

# City of Kelowna

## Regular Council Meeting

### AGENDA



Tuesday, September 15, 2020

8:15 pm

Council Chamber

City Hall, 1435 Water Street

Pages

1. **Call to Order**

2. **Reaffirmation of Oath of Office**

The Oath of Office will be read by Councillor Stack.

3. **Confirmation of Minutes**

1 - 7

Public Hearing - August 25, 2020

4. **Development Permit and Development Variance Permit Reports**

**Mayor to invite anyone in the public gallery who deems themselves affected by the required variance(s) to come forward for each item.**

4.1 **START TIME 8:15 PM - Bennett Rd 2106 - DVP20-0134 - Gregory and Barbara Pitura**

8 - 29

To vary the front yard setback for an accessory building from 12.0 m required to 9.0. m proposed to accommodate a detached accessory garage.

5. **Reminders**

6. **Termination**



## City of Kelowna Public Hearing Minutes

Date: Tuesday, August 25, 2020  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Gail Given, Mohini Singh, Luke Stack and Loyal Wooldridge

Members Participating Remotely Councillor Charlie Hodge

Members Absent Councillors Ryan Donn and Brad Sieben

Staff Present City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Community Planning & Development Manager, Dean Strachan; Planner Specialist, Adam Cseke\*; Planner, Aaron Thibeault\*; Planner, Kimberly Brunet\*; Legislative Coordinator (Confidential), Arlene McClelland

(\* Denotes partial attendance)

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Council Meeting Items**
2. **Call to Order the Public Hearing - START TIME - 6:00 pm - Lawson Ave 1021 - Z20-0041 (BL12065) - Susan D. Glendinning**

Mayor Basran called the Hearing to order at 6:03 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2030 - Official Community Plan Bylaw No. 10500" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

### 3. Individual Bylaw Submissions

- 3.1 **START TIME - 6:00 PM - Lawson Ave 1021 - Z20-0041 (BL12065) - Susan D. Glendinning**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Kevin Ryan, BlueGreen Architecture Inc.

- Provided comments on how the proposed development fits into the Official Community Plan.

- The site is well situated for cycling and walking; there is bicycle storage as well as a maintenance and washing area for bikes.
- Provided details on the proposed parking layout and size.
- Will consult with a Landscape Architect regarding trees and to detect any root disturbance.
- The proposed plan is mostly compact one bedroom units designed for single adults, seniors and retirees.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Holly Brodowich, Graham Street

- Opposed to this application.
- Expressed concern with Council holding an in-person Public Hearing due to the COVID-19 Pandemic and many senior citizen residents in the neighbourhood not comfortable attending.
- Believes the RM5 zone is too large for the lot size and is more suited for a fourplex maximum.
- Raised concerns with on-street parking as there are already issues with parking from the neighbourhood and pre-school on Graham Street.
- Raised concerns with the impacts on a 100 year old tree on the adjacent lot.
- Not opposed to redevelopment or increased density in the neighbourhood, however, the proposed building is out of context with the neighbourhood.

Paul Fish, 1495 Graham Street

- Opposed to this application.
- Raised concerns with increased traffic congestion as well as demand for on street parking that will negatively impact the neighbourhood.
- Responded to questions from Council.

Kevin Ryan, BlueGreen Architecture Inc.

- Confirmed the number of parking stalls is the number required by the Zoning Bylaw.
- Vehicles using the laneway will alleviate traffic congestions.
- Confirmed the building will be a Strata Property with units for sale.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

**4. Termination**

The Hearing was declared terminated at 6:31 p.m.

**5. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 6:31 p.m.

**6. Bylaws Considered at Public Hearing**

**6.1 START TIME 6:00 PM - Lawson Ave 1021 - BL12065 (Z20-0041) - Susan D. Glendinning**

Moved By Councillor Wooldridge/Seconded By Councillor Singh

**R0571/20/08/25** THAT Bylaw No. 12065 be read a second and third time.

**Carried**  
Councillor Hodge - Opposed



The meeting adjourned at 6:36 p.m.

The meeting reconvened at 6:42 p.m.

**8. Call to Order the Public Hearing - START TIME - 6:40 pm - Park Ave. 374, Z20-0039 (BL12087) - Kevin L. Fierbach and Jacqueline A. Fierbach**

Mayor Basran called the Hearing to order at 6:42 p.m.

**9. Individual Bylaw Submissions**

**9.1 START TIME 6:40 PM - Park Ave. 374, Z20-0039 (BL12087) - Kevin L. Fierbach and Jacqueline A. Fierbach**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Kevin Fierbach, Applicant

- Has been a homeowner in the neighbourhood for over 20 years.
- Spoke to the various amenities in the area and commented on the diverse architecture that adds character and charm to the neighbourhood.
- Expressed excitement to create another single family home on the subject property.

Birte Decloux, Urban Options Planning & Permits, Applicant Representative

- Displayed a PowerPoint Presentation.
- Spoke to the RU6 zone attributes and how this zone fits the subject property; the proposed dwelling meets or exceeds the Ru6 zone.
- Addressed neighbourhood concerns as identified in submitted correspondence.
- Spoke to the community benefits and noted this is a SMART Infill development; better utilization of land close to amenities and Kelowna Downtown and Pandosy Village Centre; and consistent with Kelowna Official Community Plan directives.
- Spoke to the positive Heritage attributes:
  - The existing home and street frontage are not being altered;
  - The property initially was not chosen to be included on the register;
  - No land subdivision proposed;
  - The site is relatively large in relation to property's in the area;
  - The proposed dwelling incorporates elements reminiscent of the "Victorian Revival" and has been positively reviewed by a Professional Heritage Consultant.
- A neighbourhood canvass was done in May and also provided an Open House to inform neighbours of the proposal.
- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

Gallery:

Susan Ames, Abbott Street, Kelowna South-Central Association of Neighbourhoods President

- Opposed to the application.
- Believes compact urban form is meant to be designated in urban centres but not in a conservation area.
- Displayed a photograph of the proposed garage on the ELMO and a recently constructed coach house from Abbott Street noting the similarities in design and size.
- Believes a more suitable zone is RU1c.
- Responded to questions from Council.

