



# DVP21-0031

# 4303 Ladd Court

Development Variance Application



# Proposal

- ▶ To consider a Development Variance Permit to vary the minimum front yard setback from 6.0m required to 3.0m proposed, to vary the minimum rear yard setback from 7.5m required to 6.0m proposed and to vary the minimum side yard setback from 2.3m required to 1.5m proposed to facilitate the development of a single-family home.

# Development Process

Feb 13<sup>th</sup>, 2021

Development Application Submitted



Staff Review & Circulation



Mar 5<sup>th</sup>, 2021

Public Notification Received



Apr 20<sup>th</sup>, 2021

Development Variance Permit

} Council  
Approval



Building Permit

# Context Map



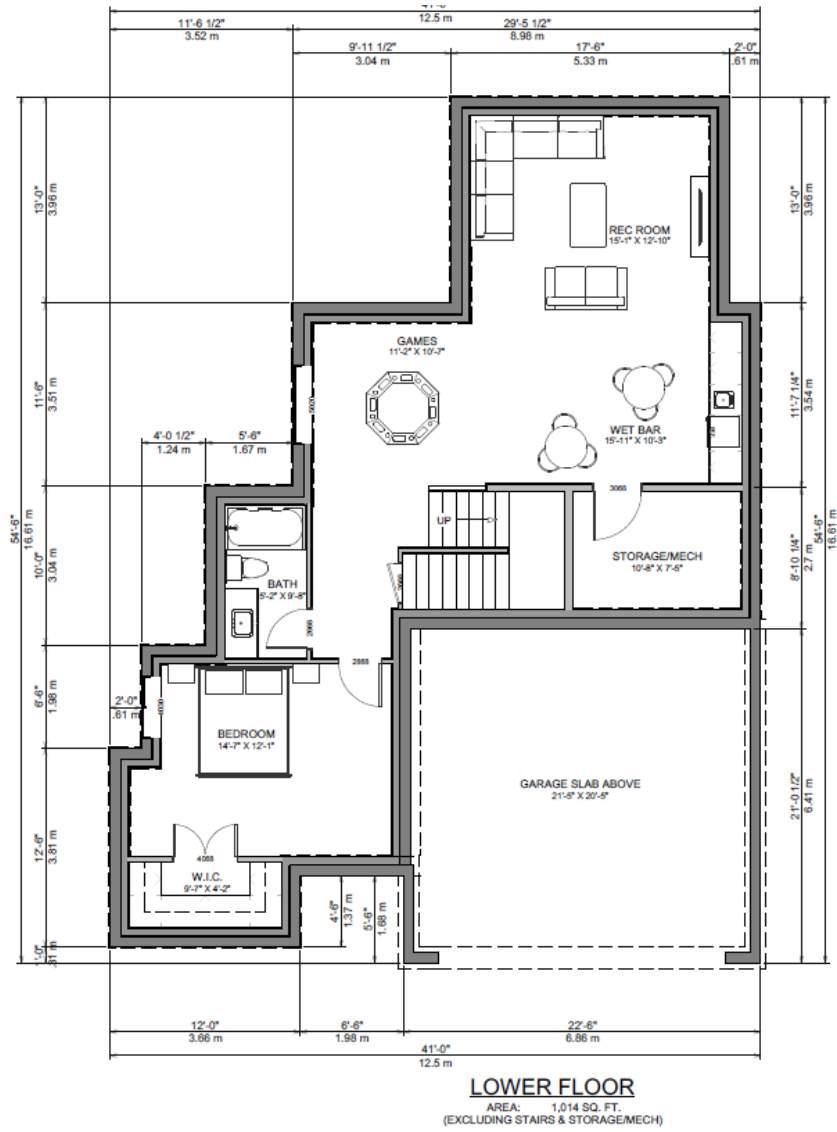
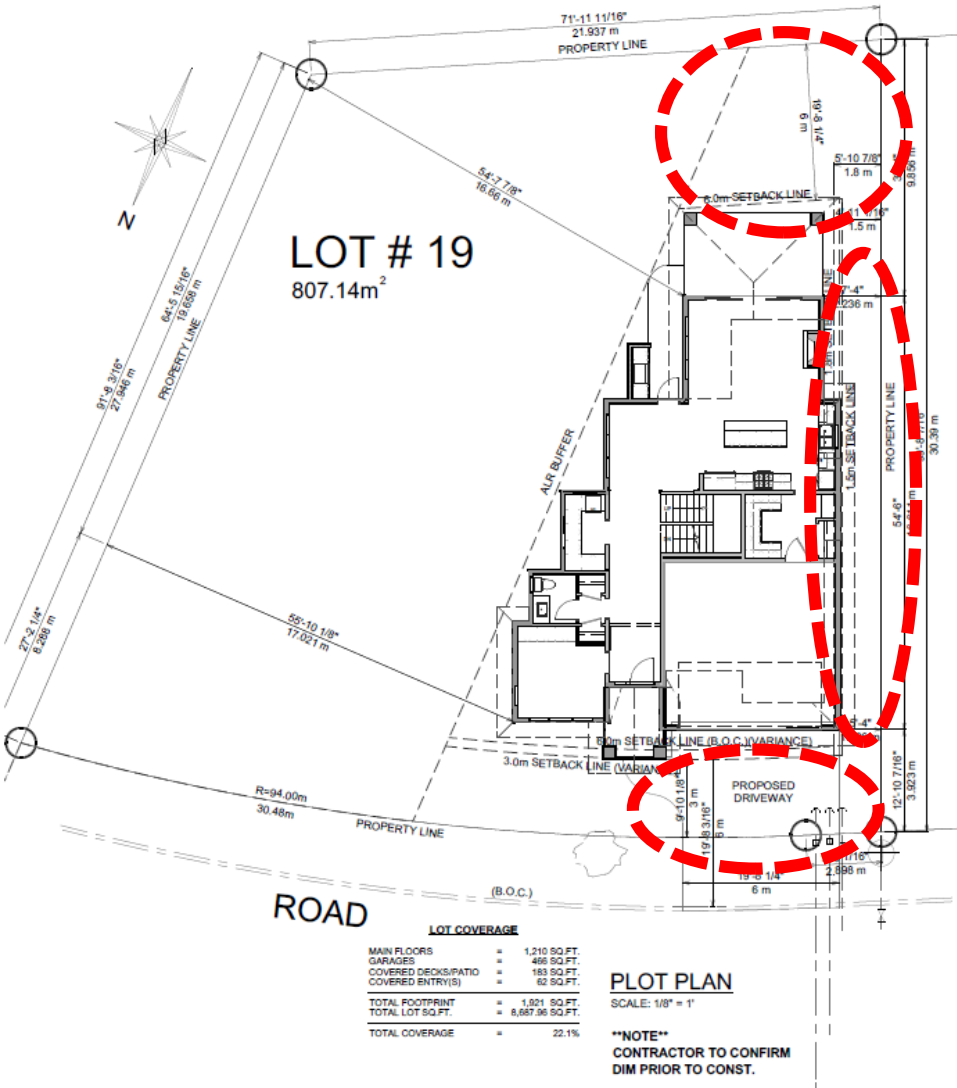
# Site Map



