

---

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

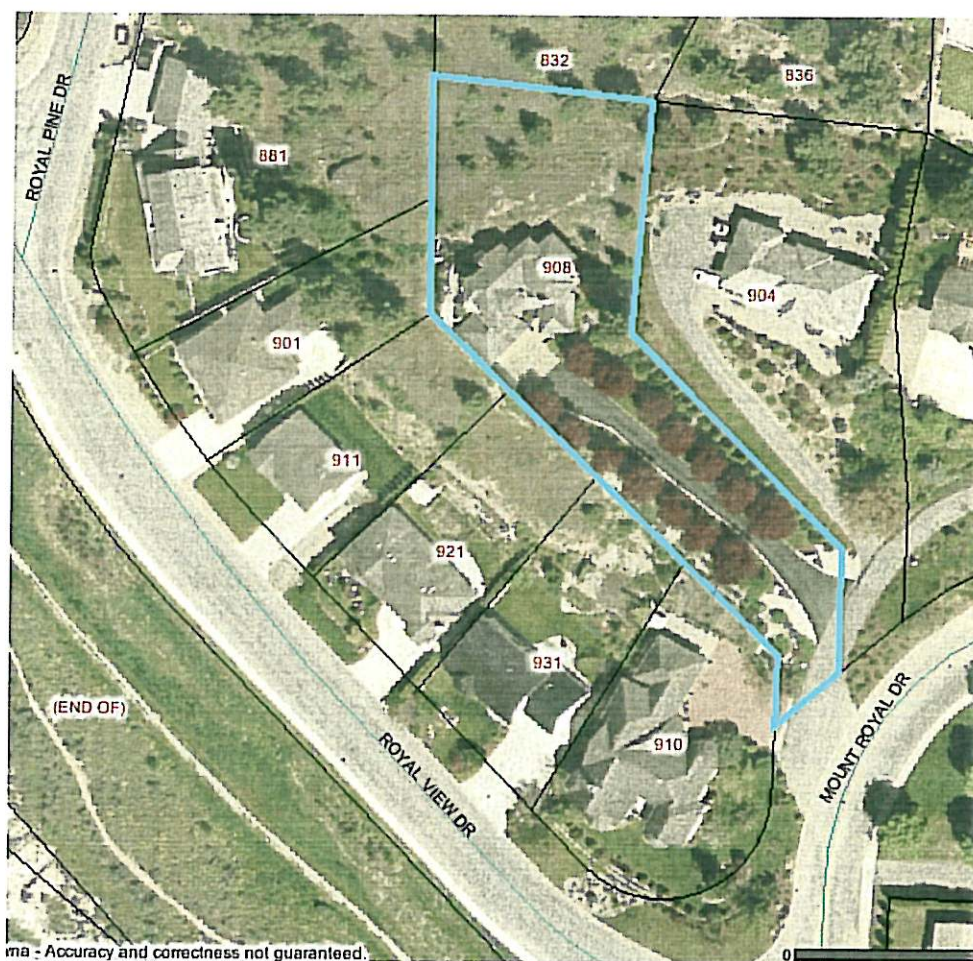
The subject property is located on the north side of Mount Royal Drive.

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

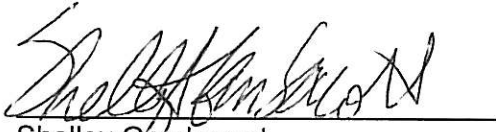


4.0 **TECHNICAL COMMENTS**

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.

