
CITY OF KELOWNA

MEMORANDUM

Date: March 18, 2004

File No.: DVP04-0006

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. DVP04-0006

OWNERS: Roseanne Peterson

AT: 4576 Fuller Road

APPLICANT: Gordon Turner

PURPOSE: VARY MAXIMUM AREA FOR AN ACCESSORY BUILDING IN A RESIDENTIAL URBAN ZONE FROM 90 M² TO 106.37 M².

EXISTING ZONE: RU1– Large Lot Residential

REPORT PREPARED BY: NELSON WIGHT

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP04-0006 for Lot 1, District Lot 167, ODYD Plan KAP45776, located on Fuller Road, Kelowna, B.C.

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

Section 6.5.7 – Accessory Development

Vary the maximum area of accessory buildings from 90 m² to 106.37 m².

2.0 SUMMARY

The Applicant is planning to build a second garage on the subject property. The existing garage, combined with the proposed garage would total 106.37 m², exceeding the maximum allowable area for accessory buildings, which is 90 m². This application, therefore, seeks to vary this requirement, in order that the Applicant may proceed with the construction of the second garage.

3.0 BACKGROUND

3.1 The Proposal

The maximum allowable area for accessory buildings in this zone is 90 m². A proposed second garage for this property would bring the total area of accessory buildings to 106.37 m², thereby exceeding the 90 m² maximum area allowed.

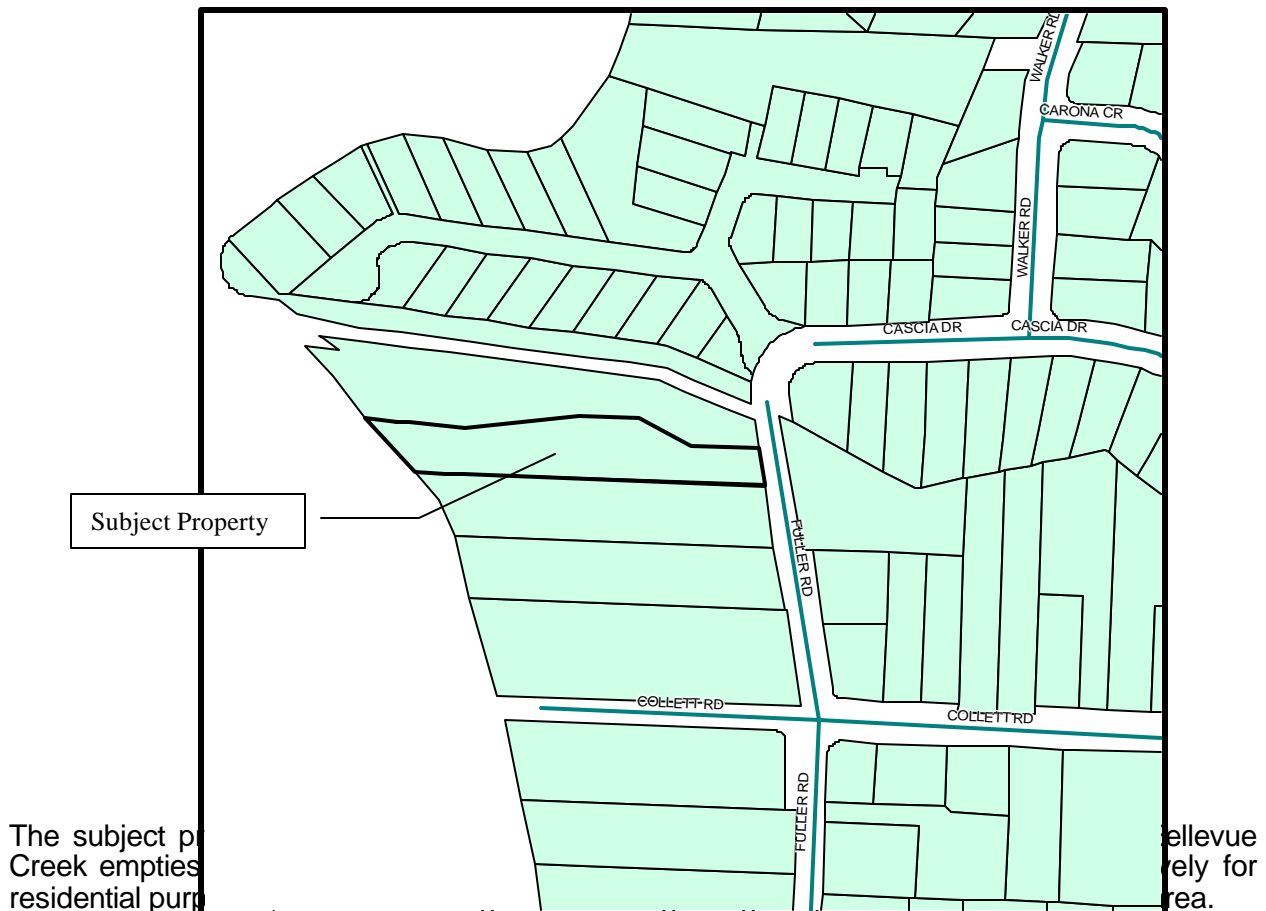
This application compares to the requirements of the City of Kelowna Bylaw No. 8000 for RU1 – Large Lot Housing as follows:

CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Site Area (m ²)	4,338 m ²	550 m ²
Lot Width	18.3 m	16.5 m
Lot Depth	154 m	30.0 m
Existing dwelling	407.7 m ²	
Existing garage	37.16 m ²	
Proposed garage	69.21 m ²	
Site coverage	12%	40%
Setbacks to Proposed Accessory Building		
Front Yard	45.0 m	4.5 m
Side Yard (north)	1.0 m	1.0 m
Side Yard (south)	18.0 m	1.0 m
Rear Yard	76.0 m	1.5 m
Other Requirements		
Lot coverage for accessory buildings	2% 106.37 m ² ❶	14% max. 90 m ² max.
Leave strip	15.0 m	15.0 m

❶ Note: Applicant is seeking to vary the maximum allowable area for accessory buildings.

3.2 Site Context

Subject Property: 4576 Fuller Road



Adjacent zoning and existing land uses are to the:

North - RU1 – Large Lot Housing

East - RU1 – Large Lot Housing

South - RU1 – Large Lot Housing

West - Lake Okanagan

4.0 TECHNICAL COMMENTS

4.1 Fire Department

No concerns.

4.2 Inspection Services

No concerns.

4.3 Policy Research and Strategic Planning

No concerns regarding the requested variance to the size of the proposed accessory building.

4.4 Parks Manager

No concerns.

4.5 Works and Utilities Department

The requested additional building site coverage variance form does not compromise Works and Utilities servicing requirements.

5.0 PLANNING AND CORPORATE SERVICES COMMENTS

The Planning and Corporate Services Department is supportive of this variance application. Due to the large lot size, an additional 16m² of accessory building floor area would not pose a significant impact on the subject property. Furthermore, there appear to be no negative impacts on adjacent lands as a result of the proposed development. The Applicant has supplied letters from the adjacent landowners, indicating their support of the application (see attached letters).

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RM/AB/nw

FACT SHEET

APPLICATION NO.:	DVP04-0006
APPLICATION TYPE:	Development Variance Permit
OWNER:	Roseanne Peterson
. ADDRESS	4576 Fuller Road
. CITY	Kelowna, BC
. POSTAL CODE	V1W 1Z2
. TELEPHONE/FAX NO.:	(250) 764-4186
APPLICANT:	Gordon Turner
. ADDRESS	391 Moubray Road
. CITY	Kelowna, BC
. POSTAL CODE	V1V 1R4
. TELEPHONE/FAX NO.:	(250) 762-5175
Servicing Agreement Forwarded to Applicant:	N/A
Servicing Agreement Concluded:	N/A
Staff Report to APC:	N/A
Staff Report to Council:	February 17, 2004
LEGAL DESCRIPTION:	Lot 1, District Lot 167, ODYD Plan KAP45776
SITE LOCATION:	The subject property is a lakefront lot located on Fuller Road
CIVIC ADDRESS:	4576 Fuller Road
AREA OF SUBJECT PROPERTY:	4,338 m ²
EXISTING ZONE CATEGORY:	RU1 – Large Lot Housing
TYPE OF DEVELOPMENT PERMIT AREA:	Natural Environment DP Area (Lake)
PURPOSE OF THE APPLICATION:	VARY MAXIMUM AREA OF ACCESSORY BUILDINGS FROM 90 M ² REQUIRED TO 106.37 M ² PROPOSED, TO ALLOW A SECOND GARAGE
MIN. OF TRANS./HIGHWAYS FILES NO.:	N/A
NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY	
DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS	N/A

ATTACHMENTS

(not attached to the electronic version of the report)

- Subject Property Map
- Site Plan
- Floor Plan
- South Elevation
- East Elevation
- Three (3) Letters in support