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**CITY OF KELOWNA  
MEMORANDUM**

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**DATE:** July 11, 2008

**TO:** City Manager

**FROM:** Planning & Development Services Department

**APPLICATION NO.** DVP08-0117      **APPLICANT:** Donna Cote

**AT:** 805 Kuipers Crescent      **OWNERS:** Donna Cote

**PURPOSE:** TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY  
THE HEIGHT OF THE EXISTING FENCE FROM 2.0m  
PERMITTED TO 4.73m PROPOSED.

**EXISTING ZONE:** RU1h – Large Lot Housing (Hillside Area)

**REPORT PREPARED BY:** Alec Warrender

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1.0 RECOMMENDATION

THAT Council NOT authorize the issuance of Development Variance Permit No. DVP08-0117 for Lot 14, D.L. 1688S, SDYD, Plan K, located at 805 Kuipers Crescent, Kelowna, B.C.

2.0 SUMMARY

The applicant has applied for a Development Variance Permit to vary the height of the existing fence from 2.0m to 4.73 proposed.

3.0 THE PROPOSAL

The applicant constructed the fence in order to provide her back yard with some privacy from the neighbouring residence

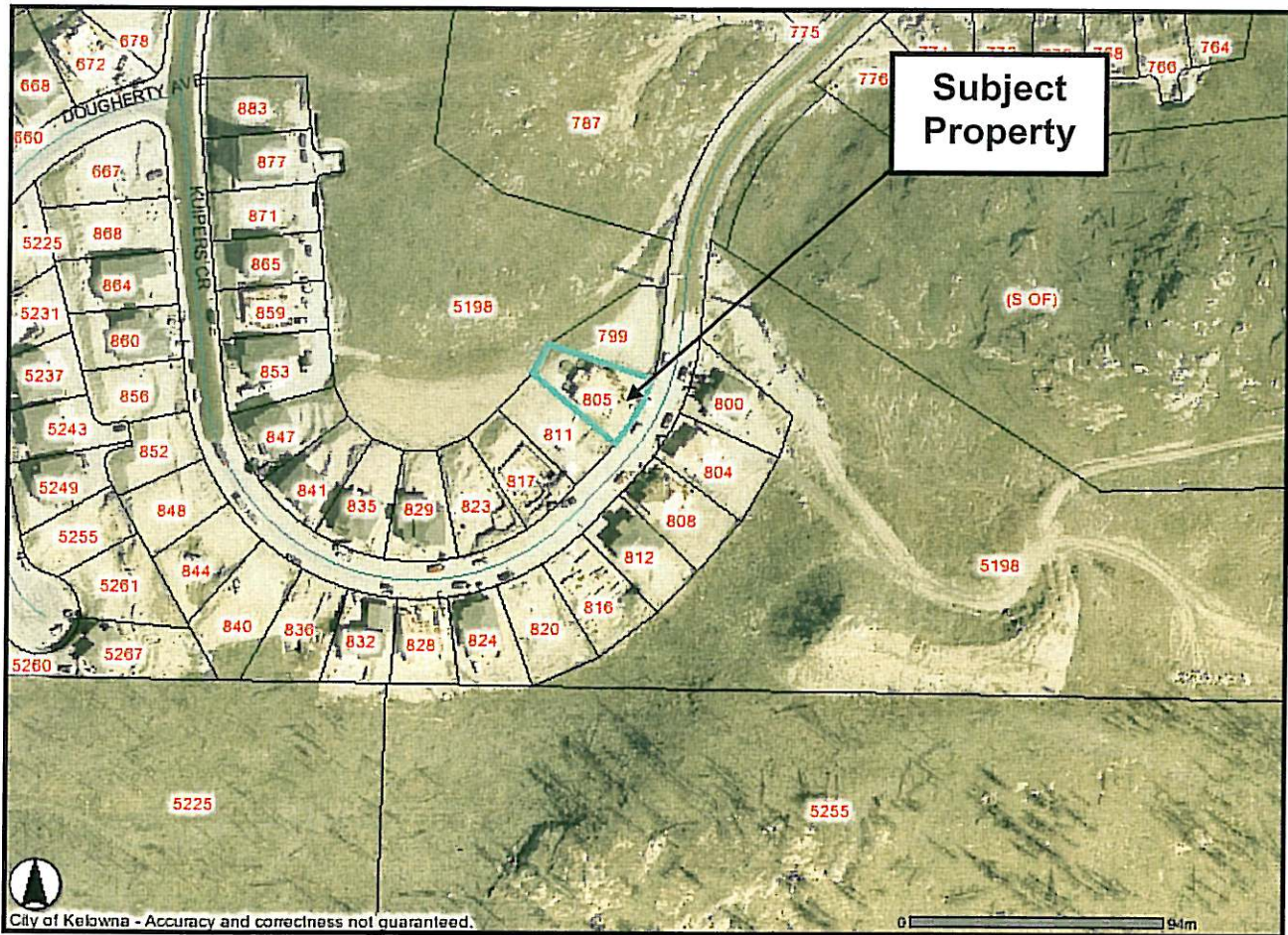
3.1 Site Context

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

North	P3 – Parks & Open Space – Park
East	RU1h – Large Lot Housing (Hillside Area) - Residential
South	RU1h – Large Lot Housing (Hillside Area) - Residential
West	RU1h – Large Lot Housing (Hillside Area) - Residential

3.2 Site Location Map:

805 Kuipers Crescent

5.0 TECHNICAL COMMENTS5.1 Inspections Services

Property owner to ensure structural stability of fence/structure.

5.2 Parks Manager

In exchange for granting the variance, we request that the property owner fence the rear property line adjacent to the future natural area parkland to prevent private/public encroachment. A variety of fencing types could be considered: split rail, chain link, ranch fencing, etc.

5.3 Works & Utilities

No Concerns

6.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

Staff are not supportive of this application as fences exceeding the height limitations are not something Staff would like to see used extensively throughout these neighbourhoods. If privacy is an issue additional landscaping might be a more appropriate remedy. Although not

designed and only 6m in length. In addition, the abutting neighbours have signed letters in support of the project and the overall impact of the fence is not a major concern. It should be noted that the Parks Department has requested that a fence be constructed at the rear of the subject property in order to prevent public/private encroachment.

**7.0 ALTERNATE RECCOMENDATION**

THAT Council authorize the issuance of Development Variance Permit No. DVP08-0117 for Lot 14, D.L. 1688S, SDYD, Plan K, located at 805 Kuipers Crescent, Kelowna, B.C.

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

Section 7.5.3 Fencing and Retaining Walls – Height

Vary the height of the existing fence from 2.0m permitted to 4.73m proposed.

