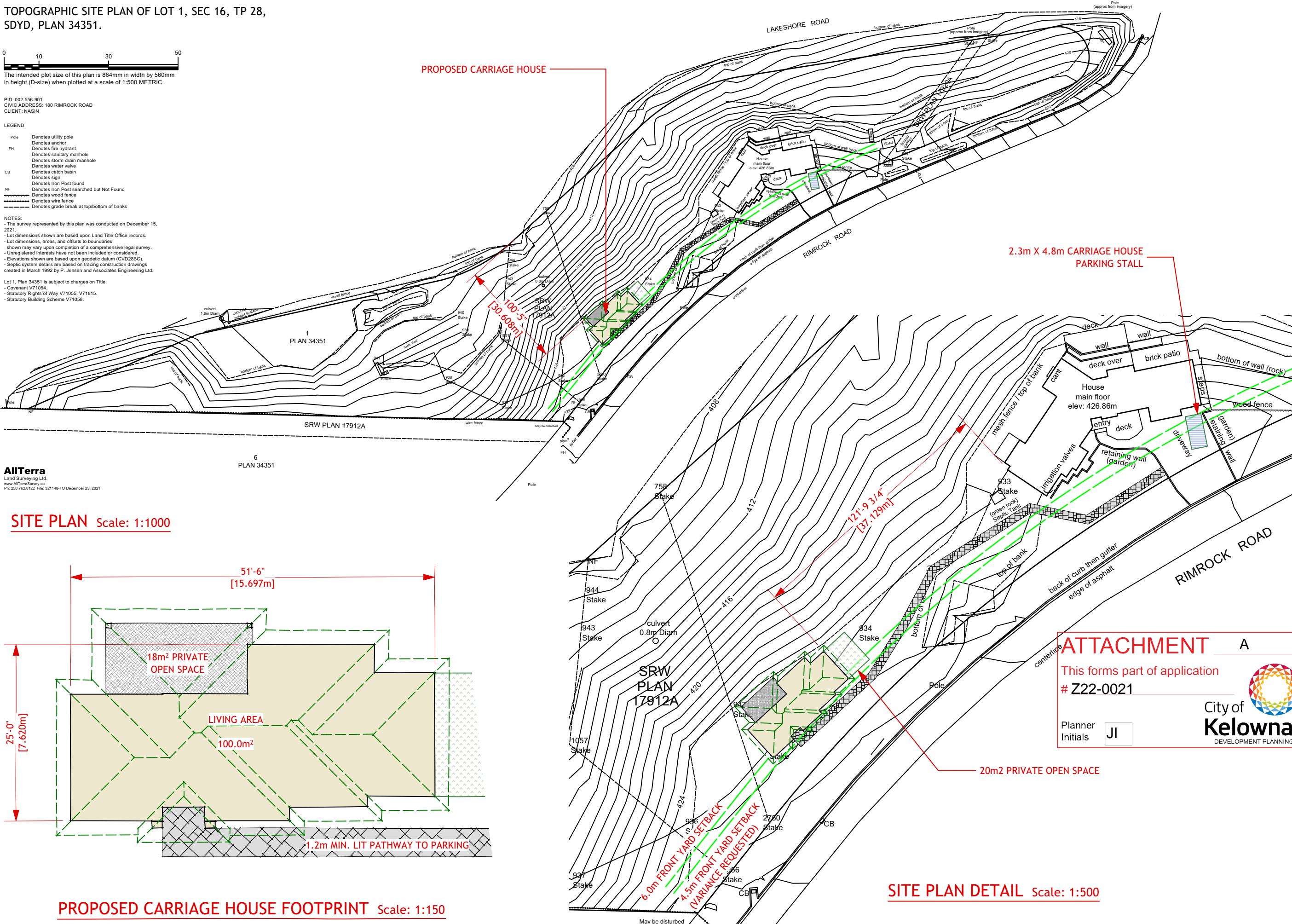
AllTerra
 Land Surveying Ltd.
 www.AllTerraSurvey.ca
 Ph: 250.762.9122 File: 321146-TO December 23, 2021

SITE PLAN Scale: 1:1000



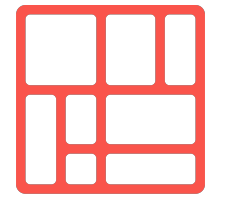
PROPOSED CARRIAGE HOUSE FOOTPRINT Scale: 1:150

PROPOSED CARRIAGE HOUSE



ATTACHMENT A
 This forms part of application # Z22-0021
 Planner Initials **JL**
 City of Kelowna
 DEVELOPMENT PLANNING

