



DVP21-0118

469 Tina Court

Development Variance Application



Proposal

- ▶ To consider a Development Variance Permit to vary the front yard setback from 6.0m required to 3.0m proposed to facilitate the construction of a single-family dwelling.

Development Process



May 21st, 2021

Development Application Submitted



Staff Review & Circulation



Sept 13th, 2021

Public Notification Received



Oct 5th, 2021

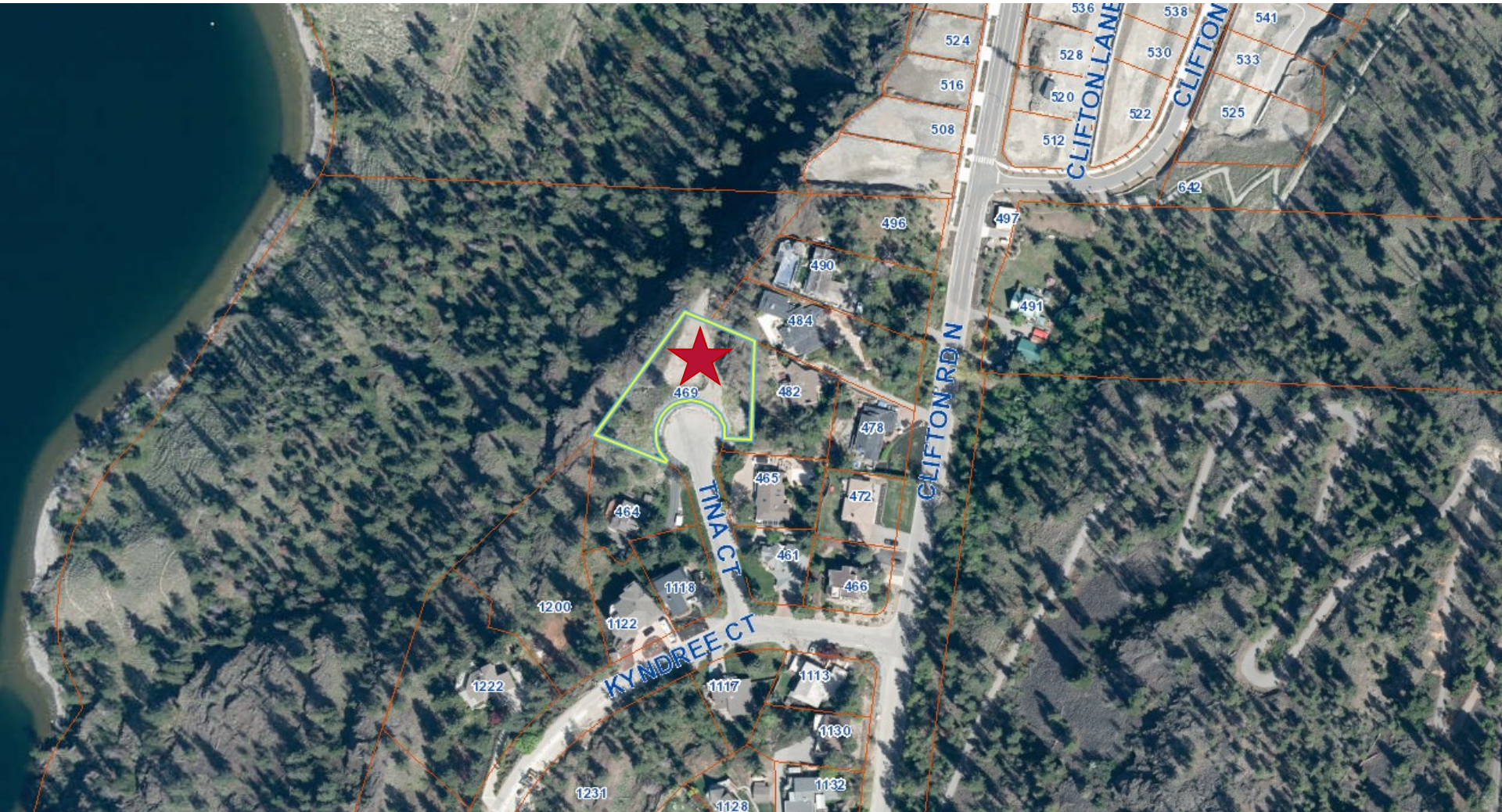