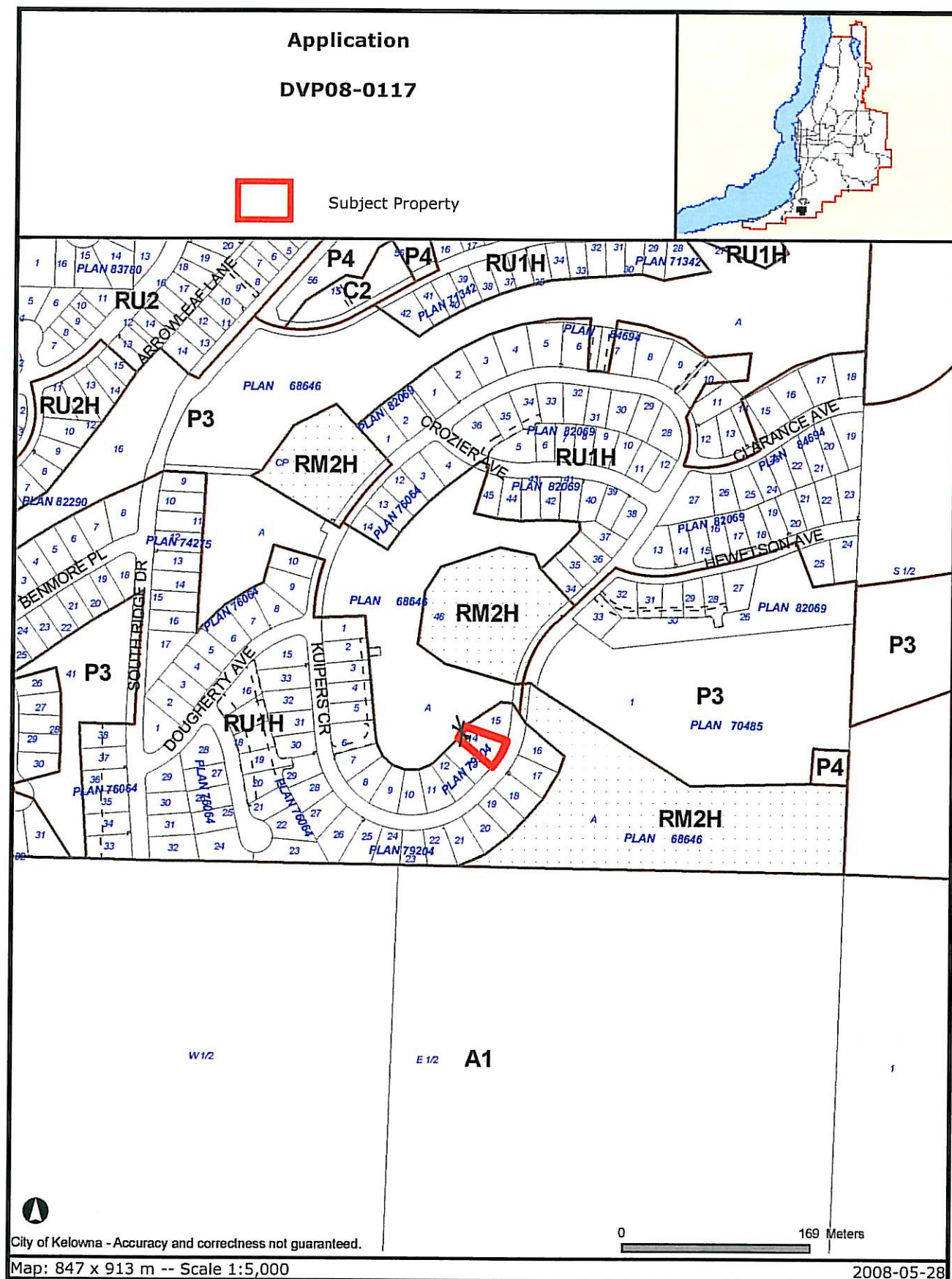
  
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Shelley Gambacort  
Planning and Development Services

