
CITY OF KELOWNA
MEMORANDUM

Date: January 3, 2008

To: City Manager

From: Planning and Development Services Department

APPLICATION NO. DVP07-0279

OWNER: Andy & Tana Cloutier

AT: 908 Mount Royal Drive

APPLICANT: Andy & Tana Cloutier

PURPOSE: TO VARY SIDE YARD SETBACK REQUIREMENTS OF ZONING BYLAW 8000 SECTION 13.1.6 (D) FOR A TWO STOREY SINGLE FAMILY DWELLING FROM 2.3 METERS REQUIRED TO 2.09 METERS PROPOSED.

EXISTING ZONE: RU1 – Large Lot Housing

REPORT PREPARED BY: Birte Decloux

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP07-0279 for Lot C Section 30 Township 26 Osoyoos Division Yale District Plan 41129 located at Mount Royal Drive, Kelowna, B.C.

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

Section 13.1.6 Urban Residential Zones – Development Regulations part (d)
To vary the side yard setback for a two storey single family dwelling from 2.3 m required to 2.09 meters.

2.0 SUMMARY

This application seeks to allow a variance to section 13.1.6 (d) of the Zoning bylaw to vary the west side yard setback from 2.3 m to 2.09 m.

3.0 BACKGROUND

There is an existing deck on the west and rear portion of the house. The applicant plans to cover this deck with a roof and trellises. The building on the west portion of the site will increase from 1 storey to 2 storeys triggering a need for a deeper set back. The

site of the dwelling is on a hill above all the neighbours therefore the alterations will have little impact on them.

3.1 Site Context

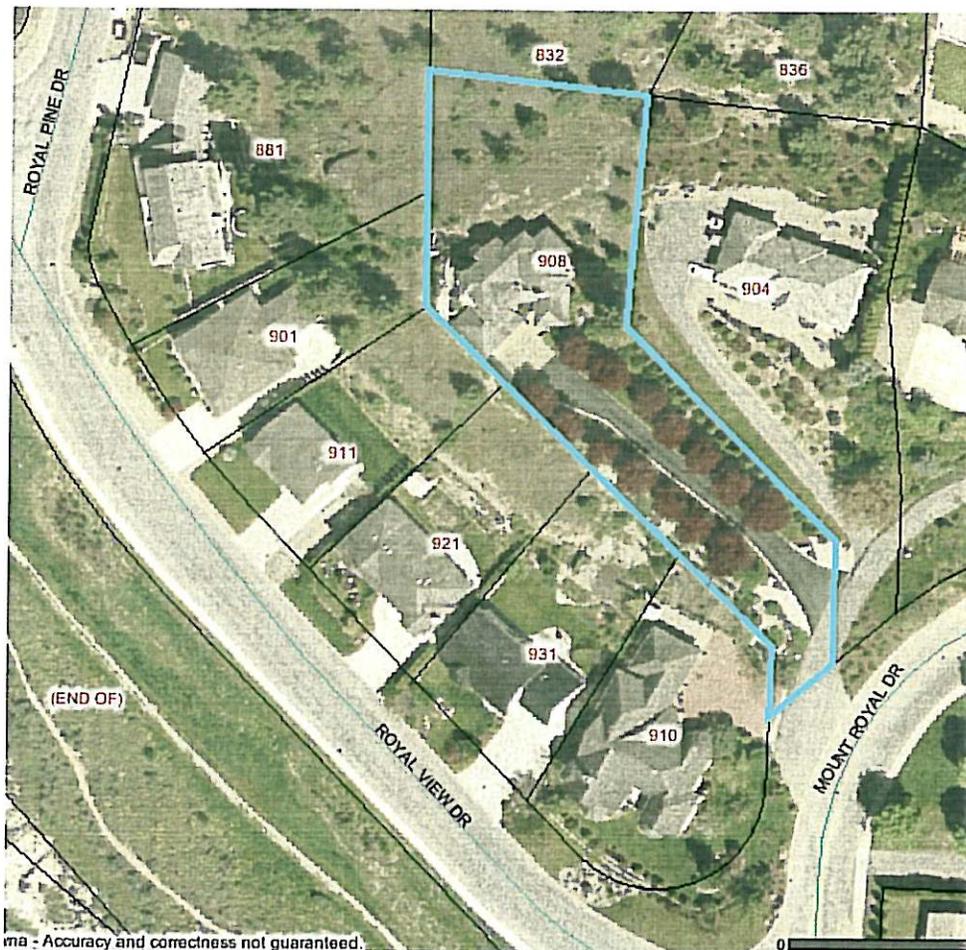
The subject property is located on the north side of Mount Royal Drive.