Development Variance Permit

Council
Approval



Building Permit

Context Map



City of Kelowna

Site Map

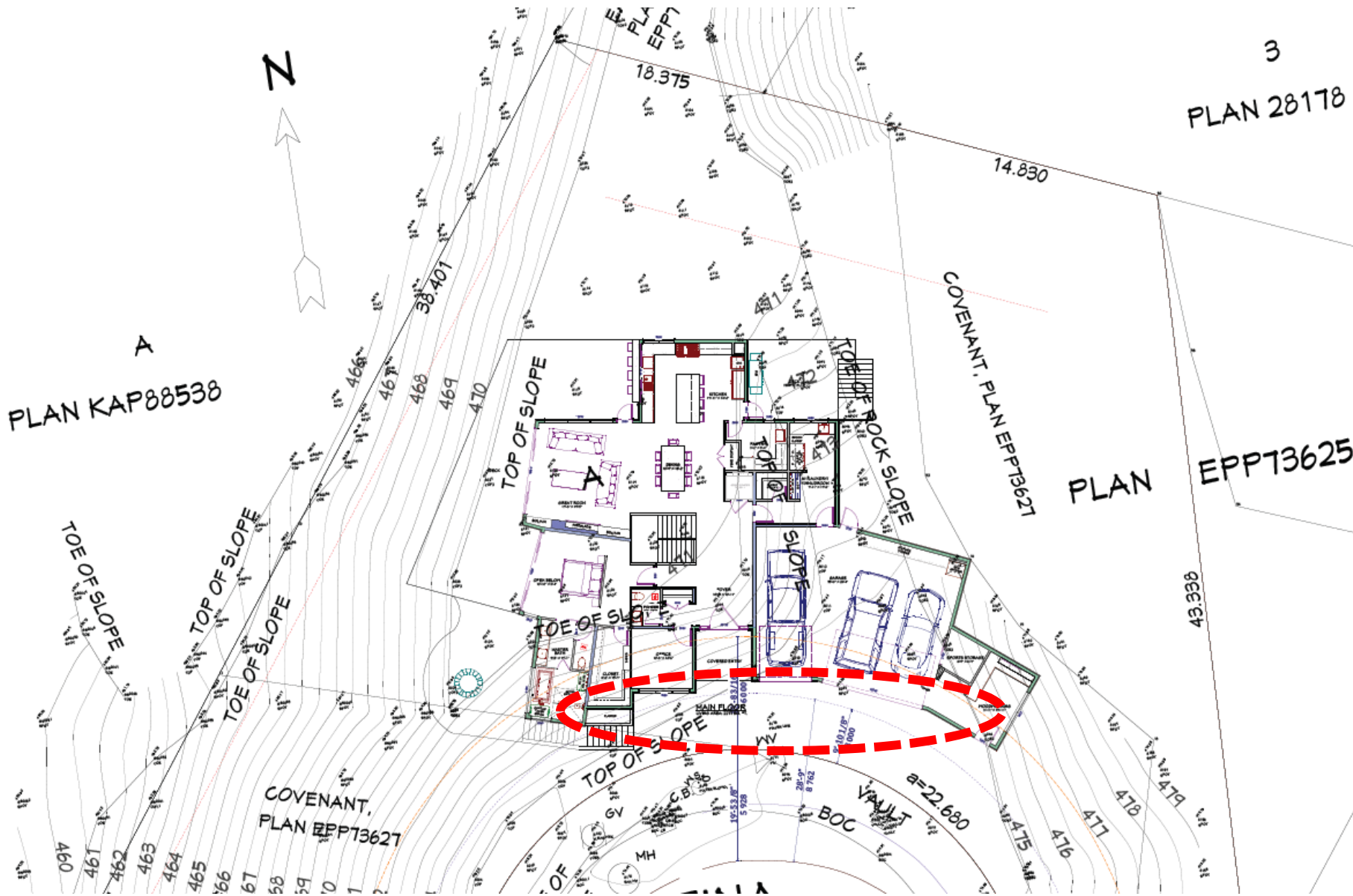


City of Kelowna

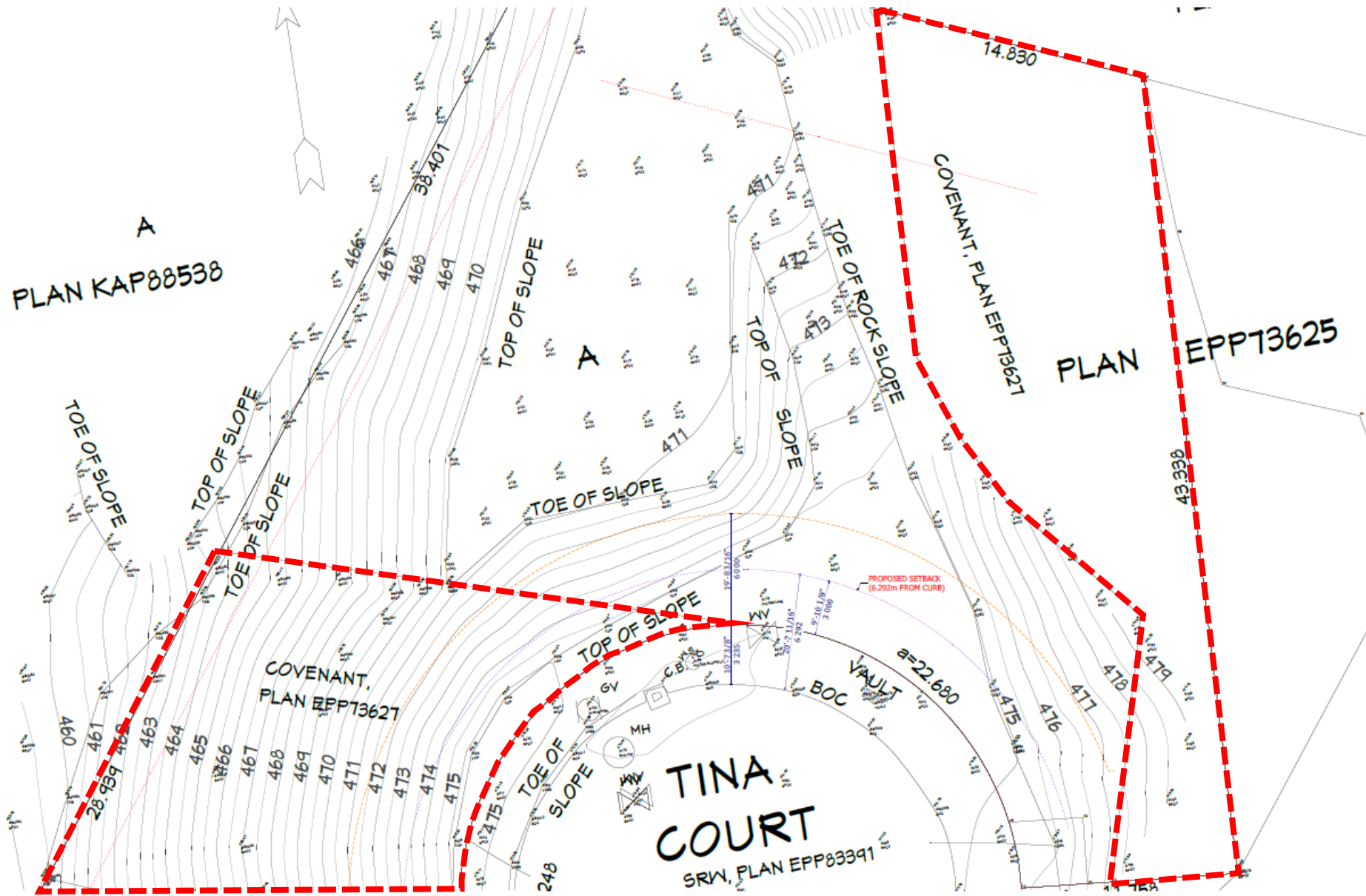
Project/technical details

- ▶ The applicant is seeking a variance to the front yard setback from 6.0m required to 3.0m proposed to facilitate the construction of a single-family dwelling.
- ▶ The property has an irregular shape due being at the end of a cul-de-sac.
- ▶ Large areas of the property are covered by a no-build covenant and no-disturb covenant, as well as an easement.

Conceptual Site Plan



Covenants



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application.
 - ▶ Irregular lot size due to cul-de-sac
 - ▶ Several covenants on Title limited the buildable area.
 - ▶ No/Minimal neighbourhood impacts are anticipated.



Conclusion of Staff Remarks