
CITY OF KELOWNA

MEMORANDUM

Date: May 8, 2009
To: City Manager
From: Community Sustainability Division

APPLICATION NO. DVP09-0021

APPLICANT: IHS Design (Chris Vickery)

AT: 2795 Longhill Road

OWNERS: Timothy Marshall

PURPOSE: TO OBTAIN A DEVELOPMENT VARIANCE PERMIT TO VARY THE MAXIMUM HEIGHT OF AN ACCESSORY BUILDING FROM 4.5M ALLOWED TO 6.518M PROPOSED TO FACILITATE THE CONSTRUCTION OF TWO BARNS

EXISTING ZONE: RR2 – Rural Residential 2
A1 – Agriculture 1

Report Prepared By: Luke Turri

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP09-0021 for Lot 1, Section 34, Township 26, ODYD, Plan 42588, located at 2975 Longhill Road, Kelowna, BC;

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

Section 12.2.6 (b) – Maximum Height – To vary the maximum height allowed for accessory buildings from 4.5m to 6.518m to facilitate the construction of two barns.

AND FURTHER THAT issuance of the Development Variance Permit be subject to the owner of the property entering into an agreement with the City of Kelowna that future property acquisition costs for the Central Okanagan Multi-Modal Corridor not be impacted as a result of the construction of the proposed pole barn in the northeast corner of the property.

2.0 SUMMARY

The applicant is proposing to build two barns that would require a Development Variance Permit to relax the maximum allowable height for accessory buildings setback from 4.5m to 6.518m.

3.0 BACKGROUND

3.1 The Proposal

The property is split zoned, with the western portion along Longhill Road zoned A1-Agriculture 1, and the remainder of the parcel zoned RR 2- Rural Residential 2. Two barns are proposed to be on the RR 2 portion. A 1440 ft² hay barn is proposed near the

centre of the property with a height of 6.0 meters, while a 1440 ft² pole barn is proposed at the northeast corner of the property with a height of 6.5 meters. As the maximum height for accessory buildings in the RR 2 – Rural Residential 2 zone is 4.5 meters, a Development Variance Permit is required to allow the construction of both barns.

The proposed pole barn to the northeast is located within the future right-of-way for the Central Okanagan Multi-Modal Corridor (COMMC). Phase 3 of the COMMC would extend from the McCurdy road flyover to UBC Okanagan, through a portion of the subject property.

The proposed application conforms to the regulations of Zoning Bylaw No. 8000, with the exception of the variance noted, as follows:

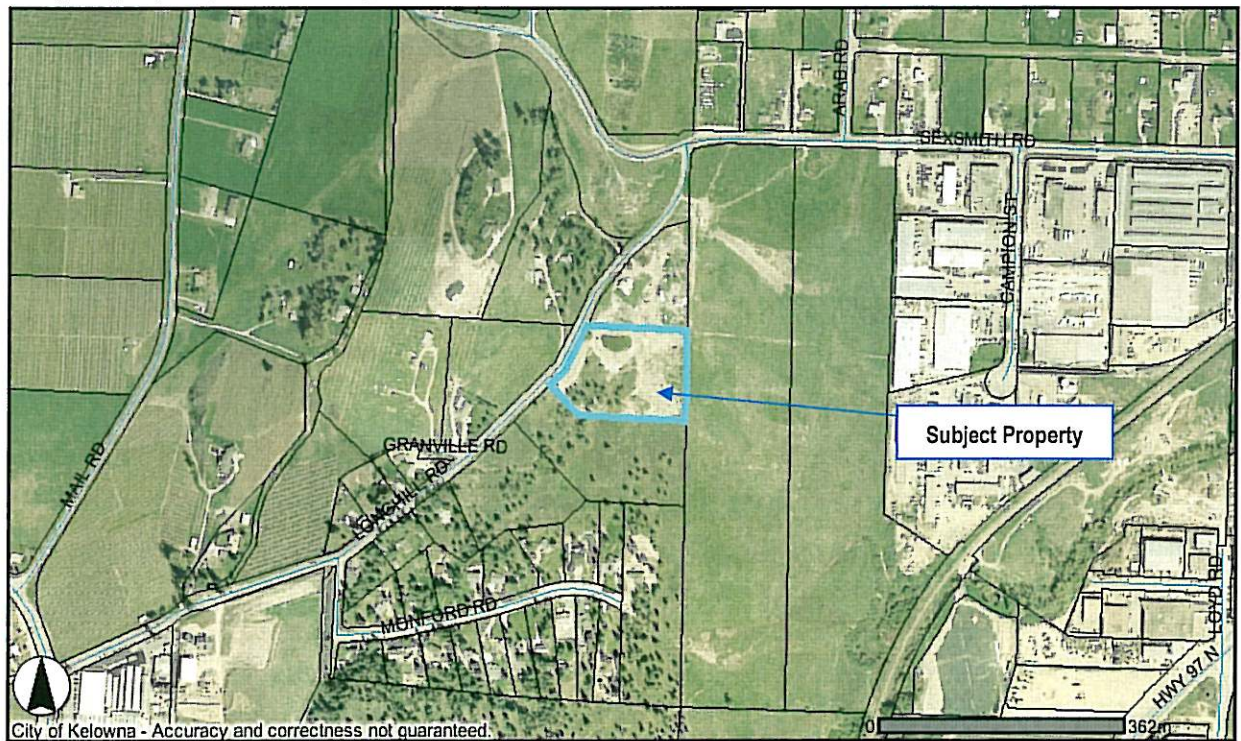
CRITERIA	PROPOSAL	RR2 ZONE REQUIREMENT
Subdivision Regulations		
Lot Area	1656 m ²	1.0 ha
Lot Width	101 m	36.0 m
Lot Depth	148 m	30.0 m
Development Regulations		
<i>Height (Accessory Buildings)</i>	<i>6.518 m*</i>	<i>4.5 m</i>
Front Yard	88.0 m	6.0 m
Side Yard (north)	3.0 m	3.0 m
Side Yard (south)	50.8 m	3.0 m
Rear Yard (Accessory Buildings)	3.0 m	3.0 m

