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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** October 18, 2007

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION NO.** DVP07-0225  
**AT:** 3565 Rose Road

**APPLICANT:** Clarence & Silvia Roberts  
**OWNERS:** Clarence & Silvia Roberts

**PURPOSE:** TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE HEIGHT OF THE PROPOSED SINGLE FAMILY DWELLING FROM 2.5 STOREYS REQUIRED TO 3.0 STOREYS PROPOSED.

**EXISTING ZONE:** A1 – Agridulture 1

**REPORT PREPARED BY:** Alec Warrender

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**1.0** RECCOMENDATION

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP07-0225 for Lot A, Sec. 10, Twp. 26, ODYD, Plan 38325, located at 3565 Rose Road, Kelowna, B.C,

**2.0** SUMMARY

The applicant has applied for a Development Variance Permit to vary the height of the proposed single family dwelling from 2.5 storeys required to 3.0 storeys proposed. The applicant has indicated that the height (m) of the proposed single family dwelling is 8.83m

**3.0** THE PROPOSAL

The subject property is 4.89ha and the proposed single family dwelling will be 481.6 m<sup>2</sup>. There are presently two existing single family dwellings on the subject property. An additional pickers cabin burned down in 2004, the applicant has proposed to replace the picker's cabin with a 481.6m<sup>2</sup> single family dwelling. An existing shed and shop are currently located on the subject property.

**3.1** Site Context

The surrounding area has been developed primarily as a single/two-family neighbourhood. More specifically, the adjacent land uses are as follows:

North	A1 – Agriculture 1 - Agriculture
East	A1 – Agriculture 1 - Agriculture
South	A1 – Agriculture 1 - Agriculture
West	RR3 – Rural Residential 3 – Single Family Residences





been waived and permission to construct an additional home to replace the old picker's cabin has been granted. Staff recognizes that the home is located on a 4.89ha agricultural parcel, has large setbacks and has the support of nine neighbouring residents, however Staff believes that the Zoning Bylaw should have been adhered to when the proposed single family dwelling was designed.

*Application Received: 2007-09-18*

6.0 ALTERNATE RECCOMENDATION


THAT Council authorize the issuance of Development Variance Permit No. DVP07-0225 for Lot A, Sec. 10, Twp. 26, ODYD, Plan 38325, located at 3565 Rose Road, Kelowna, B.C, subject to:

1. A delayed demolition permit must be applied for to remove the kitchen and bath tub from an existing dwelling at the same time as an application is made for the building permit.

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

Section 11.1.6 (b) Development Regulations – Height

Vary the height of the proposed single family dwelling from 2.5 storeys required to 3 storeys proposed.

  
Shelley Gambacort  
Current Planning Supervisor

SG/aw

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**ATTACHMENTS**

Location of subject property  
Site Plan  
Elevations