

# Memo



**Date:** February 10, 2010

**To:** City Manager

**From:** Community Sustainability Division

**File No:** DVP10-0011

**Applicant:** Lee Rasmusen

**At:** 2895 Harvard Road

**Owners:** Lee & Sandy Rasmusen

**Purpose:** TO VARY THE WEST SIDE YARD SET BACK FROM 3.0 METERS REQUIRED TO 2.0 METERS PROPOSED TO FACILITATE THE SITING OF A BARN.

**Existing Zone:** A1 - Agriculture 1

Report Prepared by: Birte Decloux

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## 1.0 RECOMMENDATION:

THAT Council authorize the issuance of Development Variance Permit No. DVP10-0011 for Lot 12, District Lot 360, Osoyoos Division Yale District Plan KAP62784 located at Harvard Road, Kelowna, B.C.

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

### Section 11.1.6 (d)- Development Regulations

To vary the west side yard setback from 3.0 meters required to 2.0 meters proposed to facilitate the siting of a barn.

## 2.0 SUMMARY:

The applicant is seeking to vary the required west side yard setback from 3.0 meters required to 2.0 meters proposed to facilitate the siting of a recently constructed barn.

## 3.0 BACKGROUND:

A barn was approved by the Building and Permitting branch, which at the time of permit application was to be sited in compliance with the zoning bylaw. However, during the construction the location of the building was shifted due to a large rock.

### 3.1 Site Context

The subject property is located on the north side of Harvard Road in southeast Kelowna. Adjacent zones and uses in all directions are A1 - Agriculture 1 use.

### 3.2 Site Location Map: 2895 Harvard Road



#### 4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

##### 4.1 Development Engineering Services

This development variance permit application to vary the side yard setback from 3.0 to 2.0m does not compromise any municipal services.

##### 4.2 Building and Permitting

No comment

#### 5.0 LAND USE MANAGEMENT DEPARTMENT

The applicant has submitted letters of support from the adjacent neighbours, indicating that they do not object to the proposed variance. As there has been no public or technical concerns expressed about the reduced side yard setback requested, Land Use Management is supportive of the proposed side yard set back given that the subject property is located in an area of large rural lots and it is anticipated that there will be little (if any) impact on the surrounding properties.

Danielle Noble  
Manager, Urban Land Use

Approved for inclusion:

Shelley Gambacort  
Director, Land Use Management

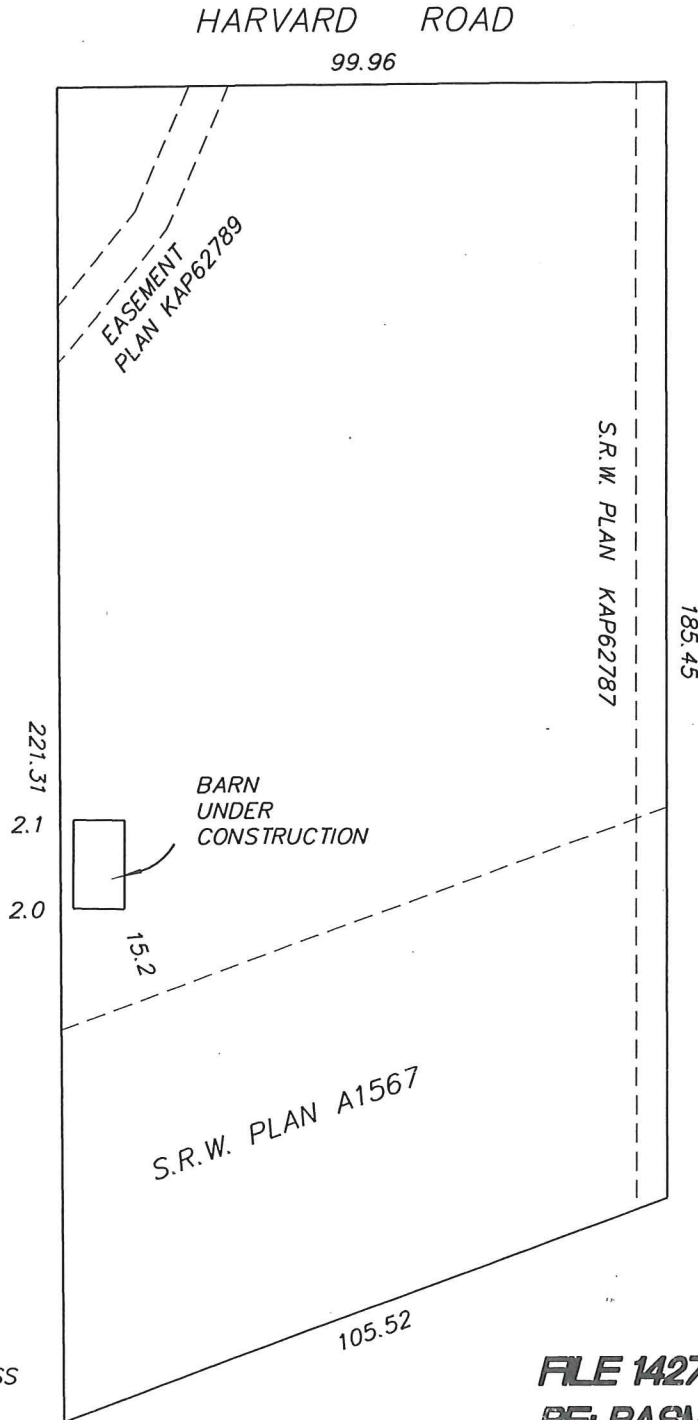
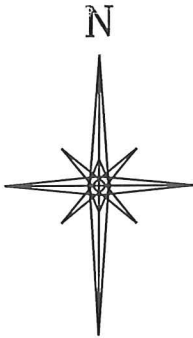
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**Attachments:**  
Subject Property Map  
Site Plan & Photo of Pole Barn