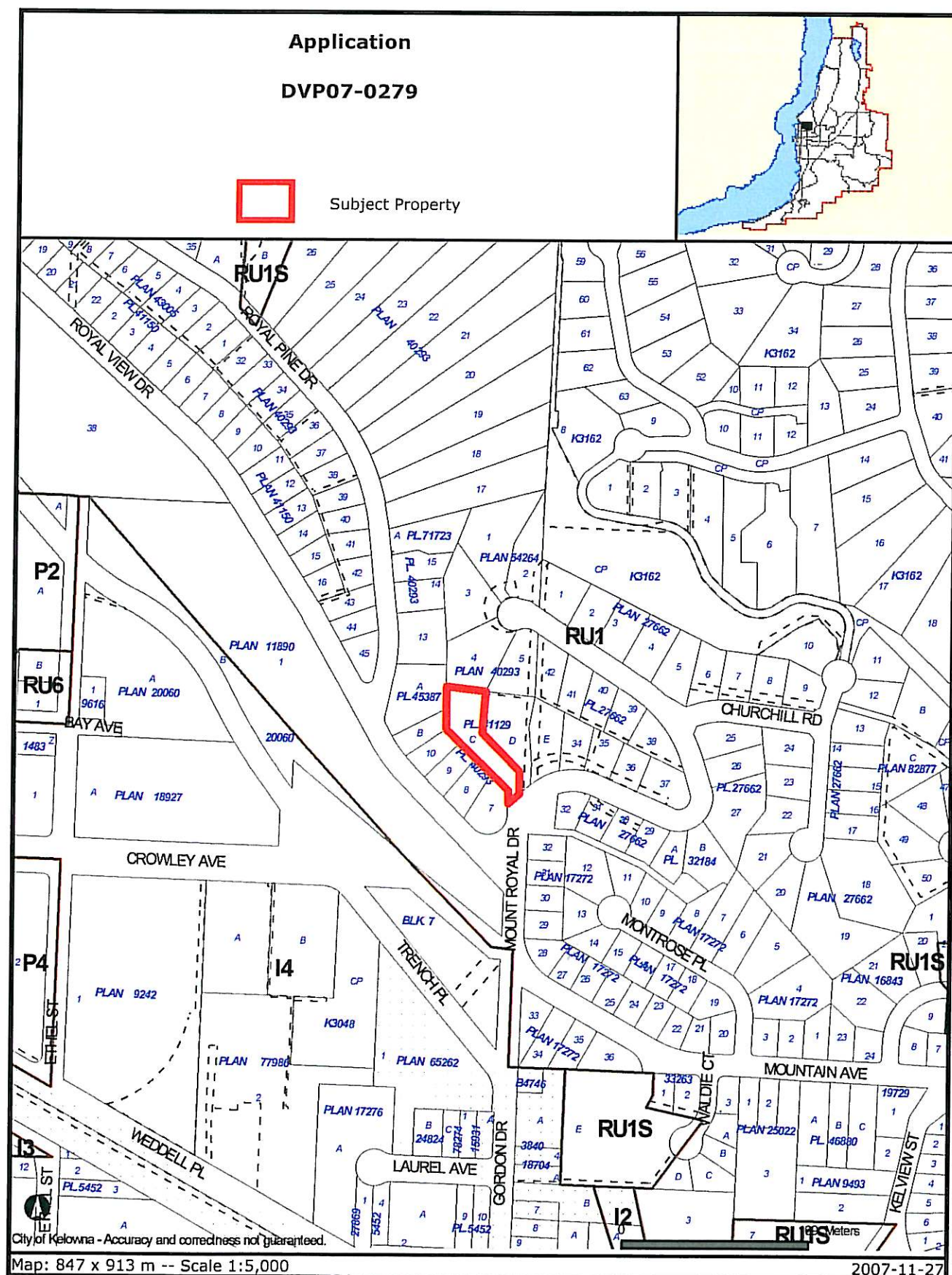
  
Shelley Gambacort  
Current Planning Supervisor

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.