Dave Cullen, Park Avenue

- In support of this application.

- Believes this is an appropriate use for the neighbourhood.

#### Jan Murphy, Cadder Avenue

- Opposed to this application.
- Believes this proposal will have a negative impact with losing greenspace to new housing.
- Raised concern with losing aged trees.
- Disheartening to those property owners who are attempting to protect the integrity of the heritage area.
- Asked Council to not approve this application.

#### Steve Nicholson, Abbott Street

- In support of this application.
- Has lived in the Conservation Area since 2002.
- Referred to the Official Community Plan and how this proposal fits in and satisfies the intent of the OCP.
- Believes the neighbourhood needs more applications such as this one.

#### Janice Henry, Mountain Avenue

- Spoke to the recent applications in the Heritage Conservation Area that are diminishing the heritage aspects of this unique neighbourhood.
- Conservation Guidelines seem to have little value to developers.
- Commented on the City's Heritage Advisory Committee and encouraged Council to listen to the Committee recommendations.
- Opposed to this application.

#### Tom Stow, Knox Street

- Not opposed to urban infill.
- Raised concern that this proposal is too large for the neighbourhood and would prefer an RU1c zone.
- Raised concern that the proposed garage will negatively impact the view of his tenants.
- Spoke to an easement that was established between former owners of his property and the subject property and raised concerns that the existing easement was not intended for primary access to a secondary dwelling with a two car garage.
- Made comment that an agreement regarding access to the secondary dwelling currently is not resolved between the subject property owners.

#### Paul Filiatrault, Park Avenue

- Opposed to this application.
- Has lived in the neighbourhood for 36 years.
- Commended the Applicant for their neighbourhood outreach and showing their plans.
- Raised concern with the easement and lack of street frontage access.
- Raised concern with the view of a large building from his backyard.

#### Skye Chataway, Knox Crescent

- Spoke to the positive reasons for living in the neighbourhood and the main reason being it is a conservation area.
- This development is too large for the property and for the neighbourhood.
- Spoke to the Guidelines of the Heritage Conservation area and believes this application changes the streetscape which will negatively effect most of the neighbours in the area.
- Opposed to this application.

#### Valerie Hallford, Sutherland Avenue

- Opposed to this application.
- Displayed on the ELMO photos of small homes on large green spaces with gardens that are lost when developed.
- Believes this is an erosion of the natural character of the heritage conservation area.
- Opposed to large site redevelopment that removes mature trees and vegetation.
- Would be in support of the RU1c zone.
- Asked Council to reject this application.



Peter Chataway, Cadder Avenue

- Raised concern with the process and asked about the role of the Heritage Advisory Committee comments on the upcoming form and character and variance.
- Believes this application decision should be delayed until comments are received by the Heritage Advisory Committee.
- This application goes against the conservation area as noted in the Official Community Plan.
- A full second dwelling will have a negative impact on the neighbourhood.
- A future strata of the lot should be denied.
- Supportive of a carriage home rather than an RU6 zone.
- Believes the owners should voluntarily return the front house back to heritage designation so it cannot be torn down in return for the re-development of the lot.

Birte Decloux, Applicant Representative

- Previous owner of the subject property tried to register the home but it was not supported by the Heritage Advisory Committee.
- Commented that the heritage conservation area has a variety of lots.
- Spoke to the re-development retaining green space.
- A carriage house is too small for the owner's needs.
- There is no subdivision or strata lot being proposed.
- Do not anticipate a lot of driving over the easement as the owner's are not heavy vehicle users.
- Responded to questions from Council.

There were no further comments.

**10. Termination**

The Hearing terminated at 7:55 p.m.

**11. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 7:55 p.m.

**12. Bylaws Considered at a Public Hearing**

**12.1 START TIME 6:40 PM – Park Ave. 374, BL12087 (Z20-0039) – Kevin L. Fierbach and Jacqueline A. Fierbach**

Moved By Councillor Singh/Seconded By Councillor Wooldridge

R0572/20/08/25 THAT Bylaw No. 12087 be read a second and third time.

Carried  
Councillor Hodge - Opposed

**13. Termination**

The meeting terminated at 8:13 p.m.

The meeting adjourned at 8:19 p.m.

**14. Call to Order the Public Hearing - START TIME - 7:30PM - Mugford Rd 595 - Z19-0143 (BL12088) - Corey Knorr Construction Ltd., Inc. No. BC0380398**

Mayor Basran called the Hearing to order at 8:19 p.m.

**15. Individual Bylaw Submissions**

**15.1 START TIME - 7:30 PM - Mugford Rd 595 - Z19-0143 (BL12088) - Corey Knorr Construction Ltd., Inc. No. BC0380398**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

The Applicant was present and available for questions.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

#### **16. Termination**

The Hearing terminated at 8:21 p.m.

#### **17. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 8:21 p.m.

#### **18. Bylaws Considered at Public Hearing**

- 18.1 START TIME - 7:30 PM - Mugford Rd 595 - BL12088 (Z19-0143) - Corey Knorr Construction Ltd., Inc. No. BCo380398**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R0573/20/08/25 THAT Bylaw No. 12088 be read a second and third time.

Carried

#### **19. Termination**

The Regular Meeting terminated at 8:21 p.m.

#### **20. Call to Order the Public Hearing - START TIME - 7:45 PM - Summit Dr 1920-1936, TA20-0018 (BL12089) - Summit Real Estate Holdings Ltd., Inc. No. BC1098449**

Mayor Basran called the Hearing to order at 8:21 p.m.