SG/aw

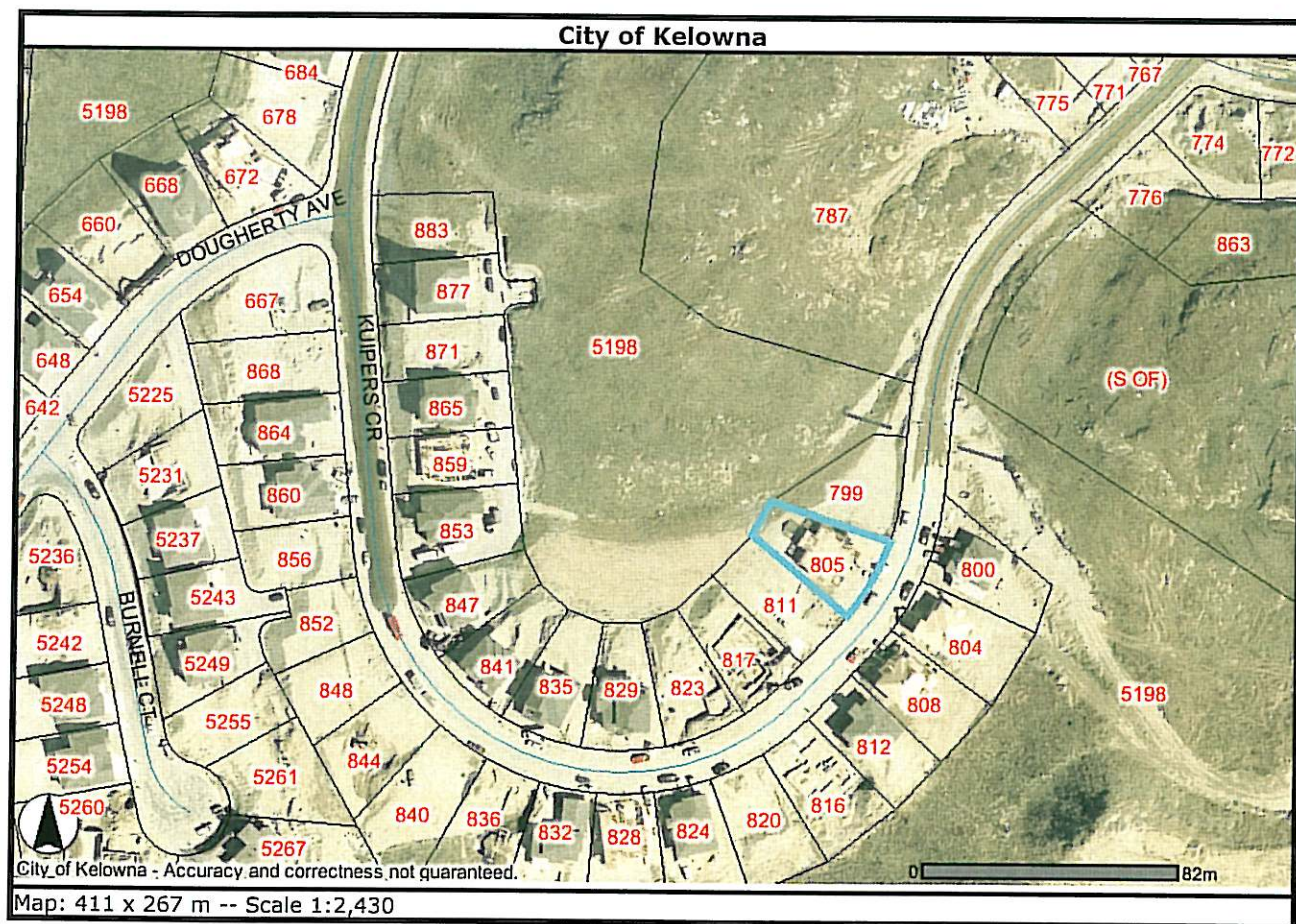
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**ATTACHMENTS**