*Variance Required

3.2 Site Context

Site Location Map

Subject property: 2795 Longhill Road



The subject property is located on Longhill Road near Sexsmith Road within an agricultural area and north of a rural subdivision.

Specifically, adjacent land uses are as follows:

North	A1 – Agriculture 1
East	A1 – Agriculture 1
South	RR2 – Rural Residential 2
West	A1 – Agriculture 1

4.0 **TECHNICAL COMMENTS**

4.1 Building & Permitting

Structural engineering and schedules required for construction of pole barn.

4.2 Development Engineering Branch

The application to vary the height of an accessory building from 4.5 to 6.518 is not supported by Development Engineering Branch due to the fact that the proposed Barn in the North East corner is within the future alignment of the Central Okanagan Multi-Modal Corridor (COMMC).

4.3 Fire Department

Access to meet BCBC 3.2.5.6 Access Route Design.

5.0 LAND USE MANAGEMENT DEPARTMENT COMMENTS

While the proposed building heights would not have significant impacts on neighbouring properties, a request to build over and above the regulations of the Zoning Bylaw may impact the cost of future acquisition of a portion of the property for the proposed COMMC. While Phase 3 of the COMMC is not included within the 20-Year Road Network Plan within the Official Community Plan at this time, the City's Transportation Division does have detailed drawings for this phase. Phase 3 is proposed to be included in the Official Community Plan, currently under review.

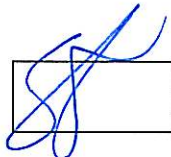
The applicant was made aware of the COMMC alignment through a Building Permit application made in 2008 for a separate pole barn, which was constructed to conform to Zoning Bylaw standards. The applicant chose not to provide an alternative location for this previously built barn, or for the proposed barn.

As suggested in the above recommendation, Land Use Management Department can be supportive of the application if the property owner agrees to not seek additional financial compensation concerning the construction of this new barn. In this manner, the future acquisition of the property would not be further encumbered. As the applicant is requesting a variance to the Zoning Bylaw, staff feel as though this is a reasonable request.