SITE PLAN DETAIL Scale: 1:500



IHS DESIGN

#202-1470 ST. PAUL ST.
 KELOWNA, BC
 250.212.7938
 info@ihdesign.ca



CARRIAGE HOUSE PROPOSAL
 180 RIMROCK ROAD
 KELOWNA, BC V1W 4J6

SITE PLAN
 DATE: 7-Jul-22

SCALE: AS NOTED
 ISSUED FOR: DEVELOPMENT PERMIT
 SHEET: T1



March 7, 2022

City of Kelowna
Urban Planning Department
1435 Water Street,
Kelowna, BC V1Y 1J4



Application to Rezone the Property with an Additional Variance from RR1 – Rural Residential 1 to RR1c – Rural Residential 1 with Carriage House at 180 Rimrock Rd.

Dear Planning Staff,

The purpose of this application is to rezone the subject property from RR1 to RR1c to allow for the construction of a carriage house. Context photos are provided to show the current configuration of the property. Due to the topography of the land, a Variance application is requested to reduce the front yard setback. The lot size is exceptionally large at 1.04ha (10,368m²), therefore it is within regulation to rezone the property to allow for a carriage house on septic. The property is outside of the ALR. As outlined by Environmental Planning Staff, a Natural Environment Development Permit is not required as part of this application. However, a Geotechnical Report is attached to prove the feasibility of the carriage house project from a slope stability perspective.

Official Community Plan Objectives

Under the 2040 Official Community Plan, the Future Land Use designation for the property is Rural – Agricultural and Resource. When outside of the ALR, a carriage house is a permitted use. In addition, the following pillars are met:

1. Stop planning new suburban neighbourhoods.

Creating sensitive infill within existing suburban neighbourhoods reduces the desire for new suburban neighbourhoods to be planned. In turn, those who wish to live in a suburban neighbourhood can do so without constructing a new home in a new neighbourhood.

2. Promote more housing diversity.

Although suburban neighbourhoods do not allow for dense housing diversity when compared to the core area, the addition of carriage houses and secondary suites are a great way to utilize existing properties and services to create diverse housing options in areas of lower density.

3. Protect our environment.

Constructing a carriage house in the proposed location (upper bench of the property) will prevent construction in areas of sensitive stability and riparian management.

Rezoning & Development Variance Permit

The proposed carriage house is 100m² in size and conforms to all regulations under the RR1c and Specific Use sections of Zoning Bylaw 8000. The building footprint has been placed outside of SRW Plan 17912A. A parking stall for the carriage house will be located in the existing driveway for the single-family dwelling. A 1.2m wide lit pathway will connect the carriage house to the parking stall, reducing the need for another access to the property.

The Development Variance Permit application seeks to reduce the front yard setback from 6.0m to 4.5m. The requested Variance will allow for the carriage house to remain on the upper bench and prevent any construction on the slope portion of the property. Since 4.5m is the common setback for buildings in residential neighbourhoods, we believe 4.5m is a reasonable setback Variance to respect the road right-of-way.

Geotechnical Report

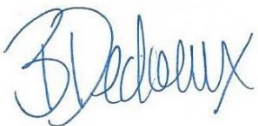
The location of the proposed carriage house is flagged as Hazardous Condition and Vulnerable Groundwater Aquifer. Therefore, it was advised by City Staff that a geotechnical analysis be undertaken on the property before application. The Geotechnical Report outlines that “the proposed development is feasible from a geotechnical perspective, provided that the recommendations outlined in Section 6.0 are incorporated into the overall design.” As previously mentioned, City Staff also advised that a Natural Environment Development Permit is not necessary as part of the carriage house project.

Conclusion

In the immediate neighbourhood, two of the neighbouring properties are zoned “c” for Carriage House and one of the neighbouring properties has a carriage house application in stream. Although the subject property is located outside of the Permanent Growth Boundary, we believe the application is beneficial for multiple reasons. The proposed carriage house will better utilize a large property and provide housing for relatives of the landowners or a tenant who may enjoy the nature of the area. Okanagan Mountain Park and Bertram Creek Park are located less than 500m from the subject property. In addition, the property is located within a “Wildland Fire Hazard DP Area.” In a rural neighbourhood, it is important for residents to beware of hazards such as wildfire. The proposed carriage house will allow for an increased number of residents to protect the neighbourhood and promote safety through hazard observance.

In conclusion, approval of this Rezoning and Variance application will allow for the landowners to enhance their beautiful property in a desirable area of Kelowna, adding positive infill to the area.

Regards,



Birte Decloux RPP MCIP
Urban Options Planning Corp.

ATTACHMENT	B
This forms part of application # Z22-0021	
Planner Initials	<input type="text" value="JI"/>
City of  Kelowna DEVELOPMENT PLANNING	