# B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 12 PLAN KAP62784 SEC. 33 TP. 29 O.D.Y.D.

SCALE 1:1250  
DISTANCES ARE IN METRES.

Civic Address:  
2895 Harvard Road  
Kelowna, BC



(C)

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

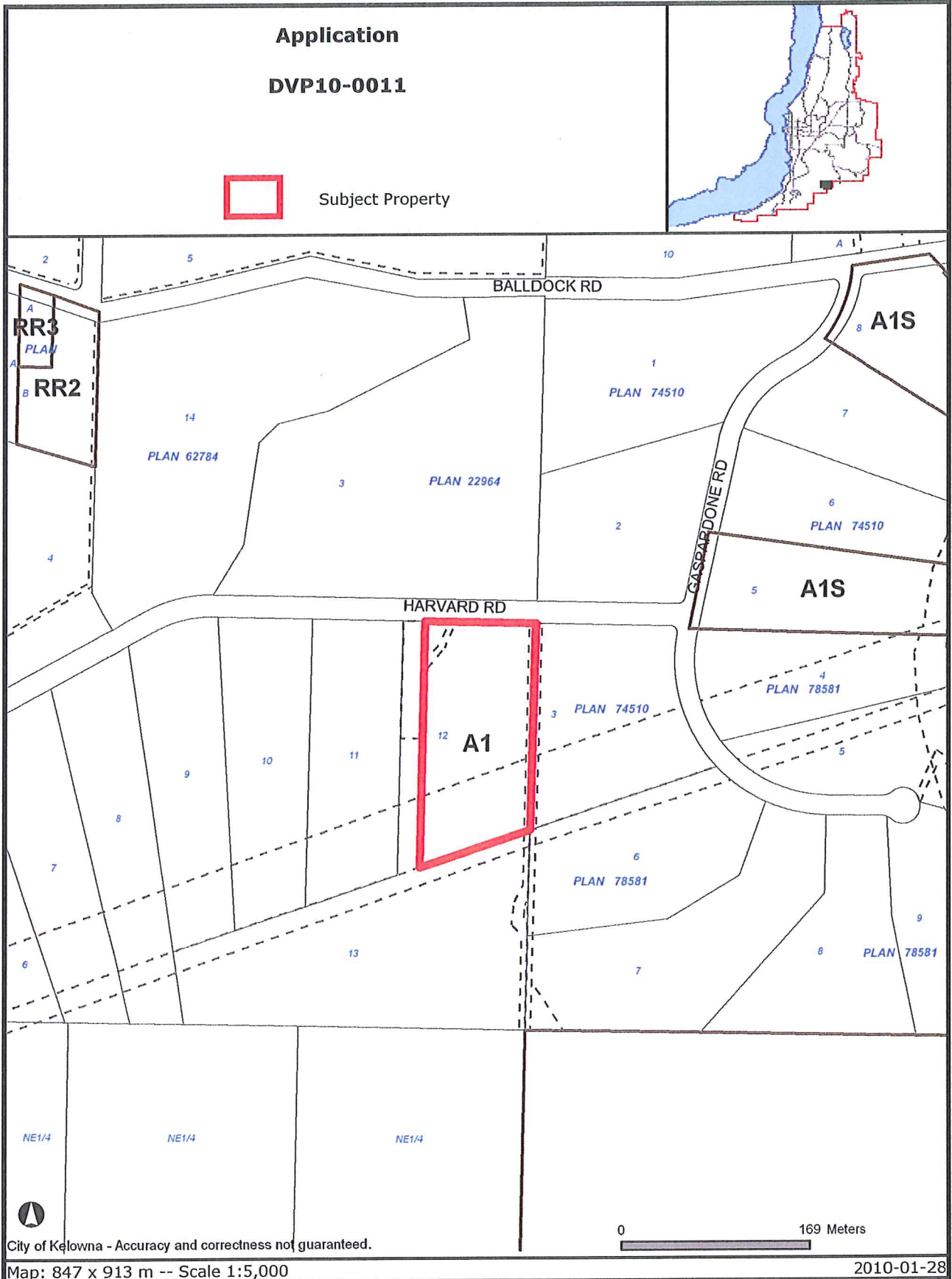
**CERTIFIED CORRECT**  
this 26th day of June, 2007.

*[Signature]*  
D.A. Goddard BCLS

**FILE 14276 FB 317**  
**RE: RASMUSEN**

THIS PLAN IS FOR MORTGAGE OR  
MUNICIPAL PURPOSES ONLY AND IS  
NOT TO BE USED TO DEFINE THE  
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.  
103-1358 ST. PAUL STREET KELOWNA



*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.*