Danielle Noble
Manager, Urban Land Use

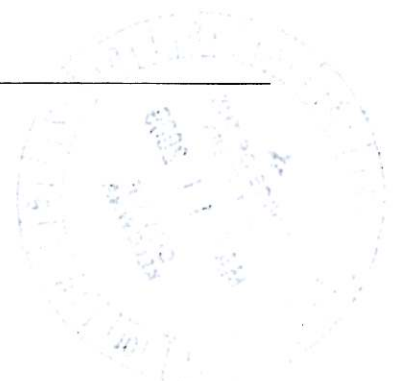
Approved for inclusion

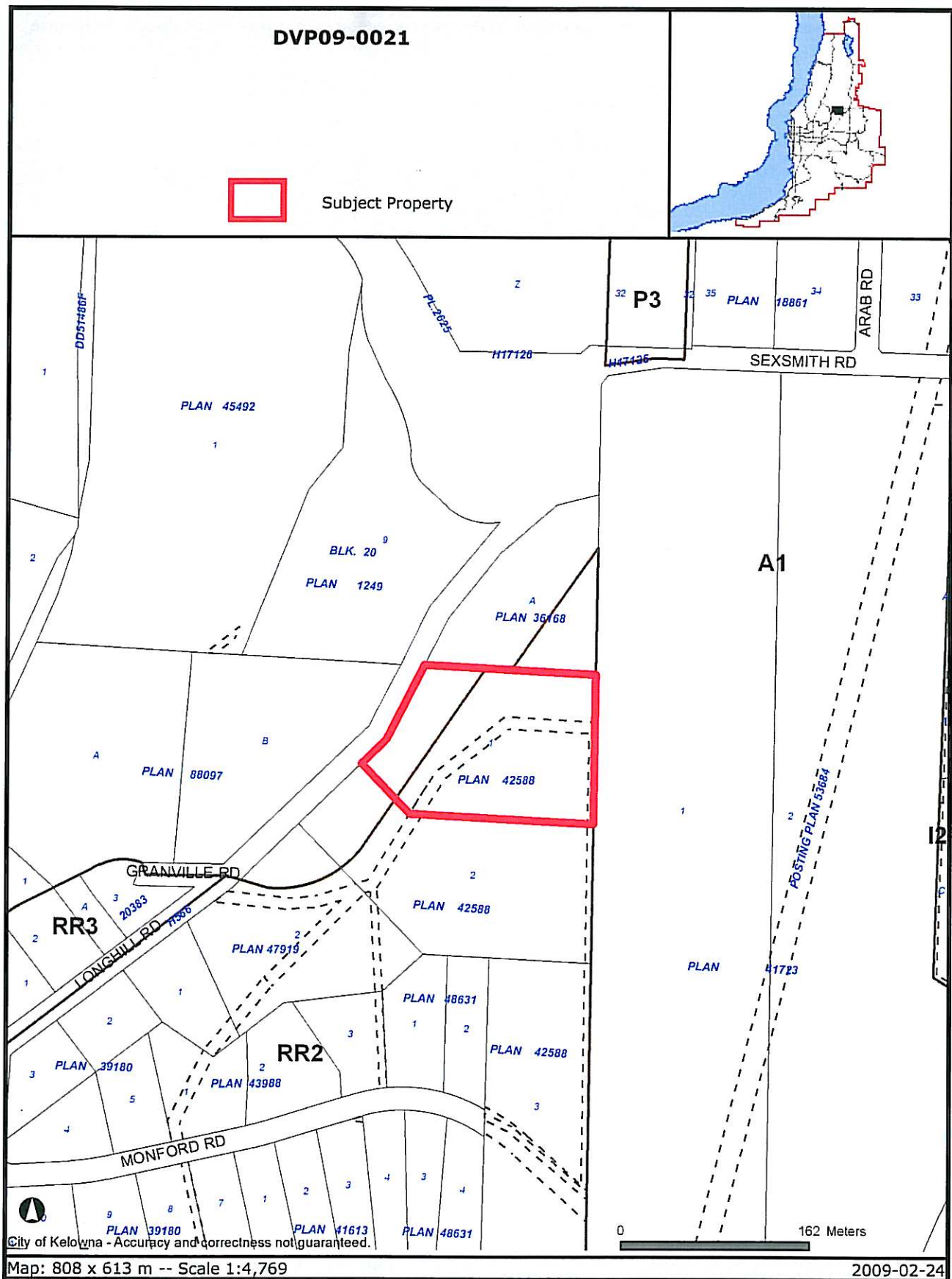


Shelley Gambacort
Director, Land Use Management

ATTACHMENTS

Location of subject property
Site Plan
Elevations

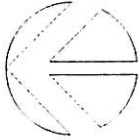




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



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PROJECT NORTH

REVISION	DATE	DESCRIPTION
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1990-1991