#### **21. Individual Bylaw Submissions**

- 21.1 START TIME - 7:45 PM - Summit Dr 1920-1936, TA20-0018 (BL12089) - Summit Real Estate Holdings Ltd., Inc. No. BC1098449**

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Jordan Hettinga, Kent-MacPherson, Applicant

- Responded to questions from Council.

Mayor Basran invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments from Council.

No one from the Gallery came forward.

There were no further comments.

**22. Termination**

The Hearing terminated at 8:27 p.m.

**23. Call to Order the Regular Meeting**

Mayor Basran called the meeting to order at 8:27 p.m.

**24. Bylaws Considered at a Public Hearing**

**24.1 START TIME - 7:45 PM - Summit Dr 1920-1936, BL12089 (TA20-0018) - Summit Real Estate Holdings Ltd., Inc. No. BC1098449**

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

R0574/20/08/25 THAT Bylaw No.12089 be read a second and third time and be adopted.

Carried

**25. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

R0575/20/08/25 THAT the Minutes of the Public Hearing and Regular Meeting of August 11, 2020 be confirmed as circulated.

Carried

**26. Reminders – Nil.**

**27. Termination**

The Regular meeting was terminated at 8:28 p.m.

\_\_\_\_\_  
Mayor Basran

/acm

\_\_\_\_\_  
*Steph Lee*

City Clerk



# REPORT TO COUNCIL



**Date:** September 15, 2020

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP20-0134

**Owner:** Gregory Paul & Barbara Rene Pitura

**Address:** 2106 Bennett Road

**Applicant:** Gregory Paul & Barbara Rene Pitura

**Subject:** Development Variance Permit

**Existing OCP Designation:** S2RES – Single / Two Unit Residential

**Existing Zone:** RR3 – Rural Residential 3

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## 1.0 Recommendation

That Council authorizes issuance of Development Variance Permit No. DVP20-0134 for Lot 6 Section 17 Township 23 ODYD Plan 33033, located at 2106 Bennett Road, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted as described in the proposed Site Plan in Schedule "A";

**Section 6.5.3(d): General Development Regulations - Accessory Development - Accessory Buildings in Residential Zones:**

To vary the minimum front yard setback for an accessory building from 12.0 m required to 9.0 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 2.0 Purpose

To vary the front yard setback for an accessory building from 12.0 m required to 9.0 m proposed to accommodate a detached accessory garage.

## 3.0 Development Planning

Development Planning Staff are recommending support for the proposed variance to reduce the required front yard setback for an accessory building in a rural residential zone from 12.0 m required to 9.0 m

proposed. The applicant is seeking to construct a single new accessory building adjacent to Bennett Road and near the eastern property boundary to replace a number of smaller existing accessory structures located in the same portion of the site and has requested a 3.0m reduction to the front yard setback for an accessory building to accommodate the proposed structure.

The setback variance has been proposed to help maximize the size of the building that could be constructed while maintaining open driveway space in between the existing residence and the proposed accessory structure. The structure is to be located to the east of the existing home and adjacent to Bennett Road at a grade that is located well below the height of the road which will subsequently lessen the impact the structure will have to the road and adjacent neighbours across the street. Additionally, the eastern portion of the property located in between Bennett Road and the proposed structure is fairly well established with mature vegetation located both on private property and within the Right-of-Way which will help to screen the proposed building from the road.

The property is irregular shaped and currently comprises a large number of titled agreements such as easements and restrictive 219 covenants which limit where permanent structures or buildings can be placed on site. The proposed location for the new accessory building is not in conflict with any legal agreements listed on title and is expected to integrate well into the site.

Staff are anticipating the proposed building location to have a very minimal impact to adjacent residents along Bennet Rd and are recommending support for the proposed variance.

#### **4.0 Proposal**

##### **4.1 Background**

The property currently contains a single-family dwelling located near the centre of the site with a number of existing accessory structures located to the east of the dwelling and near the eastern property line which abuts Bennett Rd.

##### **4.2 Project Description**

The applicants are seeking to construct a one-storey accessory building in the front yard that is expected to be approximately 114m<sup>2</sup> in total size.

##### **4.3 Site Context**

The subject property is located within the McKinley City Sector near the intersection of McKinley Road and Glenmore Road North, and just south of McKinley Landing Park. The surrounding neighbourhood is largely comprised of Rural Residential single-family homes with a few institutionally zoned parcels for park use.

Specifically, adjacent land uses are as follows:

<b>Orientation</b>	<b>Zoning</b>	<b>Land Use</b>
North	RR3 – Rural Residential 3	Residential
East	RR3 – Rural Residential 3	Residential
South	RR3 – Rural Residential 3	Residential
West	RR3 – Rural Residential 3	Residential

**Subject Property Map: 2106 Bennett Road****4.4 Zoning Analysis Table**

Zoning Analysis Table		
CRITERIA	RR <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Front Yard Setback for an Accessory Building	12.0 m	9.0 m <span style="color: red;">❶</span>
<span style="color: red;">❶</span> Indicates a requested variance to Section 6.5.3.(d) of Zoning Bylaw No. 8000.		

**5.0 Current Development Policies****5.1 Kelowna Official Community Plan (OCP)****Chapter 5: Development Process****Objective 5.22 Ensure context sensitive housing development**

*Policy .6 Sensitive Infill.* Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character or the neighbourhood with respect to building design, height and siting.