Adjacent zones and uses are:

- North - RU1 – Large Lot Housing
- East - RU1 – Large Lot Housing
- South - RU1 – Large Lot Housing
- West - RU1 – Large Lot Housing

Site Location Map

Subject Property: 908 Mount Royal Drive



4.0 **TECHNICAL COMMENTS**

see attached

5.0 **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

The subject property is designated as RU1 in the Official Community Plan. The proposed construction of a covered deck is consistent with the uses currently existing surrounding the site. The applicant has submitted a letter of support from the adjacent neighbours, indicating that they do not object to the proposed variance. There has been no expressed concern and is anticipated to have little, if any impact, therefore, the Planning and Development Services is supportive of the proposed side yard setback variance to facilitate a covered deck.

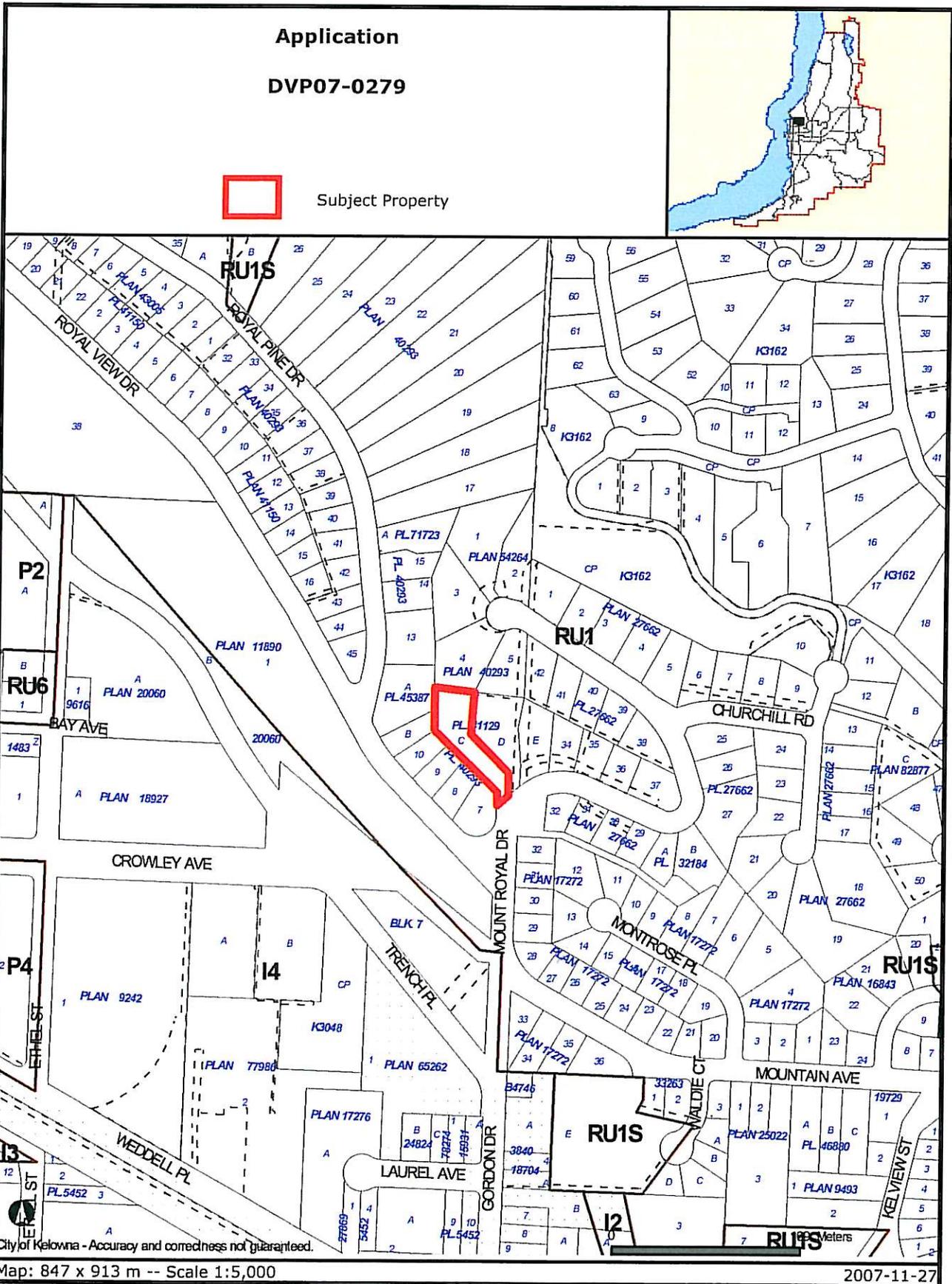


Shelley Gambacort
Current Planning Supervisor

SG/bcd

Attachments:

- Location of Subject property
- Site Map
- Elevation
- Photo of existing front elevation
- Technical comments



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
 The City of Kelowna does not guarantee its accuracy. All information should be verified.

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Date: December 12, 2007
File No.: DP07-0279
To: Planning and Development Officer (BD)
From: Development Engineering Manager (SM)
Subject: 908 Mount Royal Drive

The Works & Utilities Department comments and requirements regarding this application are as follows:

1. This application to vary the side yard set back from 2.3m to 2.09m does not compromise Works and Utilities servicing requirements.