PRIVATE RESIDENCE
2795 LONGHILL ROAD
KELOWNA, BC
LOT 1 PLAN 42588

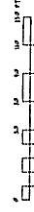
REMARKS: TIME 2

SITE PLAN

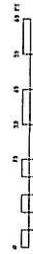
DATE FEBRUARY 12, 2009

10/10/2010

1 of 4



1 SITE PLAN



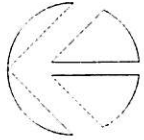
2 FOLD BACK FIFTH FLAN DETAIL
SCALE 1/8" = 1'-0"

Category	Period	Mid-Point Moment
Age 100	1911-1922	42000 m ²
Age 90	1913-1924	31000 m ²
Age 80	1915-1926	21000 m ²
Age 70	1917-1928	11000 m ²
Age 60	1919-1930	7200 m ²
Age 50	1921-1932	4500 m ²
Age 40	1923-1934	3000 m ²
Age 30	1925-1936	1500 m ²
Age 20	1927-1938	750 m ²
Age 10	1929-1940	375 m ²
Age 0	1931-1942	187 m ²
Age 0	1933-1944	93 m ²
Age 0	1935-1946	47 m ²
Age 0	1937-1948	23 m ²
Age 0	1939-1950	11 m ²
Age 0	1941-1952	6 m ²
Age 0	1943-1954	3 m ²
Age 0	1945-1956	1 m ²
Age 0	1947-1958	0.5 m ²
Age 0	1949-1960	0.25 m ²
Age 0	1951-1962	0.125 m ²
Age 0	1953-1964	0.0625 m ²
Age 0	1955-1966	0.03125 m ²
Age 0	1957-1968	0.015625 m ²
Age 0	1959-1970	0.0078125 m ²
Age 0	1961-1972	0.00390625 m ²
Age 0	1963-1974	0.001953125 m ²
Age 0	1965-1976	0.0009765625 m ²
Age 0	1967-1978	0.00048828125 m ²
Age 0	1969-1980	0.000244140625 m ²
Age 0	1971-1982	0.0001220703125 m ²
Age 0	1973-1984	6.103515625e-05 m ²
Age 0	1975-1986	3.0517578125e-05 m ²
Age 0	1977-1988	1.52587890625e-05 m ²
Age 0	1979-1990	7.62939453125e-06 m ²
Age 0	1981-1992	3.814697265625e-06 m ²
Age 0	1983-1994	1.9073486328125e-06 m ²
Age 0	1985-1996	9.5367431640625e-07 m ²
Age 0	1987-1998	4.76837158203125e-07 m ²
Age 0	1989-2000	2.384185791015625e-07 m ²
Age 0	1991-2002	1.1920928955078125e-07 m ²
Age 0	1993-2004	5.9604644775390625e-08 m ²
Age 0	1995-2006	2.98023223876953125e-08 m ²
Age 0	1997-2008	1.490116119384765625e-08 m ²
Age 0	1999-2010	7.450580596923828125e-09 m ²
Age 0	2001-2012	3.7252902984619140625e-09 m ²
Age 0	2003-2014	1.86264514923095703125e-09 m ²
Age 0	2005-2016	9.31322574615478515625e-10 m ²
Age 0	2007-2018	4.656612873077392578125e-10 m ²
Age 0	2009-2020	2.3283064365386962890625e-10 m ²
Age 0	2011-2022	1.16415321826934814453125e-10 m ²
Age 0	2013-2024	5.82076609134674072265625e-11 m ²
Age 0	2015-2026	2.910383045673370361328125e-11 m ²
Age 0	2017-2028	1.4551915228366851806640625e-11 m ²
Age 0	2019-2030	7.2759576141834259033203125e-12 m ²
Age 0	2021-2032	3.63797880709171295166015625e-12 m ²
Age 0	2023-2034	1.818989403545856475830078125e-12 m ²
Age 0	2025-2036	9.094947017729282379150390625e-13 m ²
Age 0	2027-2038	4.5474735088646411895751953125e-13 m ²
Age 0	2029-2040	2.27373675443232059478759765625e-13 m ²
Age 0	2031-2042	1.136868377216160297393798828125e-13 m ²
Age 0	2033-2044	5.684341886080801486968994140625e-14 m ²
Age 0	2035-2046	2.8421709430404007434844970703125e-14 m ²
Age 0	2037-2048	1.42108547152020037174224853515625e-14 m ²
Age 0	2039-2050	7.10542735760100185871124267578125e-15 m ²
Age 0	2041-2052	3.552713678800500929355621337890625e-15 m ²
Age 0	2043-2054	1.7763568394002504646778106689453125e-15 m ²
Age 0	2045-2056	8.8817841970012523233890533447265625e-16 m ²
Age 0	2047-2058	4.44089209850062616169452667236328125e-16 m ²
Age 0	2049-2060	2.220446049