Location of subject property  
Photographs  
Site Plan  
Elevations



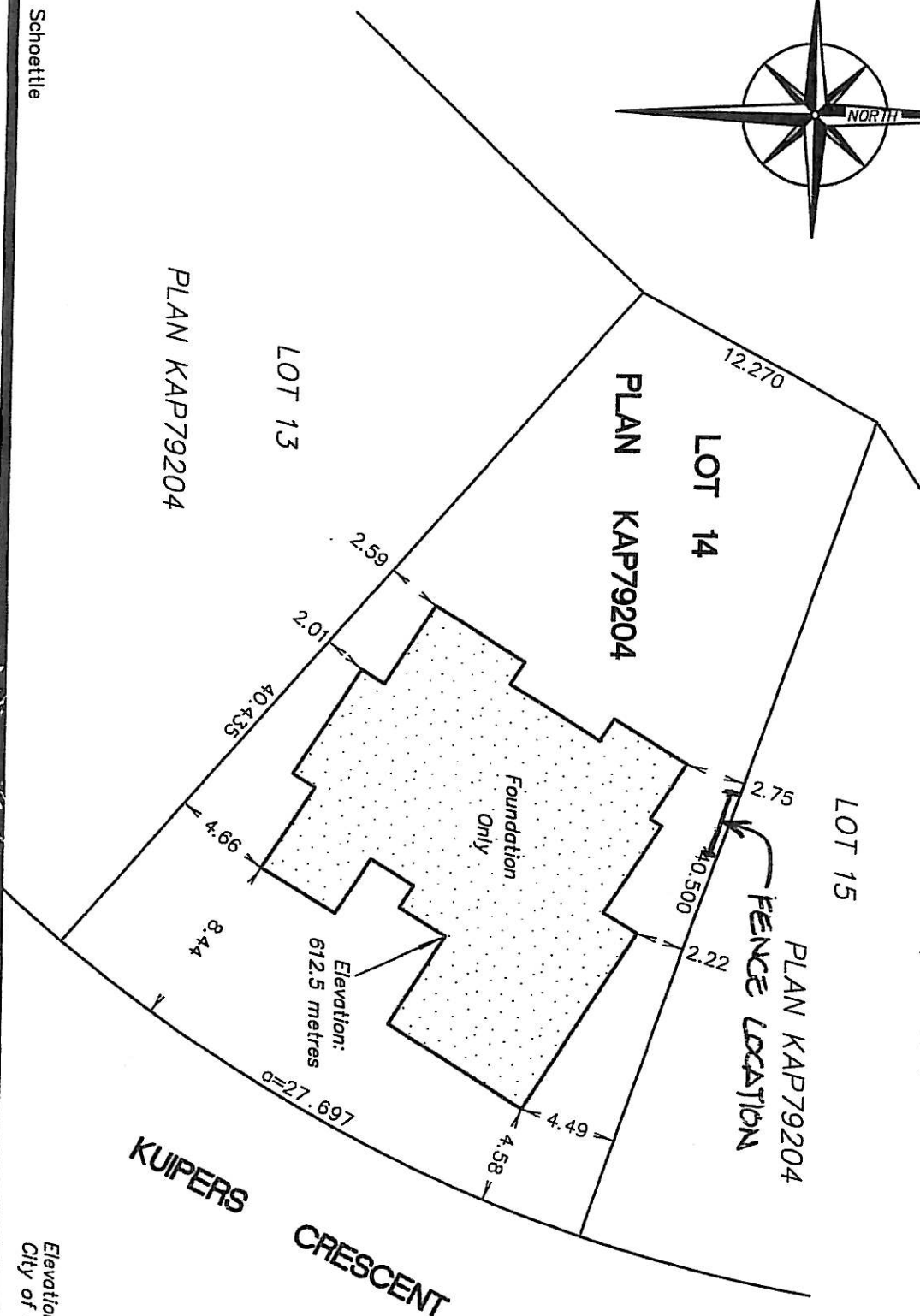
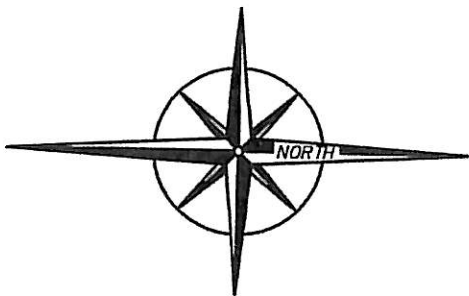
Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



*This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.*

805 Kuipers Cr 50 31 400

**B.C. LAND SURVEYORS CERTIFICATE OF LOCATION  
ON LOT 14, PLAN KAP79204, D.L. 16885, S.D.Y.D.**



Paul Schoettie

SCALE: 1:300 ALL DISTANCES ARE IN METRES.

**VAN GURP & COMPANY**

land surveyors

201-1470 ST. PAUL STREET

KELOWNA, B.C.

TEL: (250)-763-5711

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CERTIFIED CORRECT 04th April, 2006.

