

March 24, 2025

Development Variance Permit
City of Kelowna
KELOWNA, BC

Dear Development Variance Permit Staff:

RE: STRATA PLAN KAS1192 - Grandview Estates – Application for Height Variance on Glenmeadows Road

We are writing on behalf of the Council of Owners at Strata Plan KAS1192 - Grandview Estates.

The Strata Council of Owners is requesting a variance to the City of Kelowna, zoning bylaw 12375, 7.5.2 b. to allow the construction of a fence exceeding the permitted height of 1.2 meters at the strata corporation property, 545 Gleanmeadows Road, Kelowna Bc.

Privacy concerns:

Due to the existing Cedar trees beginning to perish and posing a threat of fire safety to the community, many cedars have been removed and continue to be pulled out. The cedars provided privacy and a noise buffer from Gleanmeadows Road. With many trees being removed, and the Strata Council planning to remove more, there is now inadequate privacy for Owners and exposes their property to excessive views along Glenmeadows Road and the active transportation corridor.

Visual Impact Mitigation:

The proposed fence would provide better security from the threat of fire, provide Owner's with privacy from the street and multiuse pathway, as well as improve the aesthetic quality of the strata corporation's property.

Property Value Preservation:

The proposed fence is essential to maintain market value of the strata corporation by improving fire safety, privacy, and visual appeal.

Proposed Fence Details:

Location: Alongside the strata property line bordering the Gleanmeadows Road and active transportation corridor.

Proposed Height: Six feet or 1.83 meters

Material: Metal panels with pressure treated posts

Design: Black 6 feet by 8 feet metal panels, one foot by 6 foot pressure treated wood along the bottom, and black metal post caps.

Please find included the supporting documentation:

Site Plan: Aerial view indicating fence location.

Photographs: Including images of fence. Site photographs of proposed fence.

Owner Approval: A copy of the Special Resolution as passed at the October 22, 2024 Annual General Meeting

Should you have any questions for the Strata Council with regard to the above, please contact the writer at kim.wall@associabc.ca or 236-420-5209.

Yours truly,

ASSOCIA BRITISH COLUMBIA, INC.
On behalf of the Owners of KAS1192 - Grandview Estates

A handwritten signature in black ink, appearing to read 'Kim Wall', written over a horizontal line.

Kim Wall
Community Manager
A Licensed Strata Manager

pc: Strata Council

City of Kelowna

My Map



Legend

 Proposed Fence Install



Notes

0 190 380Meters

March 12, 2025

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

Proposed Fencing Location Along Glenmeadows Road



Proposed Fencing Material Images