KELOWNA DISTRICT OFFICE
644 ARROWDALE AVENUE
KELOWNA, BC
V1W 4Y5

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PROJECT NORTH

REVISION DATE DESCRIPTION

PROJECT

PRIVATE RESIDENCE
2795 LONGHILL ROAD
KELOWNA, BC
LOT 1 PLAN 42580

DRAWING TITLE

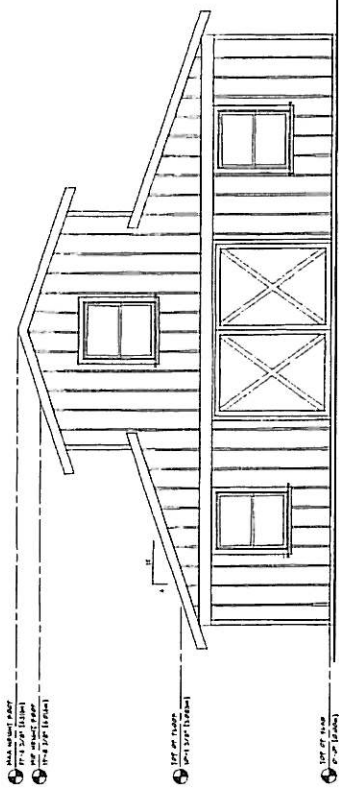
HAY BARN ELEVATIONS

DATE

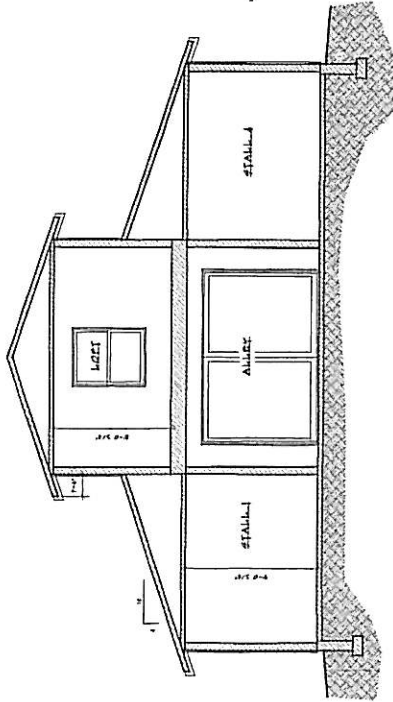
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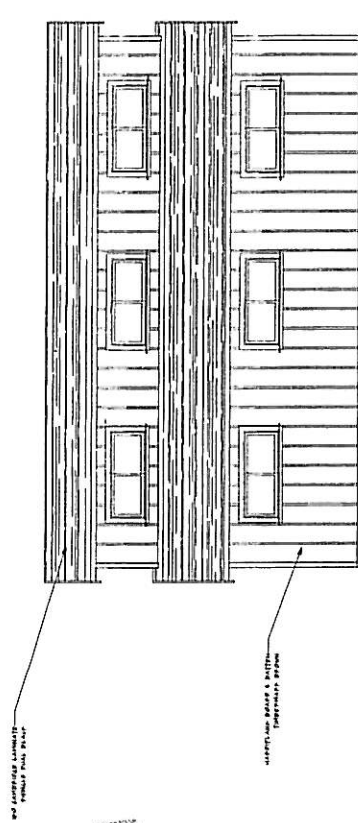
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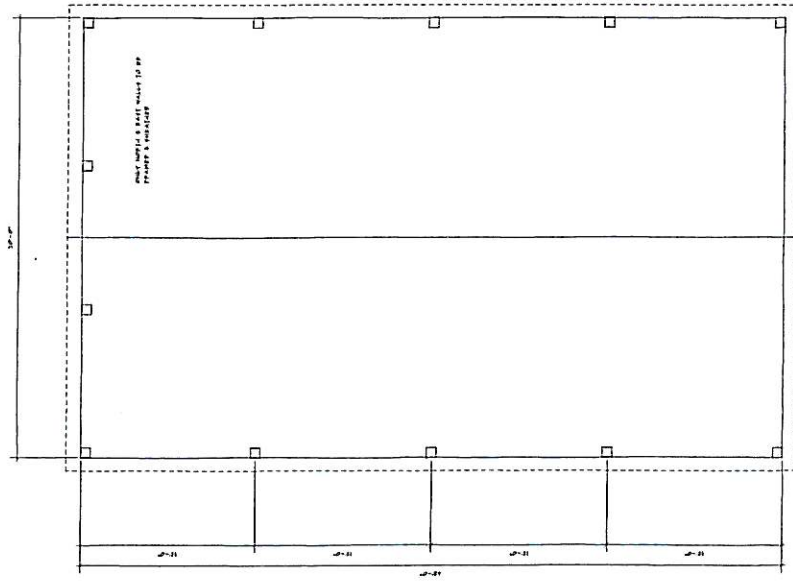
1 EAST/WEST ELEVATION
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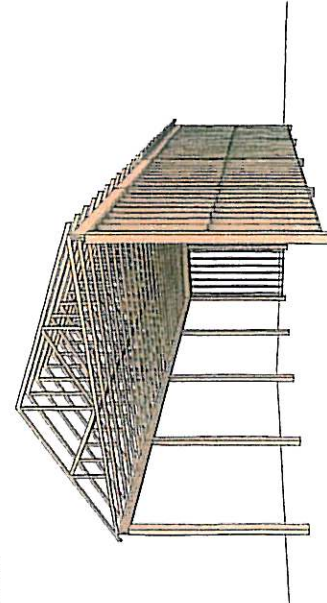
2 SECTION A-A
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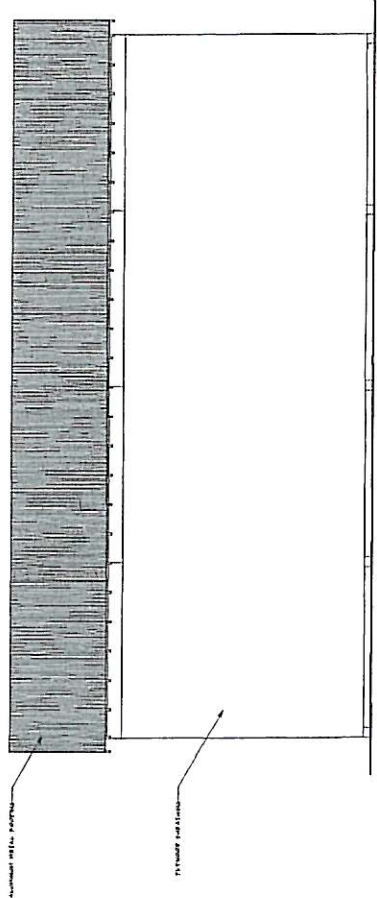
3 NORTH/SOUTH ELEVATION
Scale 1/4" = 1'-0"