Steve Muenz, P.Eng.
Development Engineering Manager

SS

File: DVP07-0279

Application

File: DVP07-0279

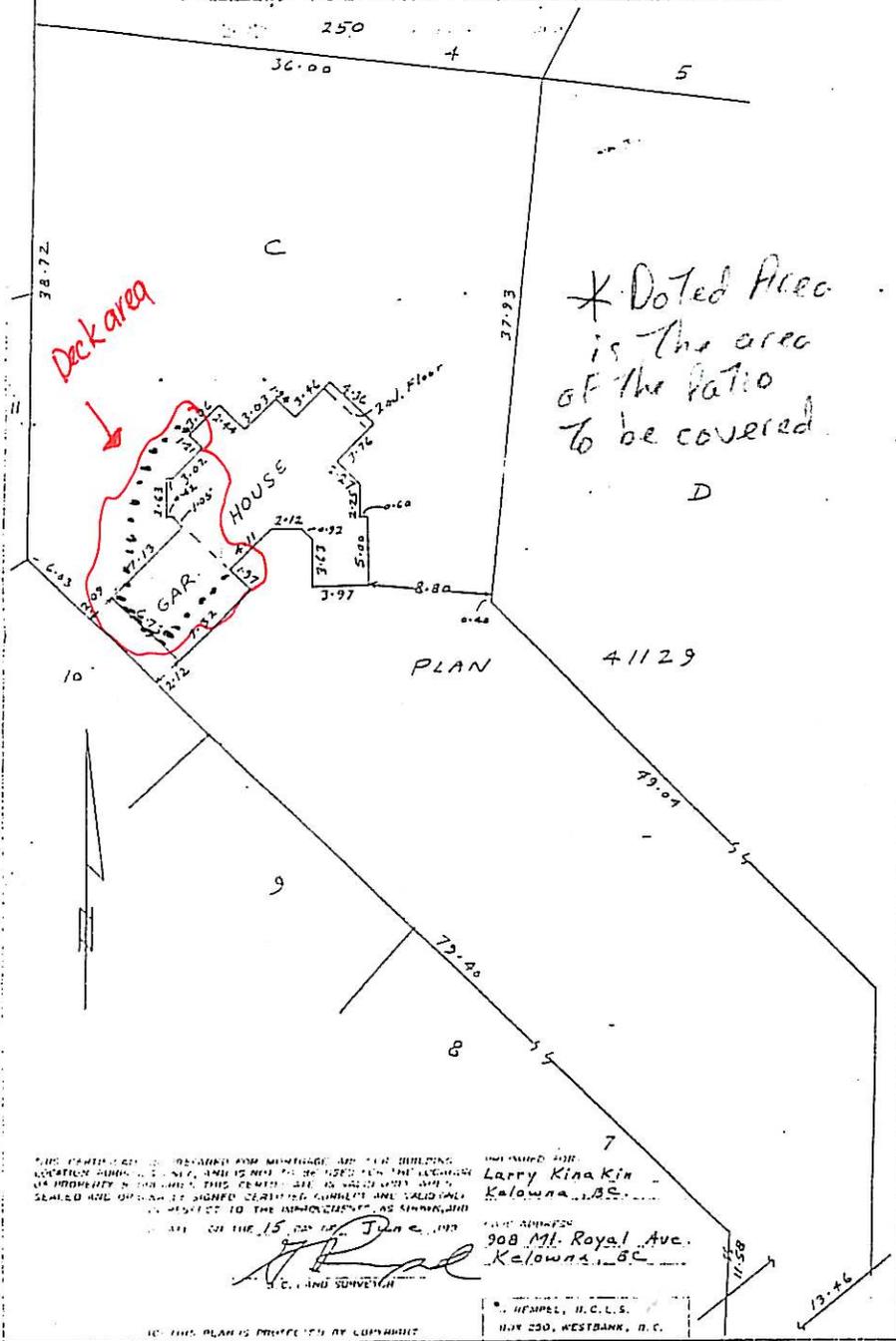
Type: DEVP VARIANCE PERMIT - NON APC

File Circulation

Seq	Out	In	By	Comment
			B.C. Assessment Authority (info only)	
			2007-11-27	
			Fire Department	No comment
	2007-11-27	2007-12-11		
			Inspections Department	Building permit required, existing deck structure may require structural upgrade to support new roof cover.
	2007-11-27	2007-12-04		
			Parks Manager	
			2007-11-27	
			Works & Utilities	see documents tab
	2007-11-27	2007-12-17		

SURVEYOR GENERAL OF ONTARIO

LOT C, SEC. 30, TP. 26, RDYD, PLAN 41129



Deck area

X Dotted Area is the area of the patio to be covered.

PLAN 41129

THIS PLAN IS TO BE USED FOR MORTGAGE AND FOR BUILDING LOCATION PURPOSES ONLY, AND IS NOT TO BE USED FOR THE LOCATION OF PROPERTY BOUNDARIES. THIS PLAN IS VALID ONLY IF IT IS SEALED AND SIGNED BY A REGISTERED SURVEYOR AND IS REFERRED TO THE INSTRUMENTS AS SHOWN, AND IS VALID ON THE 15th DAY OF June, 1977.