**6.0 Application Chronology**

Date of Application Received: May 1, 2020  
 Date Public Consultation Completed: July 14, 2020



**Report prepared by:** Andrew Ferguson, Planner II

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Approved for Inclusion:** Terry Barton, Development Planning Department Manager

**Attachments:**

Attachment A: Draft Development Permit DP20-0134

Attachment B: Applicant's letter of Rationale

# Development Variance Permit DVP20-0134

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP20-0134		
Planner Initials	AF	 City of Kelowna DEVELOPMENT PLANNING



This permit relates to land in the City of Kelowna municipally known as

**2106 Bennett Road**

and legally known as

**Lot 6 Section 17 Township 23 ODYD Plan 33033**

and permits the land to be used for the following development:

And That variances to the following section of Zoning Bylaw No. 8000 be granted as described in the proposed Site Plan in Schedule "A";

**Section 6.5.3(d): General Development Regulations - Accessory Development - Accessory Buildings in Residential Zones**

To vary the minimum front yard setback for an accessory building from 12.0m required to 9.0m proposed.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision September 15, 2020

Decision By: COUNCIL

Development Permit Area: N/A

Existing Zone: RR3 – Rural Residential 3

Future Land Use Designation: S2RES – Single / Two Unit Residential

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Gregory Paul & Barbara Rene Pitura

Applicant: Gregory Paul & Barbara Rene Pitura

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## 3. PERFORMANCE SECURITY

Not required.

## 4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

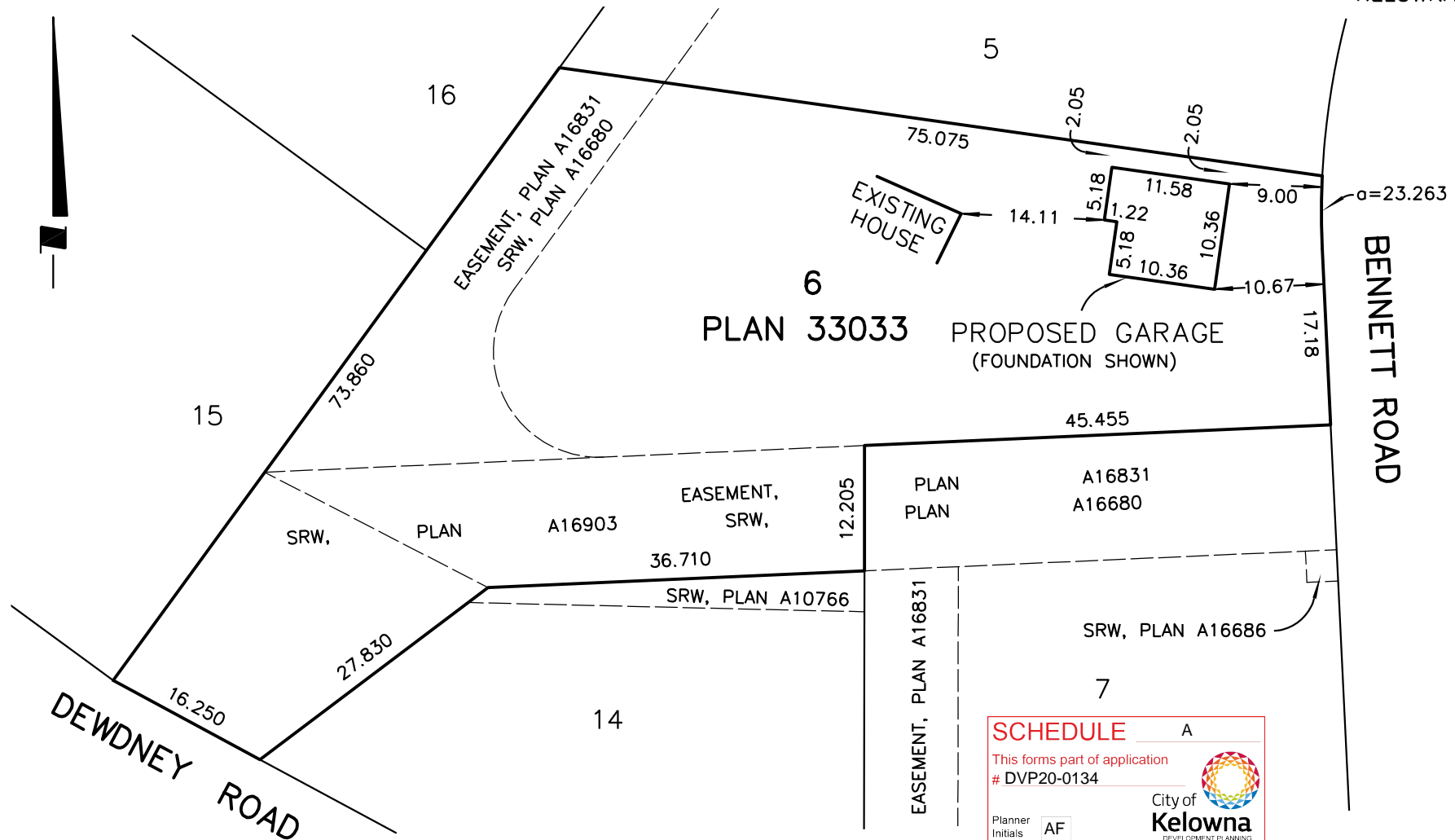
<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP20-0134		
Planner Initials	<b>AF</b>	 <b>City of Kelowna</b> <small>DEVELOPMENT PLANNING</small>



# SITE PLAN TO ACCOMPANY DEVELOPMENT VARIANCE PERMIT FOR A PROPOSED GARAGE ON LOT 6 SECTION 17 TOWNSHIP 23 ODYD PLAN 33033

PID: 003-265-951

2106 BENNETT ROAD  
KELOWNA



<b>SCHEDULE A</b>	
This forms part of application # DVP20-0134	
Planner Initials	AF
City of Kelowna DEVELOPMENT PLANNING	