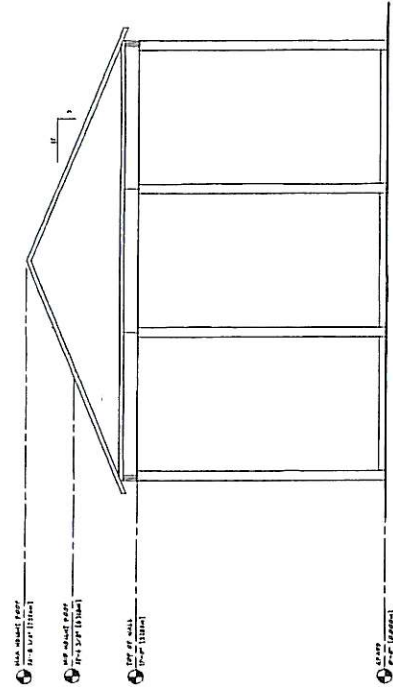
1 PLAN VIEW
Scale 1/8" = 1'-0"



4 PERSPECTIVE VIEW
Scale 1/8" = 1'-0"



2 EAST ELEVATION
Scale 1/8" = 1'-0"

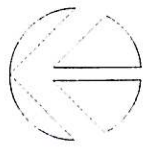


3 SOUTH ELEVATION
Scale 1/8" = 1'-0"



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PROJECT NORTH

REVISION	DATE	DESCRIPTION

PROJECT
PRIVATE RESIDENCE
2795 LONGHILL ROAD
KELOWNA, BC
LOT 1 PLAN 42568

DESIGNED BY
POLE BARN PLANS

DATE
FEBRUARY 12, 2009

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