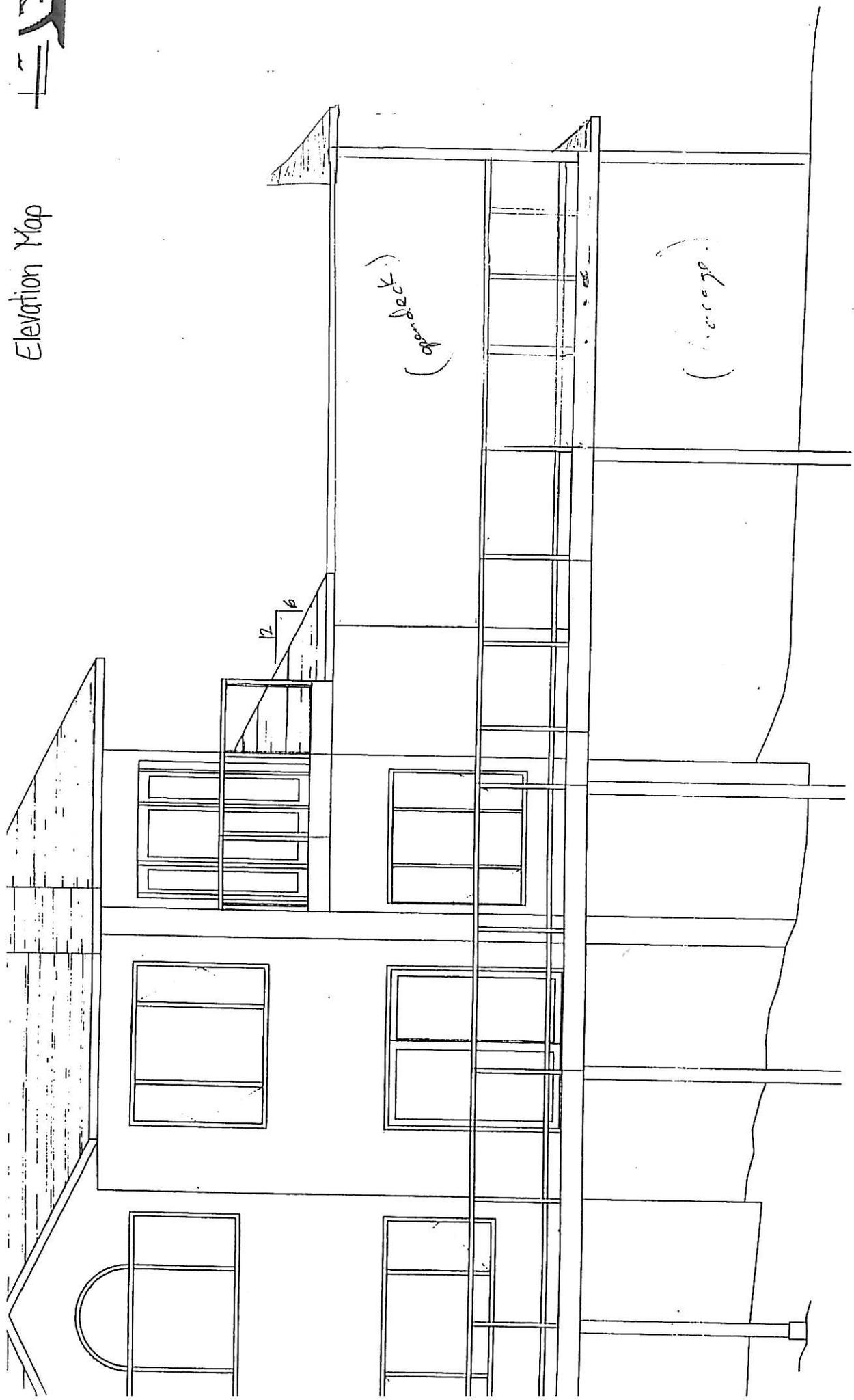
[Signature]
S.C. AND SURVEYOR

PREPARED FOR
Larry Kinakin
Kelowna, B.C.

HOME ADDRESS
908 Mt. Royal Ave.
Kelowna, B.C.

W. HEMPEL, H.C.L.S.
BOX 230, WESTBANK, B.C.

Elevation Map



“1”

908 Mount Royal Drive - Plan 41129 Lot C - Andre Cloutier & Tana Cloutier