---

**CITY OF KELOWNA**  
**MEMORANDUM**

---

**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

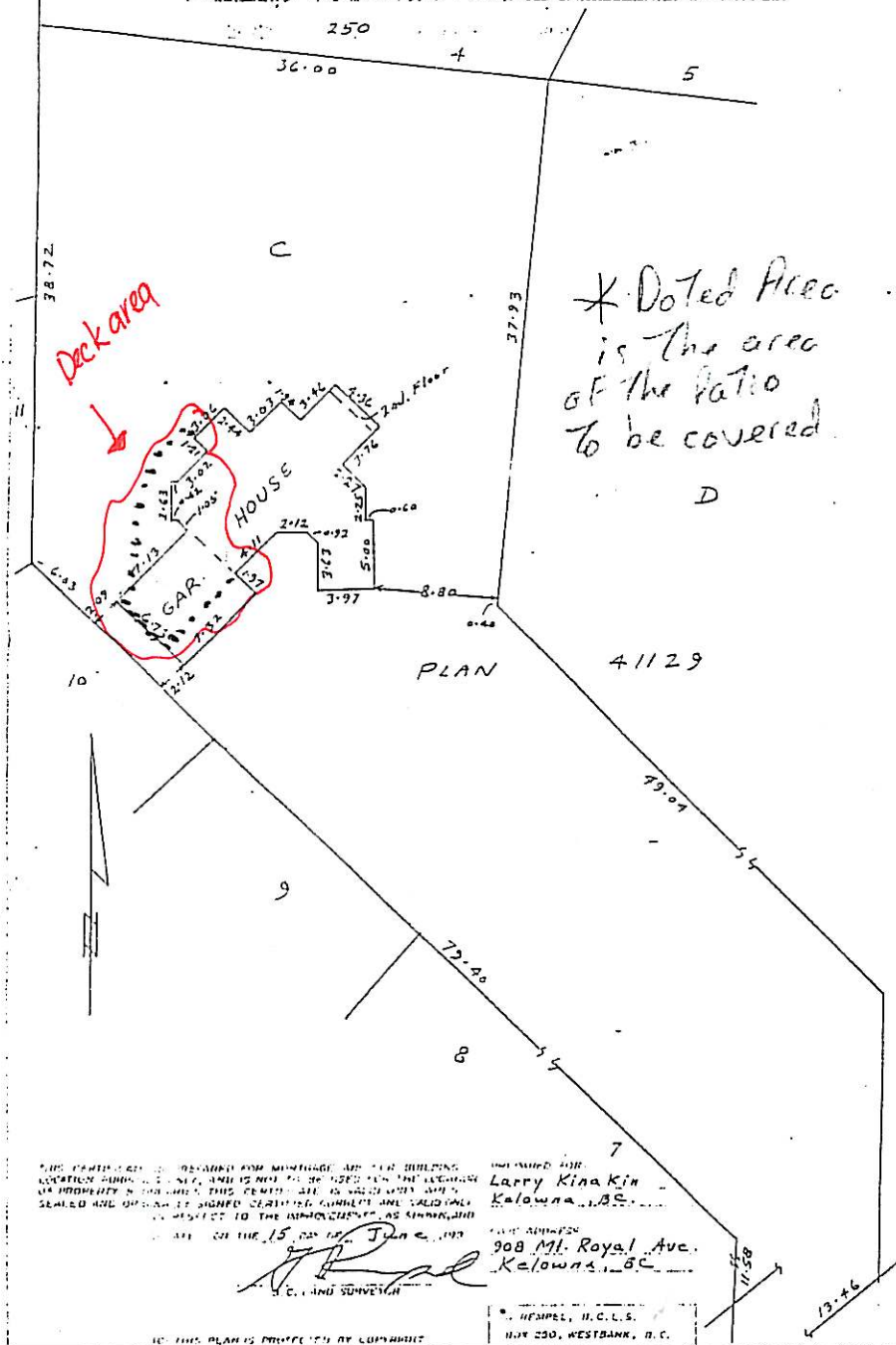
Type: DEVP VARIANCE PERMIT - NON APC

File Circulation

