
CITY OF KELOWNA

MEMORANDUM

Date: February 18th, 2003
File No.: DVP03-0013

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. DVP03-0013 OWNER: Andrew and Louise Griffin

LOCATION: 4186 Lakeshore Road APPLICANT: Andrew and Louise Griffin

PURPOSE: VARY OKANAGAN LAKE SIGHT LINES

EXISTING ZONE: RU1 – LARGE LOT HOUSING

REPORT PREPARED BY: RYAN SMITH

1.0 RECOMMENDATION

THAT Council authorise the issuance of Development Variance Permit No. DVP03-0013 for Lot A, Section 6, Township 26, DL.5040, ODYD, Plan KAP71152, located on Lakeshore Road, Kelowna, B.C. subject to the following:

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 6.11 Okanagan Lake Sight Lines

Vary the sight line from 60° required to 30° proposed with respect to the southwest corner of the existing single family dwelling located on the lot to the north of the subject property.

2.0 SUMMARY

The applicants are seeking to vary the Okanagan Sight Lines regulations in section 6.11 of Zoning Bylaw No.8000 to accommodate an addition to their Single Family Dwelling.

3.0 BACKGROUND

3.1 The Proposal

The applicants are seeking to vary the Okanagan Sight Lines regulations in section 6.11 of Zoning Bylaw No.8000 to accommodate an addition to their Single Family Dwelling. The building addition (a master bedroom) would infringe upon the sight lines of the neighbour to the North. This neighbour (located at 4180 Lakeshore Road) has indicated by way of written submission that they have no objections to this proposal. The hedge that separates the subject property and the property to the north already impedes the 60-degree sight line. The sight lines of the property to the south of the subject property will be unaffected by the proposed building addition. The subject property is in an Environmental Development Permit Area; however, does not trigger a Development Permit.

The application compares to the requirements the City of Kelowna Urban Residential Zone Bylaw No. 8000 for RU1 zones as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Site Area (m ²)	3063m ²	550m ²
Lot Width	33.5m	16.5m
Lot Depth	88m	30m
Sight Lines	30° (35 Existing)❶	60°
Setbacks (m)		
- Side Yard (n)	2.4m	2.3m

❶Note: The applicants are seeking to vary the 120° Sight Line requirement for new development along the Okanagan Lake foreshore (Section 6.11, Zoning Bylaw No.8000).

