

June 28, 2023



City of Kelowna
Development Planning Department
1435 Water Street
Kelowna, BC V1Y 1J4
Planninginfo@kelowna.ca

Subject: Request for Variance Permit of Zoning Bylaw No. 12375, Section 7.5,
Paragraph 7.5.3, Bullets a), b), and c)

Dear Development Planning Department:

We are writing to formally request a Variance Permit for the Zoning Bylaw No. 12375, Section 7.5 Fencing and Retaining Walls, Paragraph 7.5.3, Bullets a), b), and c) for our property located at 760 Highway 33 W. The Bridge Youth & Family Services, a dedicated provider of recovery and addiction services, operates from this location. We offer Adult Withdrawal Management and Stabilization Services, as well as Supported Recovery housing at this location.

Our hope is to install a 46.9392 meter (approximately 154 feet) long and 1.8288-meter-high full privacy metal fence (black corrugated steel with a wood framework) for the front portion of our property. We are seeking a variance to construct a 1.8288 meter high (6ft) new fence extending from the Highway 33 W designated property line to the end of our current fence, less one panel. We request a variance to exceed the height limit specified in bullet c), which cannot exceed 1.2 meters.

Additionally, we propose to include a section of the fence that reaches 2.7432 meters (9 feet) in height. This section is crucial for maintaining the confidentiality and privacy of our participant compound and patio area, which is now visible from the neighboring business at 720 Highway 33 W (Canco Gas Station & Skogies Car Wash). Prior to April 2024, a line of shrubs provided full privacy, but their removal and the subsequent damage to our existing fence have compromised the safety, security and confidentiality of our programs.

For the participant compound area, which spans 20.7264 meters (approximately 68 feet), we request an additional height variance to bullet b) from the standard 2.4 meters in commercial or industrial zoned properties to a total height of 2.7432 meters (9 feet). This would involve a 6-foot fence with 3-foot wood slats above, ensuring no visual access into our compound and patio area.



The installation of this fence is essential for protecting the privacy and confidentiality of our clients, which is a cornerstone of our services. We respectfully request your prompt consideration and approval of these variances to help us maintain the integrity and security of our programs.

Thank you for your attention to this matter. We look forward to your positive response.

Sincerely,

A handwritten signature in black ink that reads "John Yarschenko".

John Yarschenko

Executive Director

(he/ him)



**We transform lives
and build community**

#8 2604 Enterprise Way, Kelowna BC V1X 7Y5

Ph: 250-763-0456 Fax: 250-763-4910

The Bridge Youth & Family Services

CC: John Yarschenko, Kelly Paley, File

Attachments (2)