CLIENT: KT CONSTRUCTION	DATE: MAY 20, 2020
SCALE: 1:600 METRES	FILE: 22160
DRAWN BY: CF	

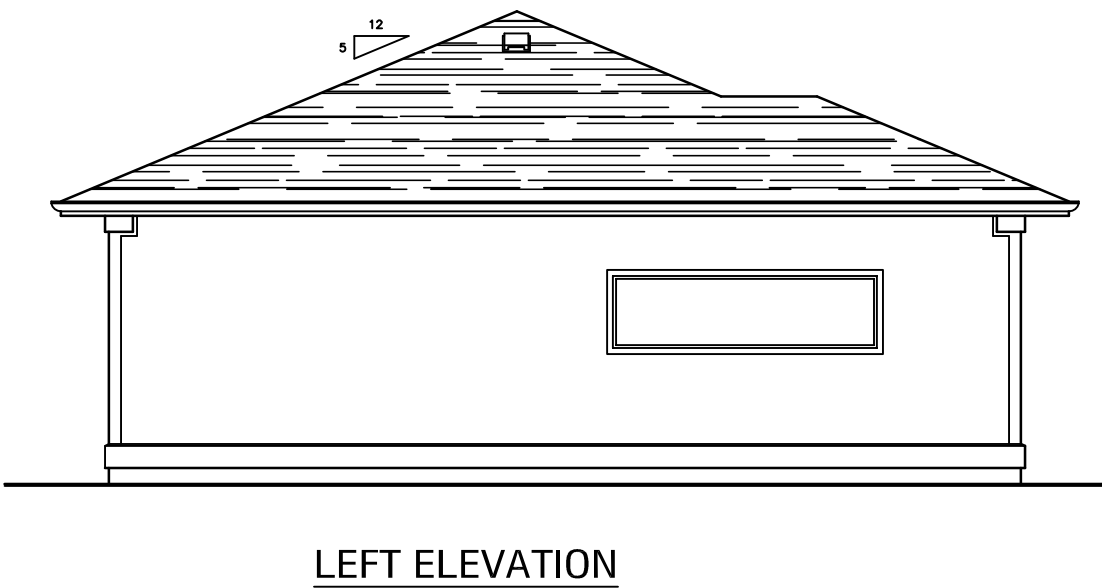
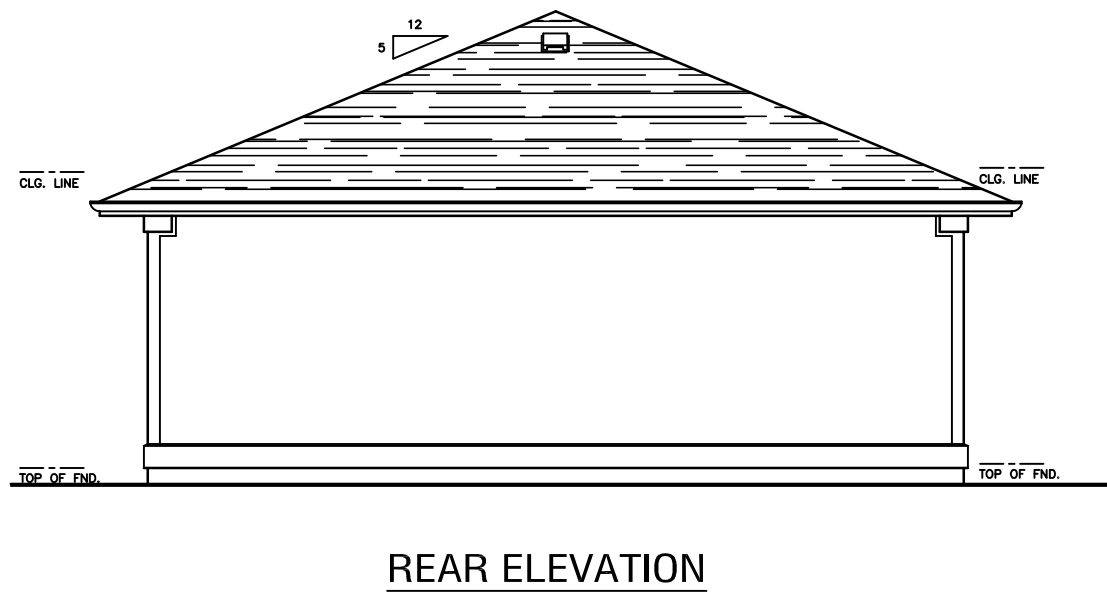
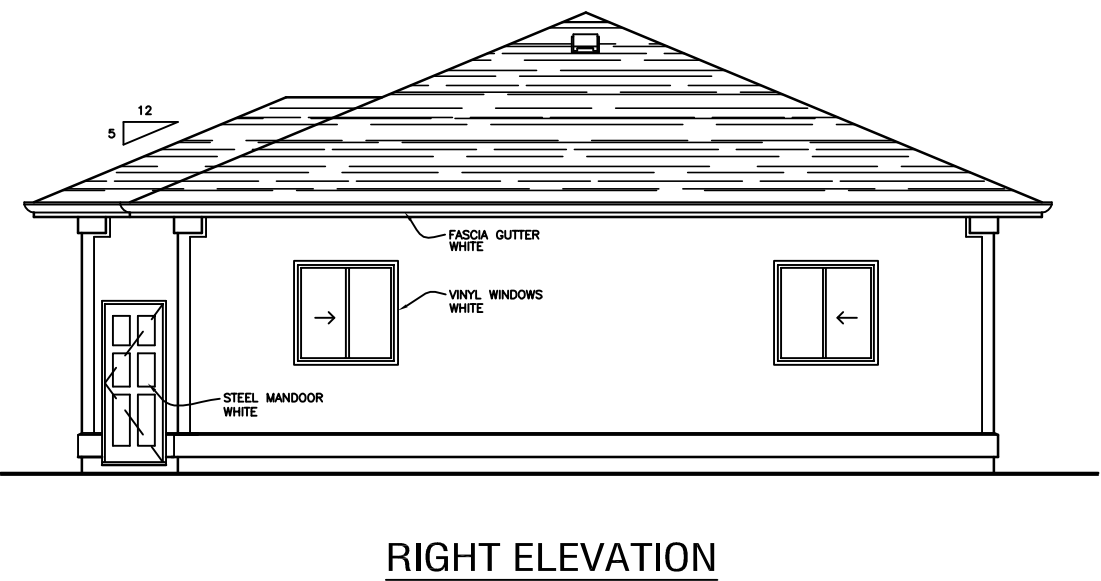
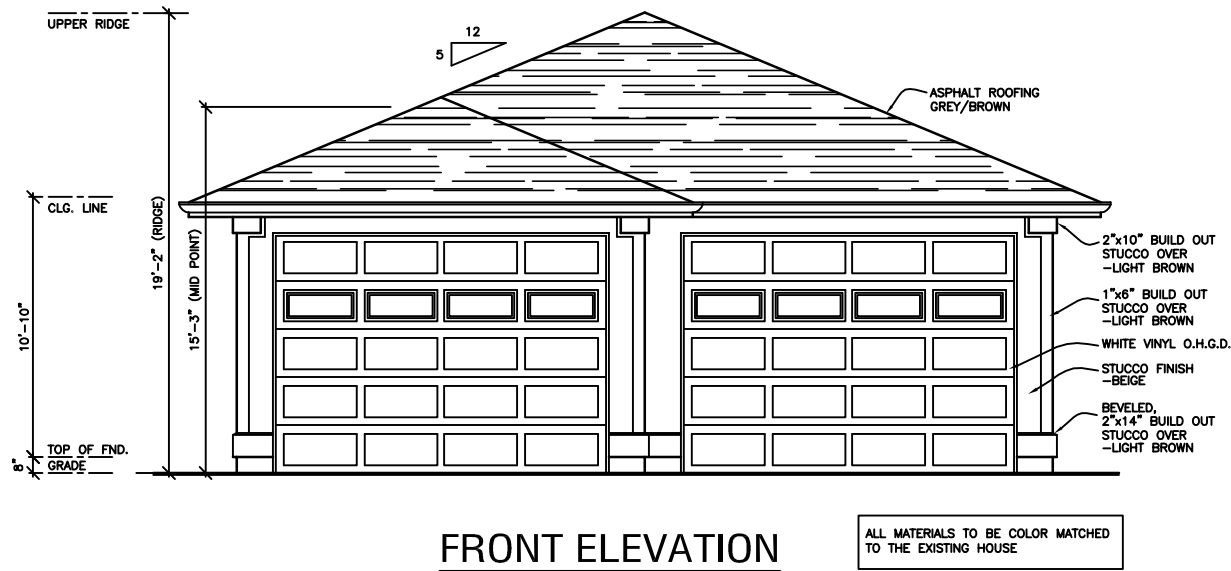
## Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC  
PHONE: (250) 763-3115 FAX: (250) 763-0321