3.2 Site Context

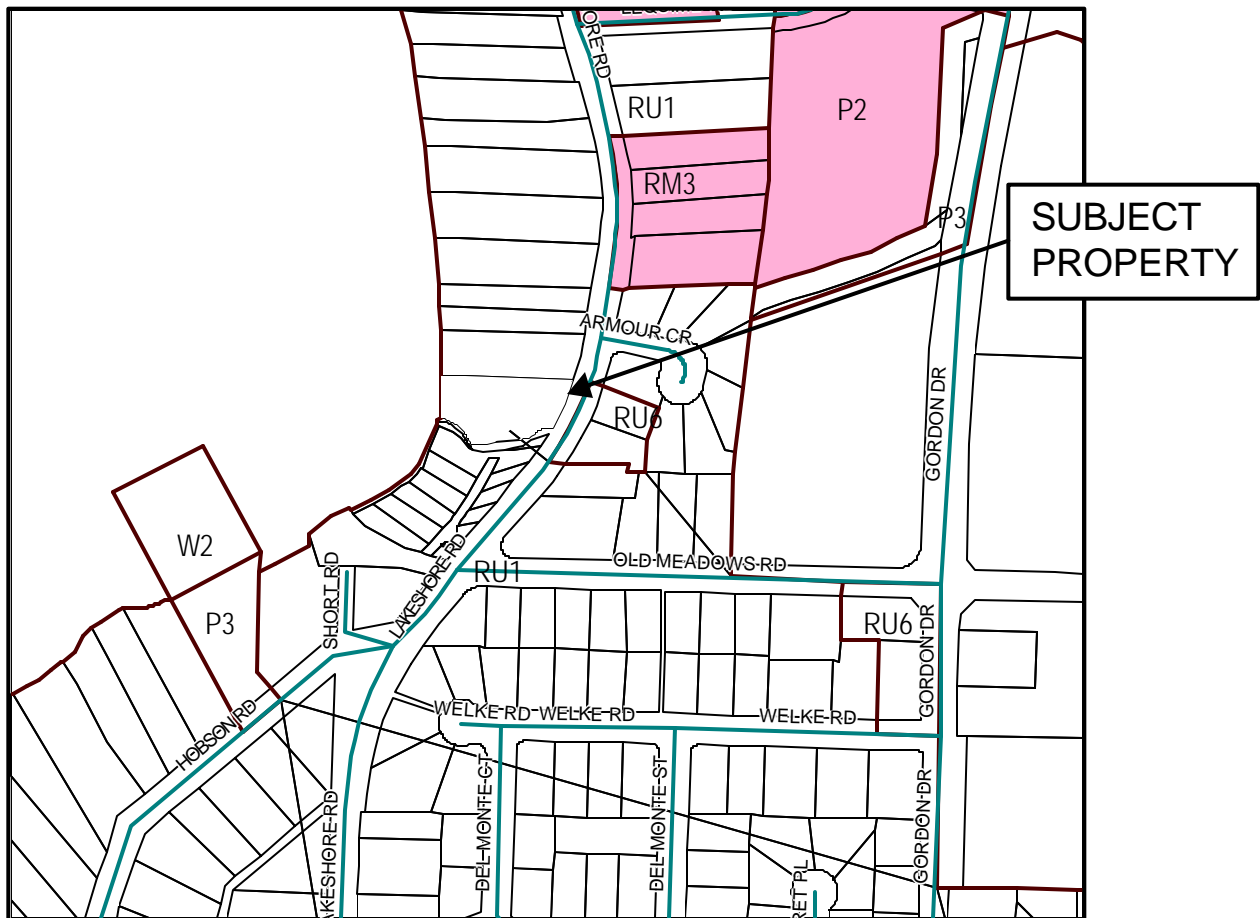
The subject property is located on the west side of Lakeshore Road, South of Lequim Road and North of Old Meadows Road.

Adjacent zoning and existing land uses are to the:

- North - RU1 – Large Lot Housing – Single Family Dwelling
- East - RU6 – Two Dwelling Housing – Single Family Dwelling
- South - RU1 – Large Lot Housing – Single Family Dwelling
- West - Okanagan Lake

Site Map

Subject Property: 4186 Lakeshore Road



5.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns with the proposed Development Variance Permit. The abutting property owner to the north (4180 Lakeshore Road) has no objections to the proposed variance.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RWS
Attach.

FACT SHEET

1. **APPLICATION NO.:** DVP03-0013
2. **APPLICATION TYPE:** Development Variance Permit
3. **OWNER:** Andrew and Louise Griffin
 . **ADDRESS** 4186 Lakeshore Road
 . **CITY** Kelowna, BC
 . **POSTAL CODE** V1W 1V9
4. **APPLICANT/CONTACT PERSON:** Andrew and Louise Griffin
 . **ADDRESS** 4186 Lakeshore Road
 . **CITY** Kelowna
 . **POSTAL CODE** V1W 1V9
 . **TELEPHONE/FAX NO.:** 764-4375
5. **APPLICATION PROGRESS:**
 Date of Application: February 14, 2003
 Date Application Complete: February 14, 2003
 Servicing Agreement Forwarded to Applicant: N/A
 Servicing Agreement Concluded: N/A
 Staff Report to APC: N/A
 Staff Report to Council: March 18, 2002
6. **LEGAL DESCRIPTION:** Lot A, Section 6, Township 26, DL.5040, ODYD, Plan KAP71152
7. **SITE LOCATION:** The subject property is located on the west side of Lakeshore Road, South of Lequime Road and North of Old Meadows Road.
8. **CIVIC ADDRESS:** 4186 Lakeshore Road
9. **AREA OF SUBJECT PROPERTY:** 3063m²
10. **EXISTING ZONE CATEGORY:** RU1
11. **TYPE OF DEVELOPMENT PERMIT AREA:** Env. DP.
13. **PURPOSE OF THE APPLICATION:** Vary Okanagan Lake Sight Lines
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A
 NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY
15. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Env. DP. Area

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject Property Map
- Site Plan Showing Proposed Variance