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

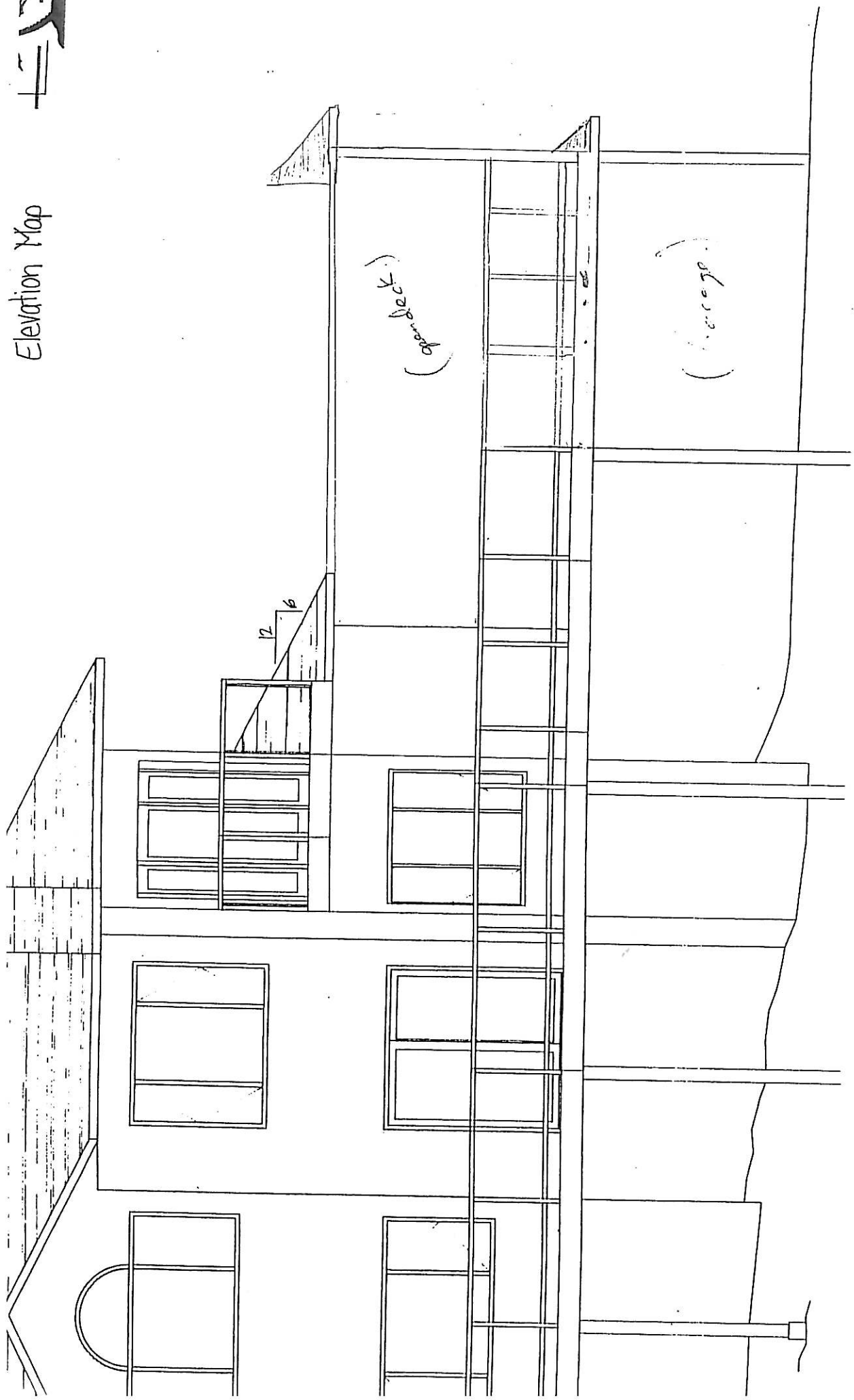
SURVEY OF THE LOT AND LOCATION

LOT C, SEC. 30, TP. 26, O.P.D. PLAN 41129





Elevation Map





“1”

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