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\*VARIANCE IS REQUIRED TO REDUCE THE FRONT YARD SETBACK FOR THE PROPOSED GARAGE FROM 12m TO 9m

THIS PLAN SHOWS REGISTERED CHARGES ON TITLE THAT ARE DEFINED BY SURVEY PLAN OR DESCRIPTION.



SCALE: 1/8" = 1'-0" (11X17 PAPER)

Attention: City of Kelowna Planning Dept:

May 25, 2020

I would like to share some of our reasons as why we want to build this garage. We are concerned that when Clifton road opens up to McKinley landing area ,there will be an influx of traffic and crime. We have encountered a house break in and our vehicles have been broken into numerous times with items stolen. This is the reason why we want to contain our vehicles and personal property inside a garage under lock and key. We had several tarp - like garages erected which have deteriorated and have been dismantled, therefore, ecstastically a garage matching the design of our existing house will manicure the yard. The detached garage will have no negative visual impact on our neighbourhood. The area we would like to build the proposed detached garage is surrounded by trees and is completely landscaped with shrubs and plants. Currently the front yard set back is 12 m, we are requesting a 3 meter variance to reduce the front yard set back to 9m. In addition, there is also a 6 m easement to Bennet road. This makes the proposed detached garage to be built a total of 15 m from Bennet road. (this is a total of 49 feet 2 inches ) .

Thank you,

Greg and Barb Pitura





# DVP20-0134

# 2106 Bennett Road

Development Variance Permit Application



# Proposal

- ▶ To vary the front yard setback for an accessory building from 12.0 m required to 9.0 m proposed to accommodate a detached accessory garage.