# Project/technical details

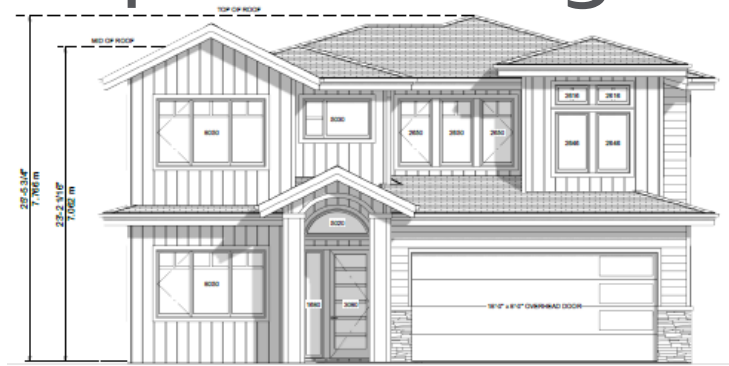
- ▶ The applicant is seeking three variances to develop a single-family home:
  - ▶ A variance to the front yard setback from 6.0m required to 3.0m proposed;
  - ▶ A variance to the side yard setback from 2.3m required to 1.5m proposed;
  - ▶ And a variance to the rear yard setback from 7.5m required to 6.0m proposed.
- ▶ The three variances are for the construction of single-family home.

# Conceptual Site Plan

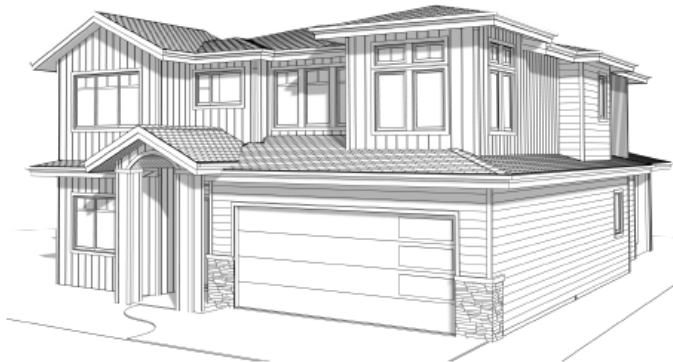




# Conceptual Design



FRONT ELEVATION



RIGHT ELEVATION

City of Kelowna

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
  - ▶ Unique triangular shape parcel due to the required Agricultural Buffer.
  - ▶ No/Minimal neighbourhood impacts are anticipated.



## *Conclusion of Staff Remarks*