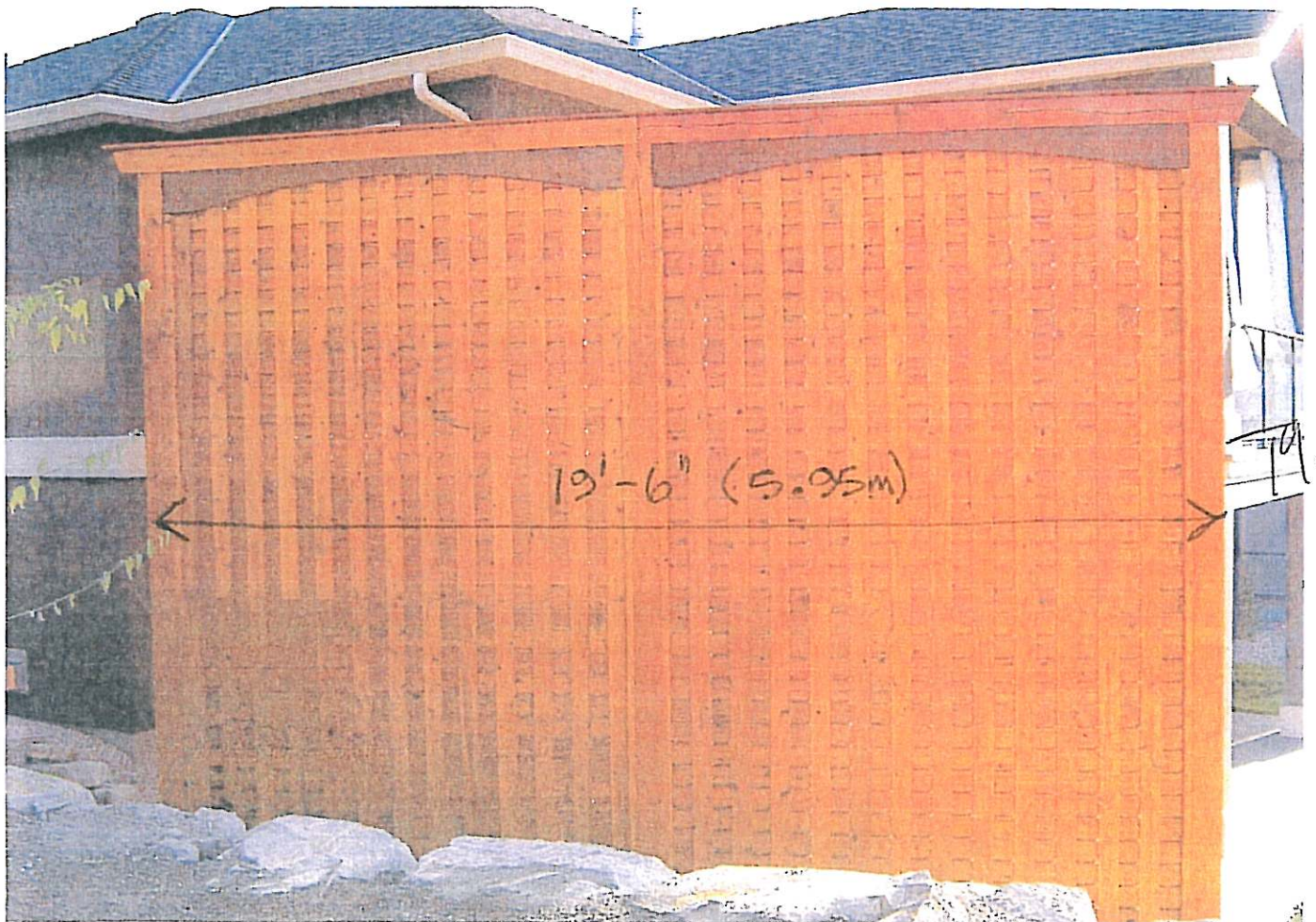
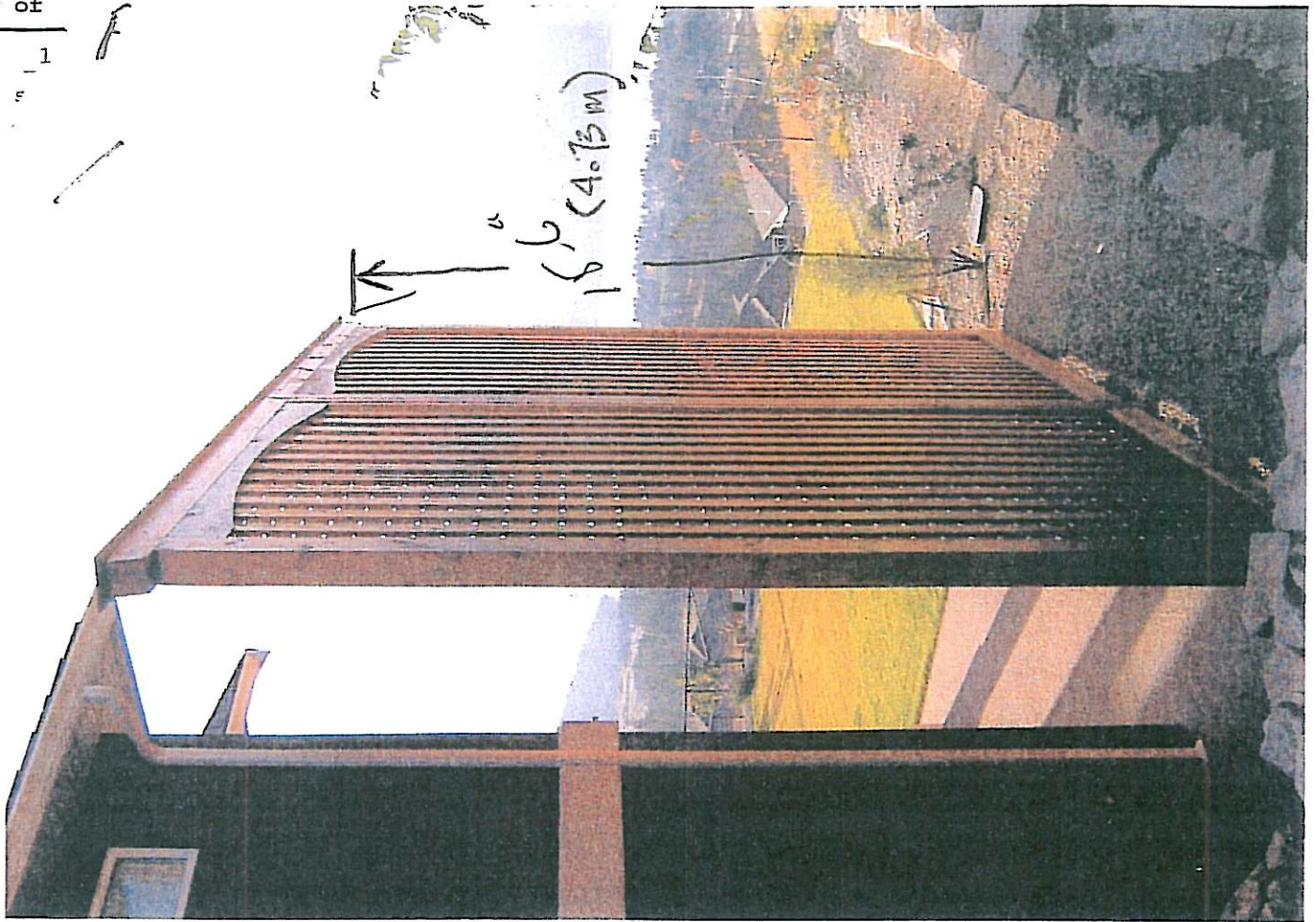
THIS DOCUMENT IS VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