# Development Process

May 1, 2020

Development Application Submitted



Staff Review & Circulation



July 14, 2020

Public Notification Received



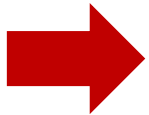
Sept 15, 2020

Final Reading  
Variances

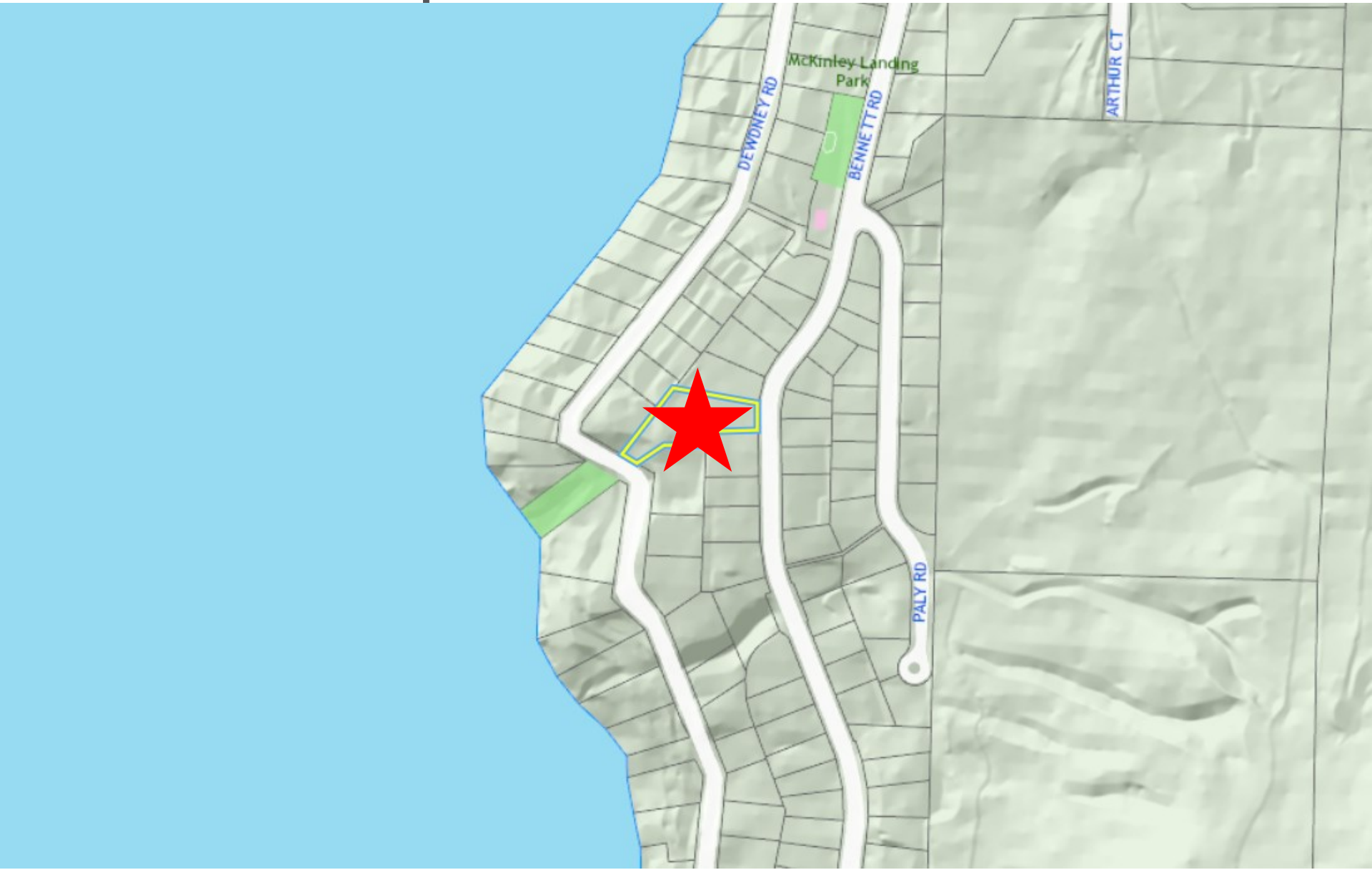


Council  
Approvals

Building Permit



# Context Map





# Subject Property Map

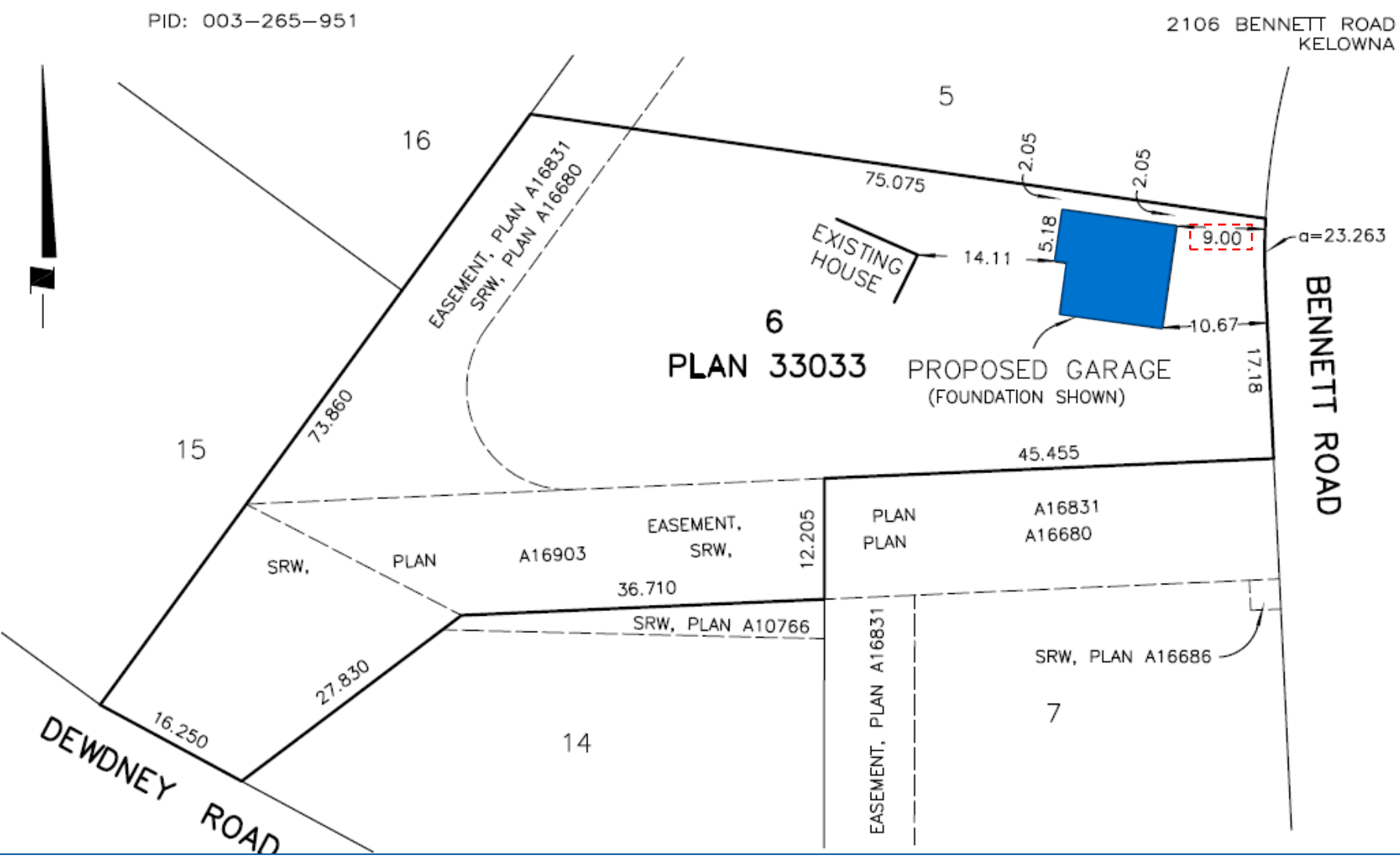




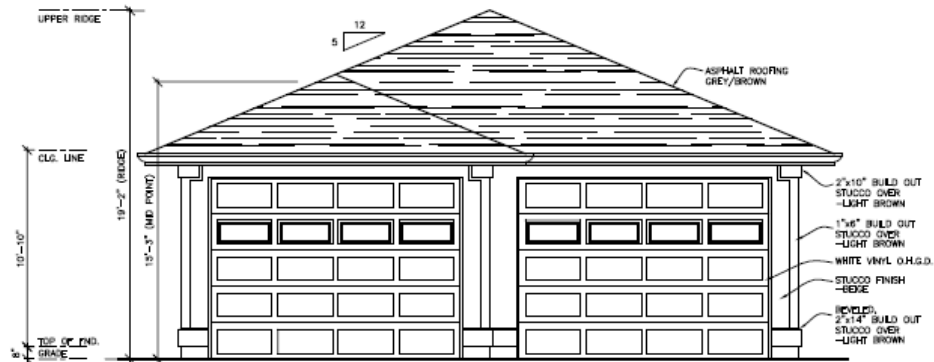
# Project/technical details

- ▶ Section 6.5.3(d): I2 – General Development Regulations
  - ▶ To vary the minimum front yard setback for an accessory building from 12.0 m required to 9.0 m proposed.

# Site Plan

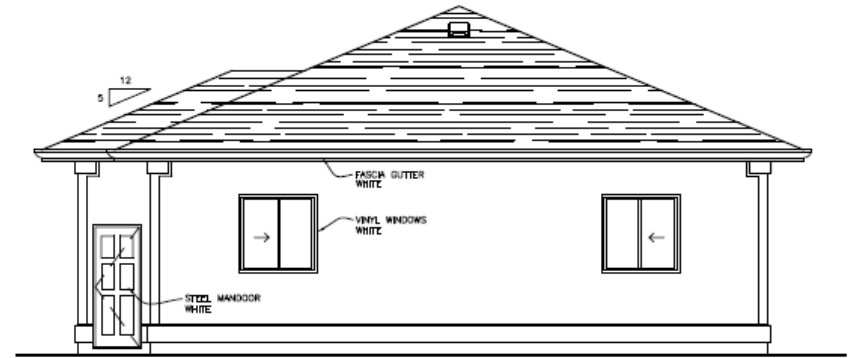


