



# DVP21-0145

# 1625 Garner Road

Development Variance Permit



# Proposal

- ▶ To vary the front yard setback for an accessory building from 6.0m required to 4.0m proposed to facilitate a proposed accessory building.

# Development Process

Jun. 9, 2021

Development Application Submitted

Jun. 10, 2021

Staff Review & Circulation

Aug 27, 2021

Public Notification Received

Sep. 21, 2021

Development Variance Permit

Council  
Approval

Building Permit



# Context Map



City of Kelowna



# Site Map

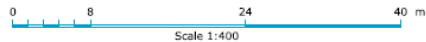


# Project/technical details

- ▶ The applicant is seeking a front yard variance from 6.0m to 4.0m to facilitate the construction of an accessory building
- ▶ The Variance is being requested due to the irregular size and shape of the lot
- ▶ The orientation of the driveway combined with a grade difference between Garner Road and the Proposed building will mitigate the impact of the variance

# Site Plan

## SITE PLAN OF LOT 1, SECTION 17, TOWNSHIP 26, ODYD, PLAN KAP53187 TO ACCOMPANY ZONING SETBACK VARIANCE APPLICATION



The intended plot size of this plan is 432mm in width by 280mm in height (B-size) when plotted at a scale of 1:400.

Address: 1625 Garner Road, Kelowna, BC  
PID: 018-947-433

### LEGEND

- Utility pole
- CB Catch basin
- UE Underground enclosure or pull box
- ③ Sanitary sewer manhole
- ④ Storm drain manhole
- Top/bottom of grade breaks
- Ground elevation

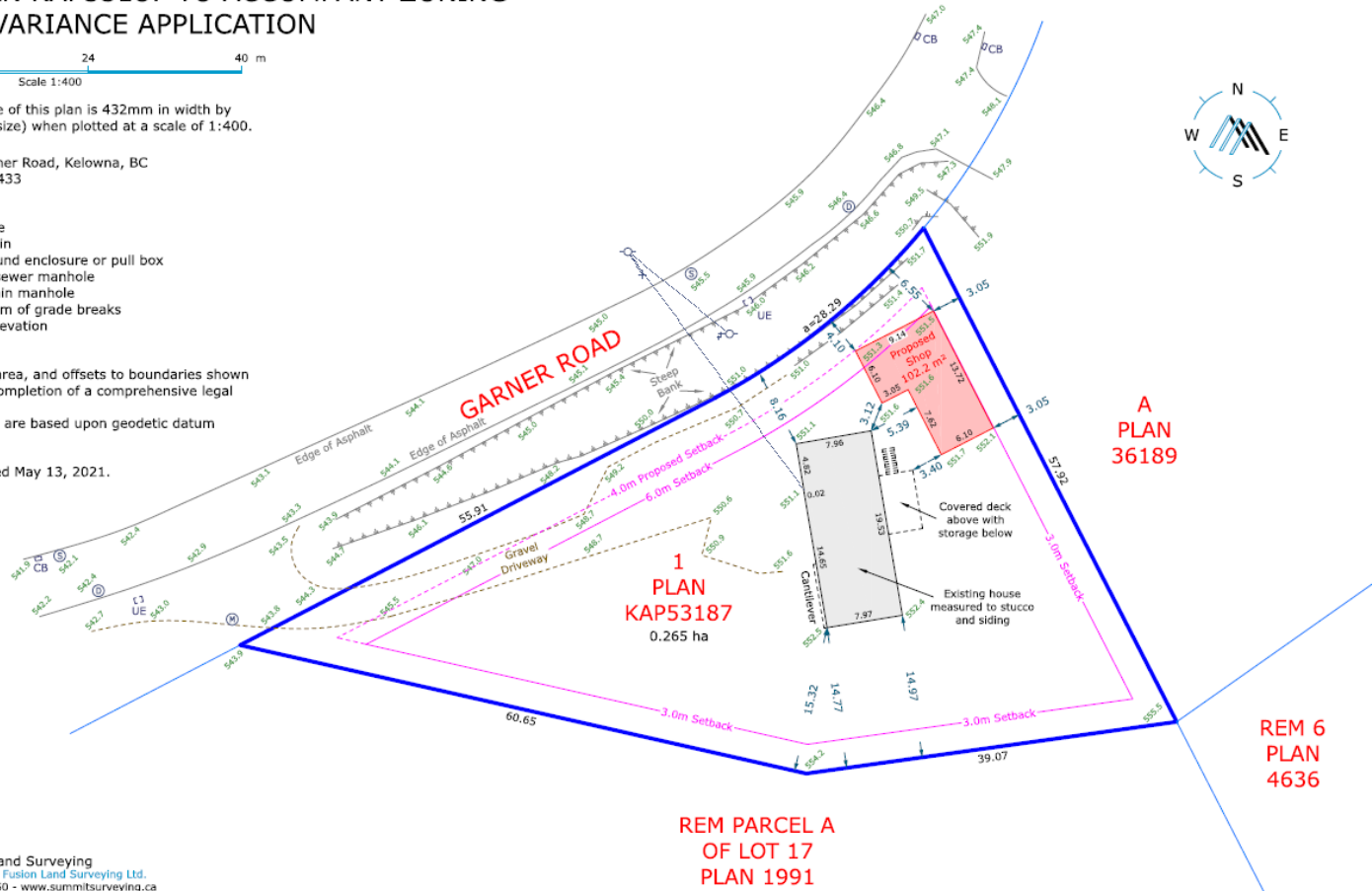
### NOTES

- Lot dimensions, area, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
- Elevations shown are based upon geodetic datum CGVD28.

Field survey completed May 13, 2021.

### SITE COVERAGE

Maximum: 30%  
Existing: 6.8%  
Proposed: 10.6%



Summit Land Surveying  
Operated by Fusion Land Surveying Ltd.  
236.457.4550 - www.summitsurveying.ca  
File: 21007-SP Date: May 14, 2021 FB: 5 & 6

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit Application.
  - ▶ Lot size and shape limits building envelope
  - ▶ Site elevation and configuration mitigates potential impacts of the proposed building





## *Conclusion of Staff Remarks*