B.C.L.S.

LOT DIMENSIONS ARE FROM REGISTERED RECORDS.  
THIS PLAN PREPARED FOR MUNICIPAL AND/OR MORTGAGE  
PURPOSES ONLY AND IT IS NOT TO BE USED FOR THE  
ESTABLISHMENT OF PROPERTY BOUNDARIES.

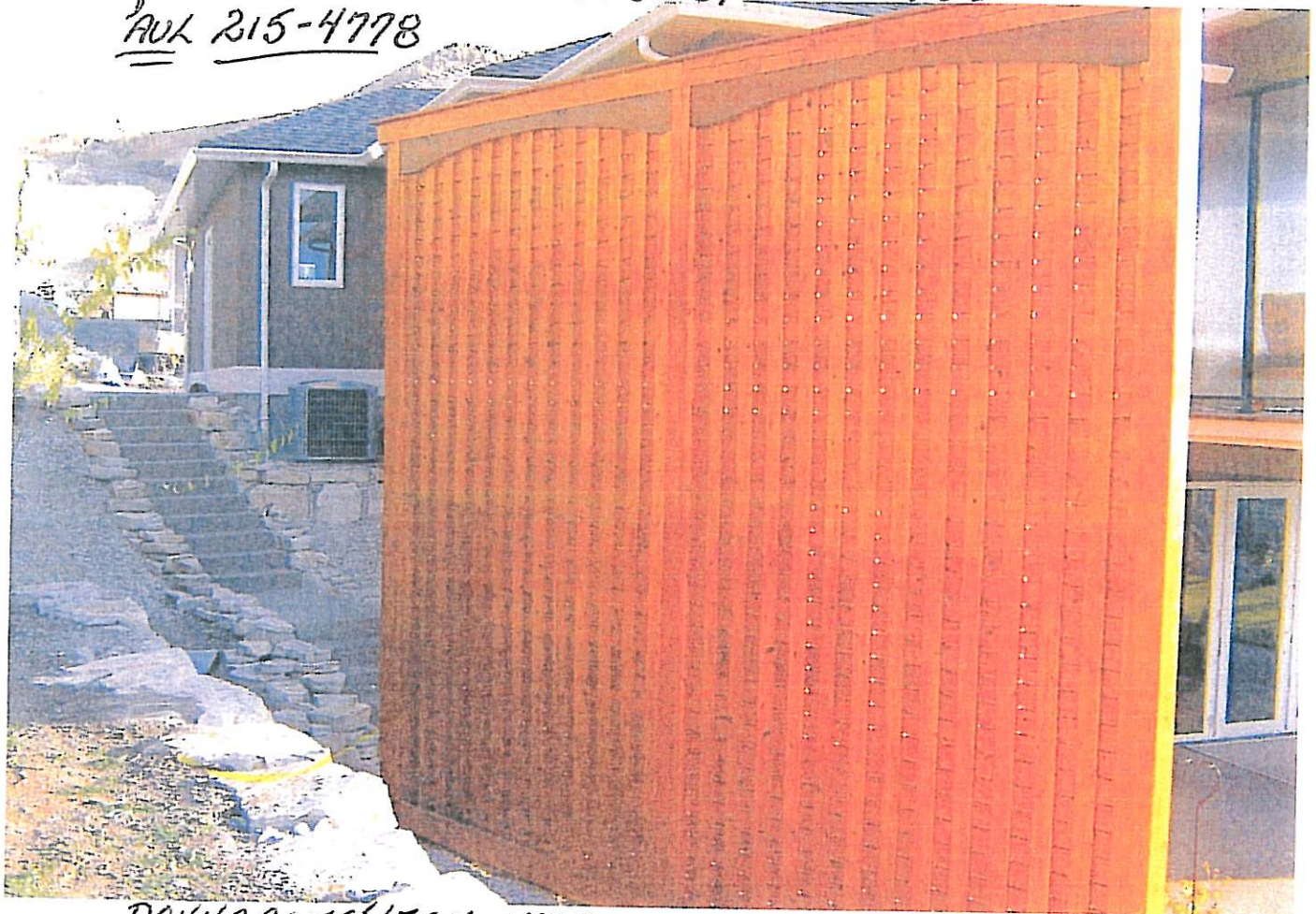
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**NOTE:**  
Elevation derived from  
City of Kelowna records.



3 KUIPERS CR. KE: PRIVACY WALL !!!  
AVL 215-4778

#805 Kuipers Cr.



DONNA COTE 1764-1492