# Elevations

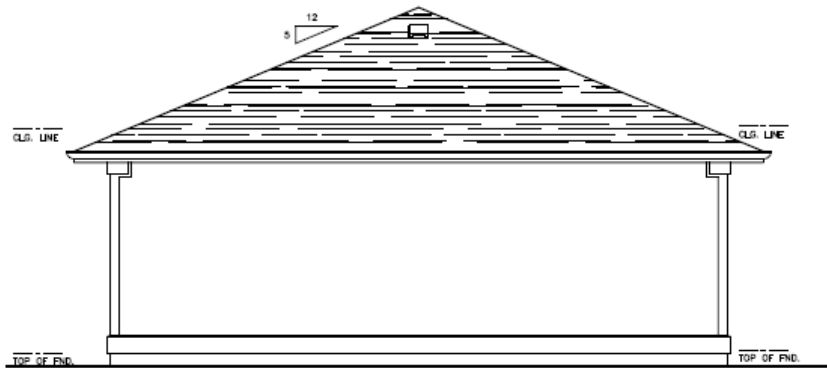


FRONT ELEVATION

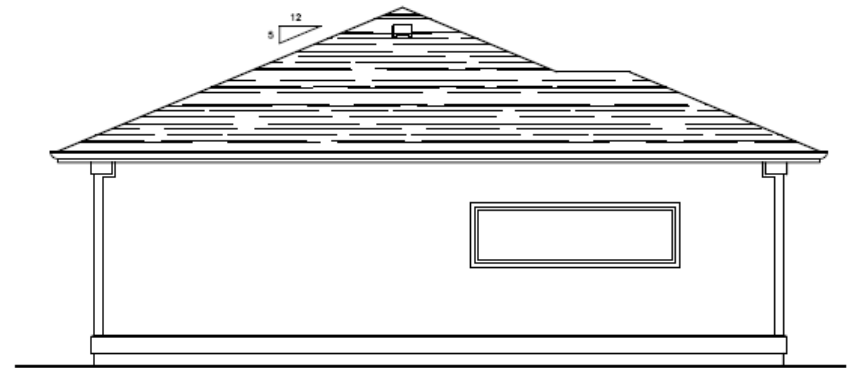
ALL MATERIALS TO BE COLOR MATCHED  
TO THE EXISTING HOUSE



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (11X17 PAPER)

# Street View Image





# Street View Image





# Staff Recommendation

- ▶ Staff are recommending **support** for the proposed variance:
  - ▶ Front Yard Accessory Building Setback
    - ▶ Structure location well below road grade
    - ▶ Accessory building will be screened by mature vegetation
    - ▶ Site constrained by Titled Agreements
    - ▶ Limited impact to neighbours



## *Conclusion of Staff Remarks*

# Site Plan

