



# DVP21-0222

# 1960 Northern Flicker Ct

Development Variance Permit Application



# Proposal

- ▶ To vary the minimum setback from the CD zone boundary for the subject property.

# Development Process



Sept 28, 2021

Development Application Submitted



Staff Review & Circulation



Oct 25, 2021

Public Notification Received



Jan 18, 2022

Development Variance Permit



Subdivision Approval  
Building Permit

} Council  
Approval



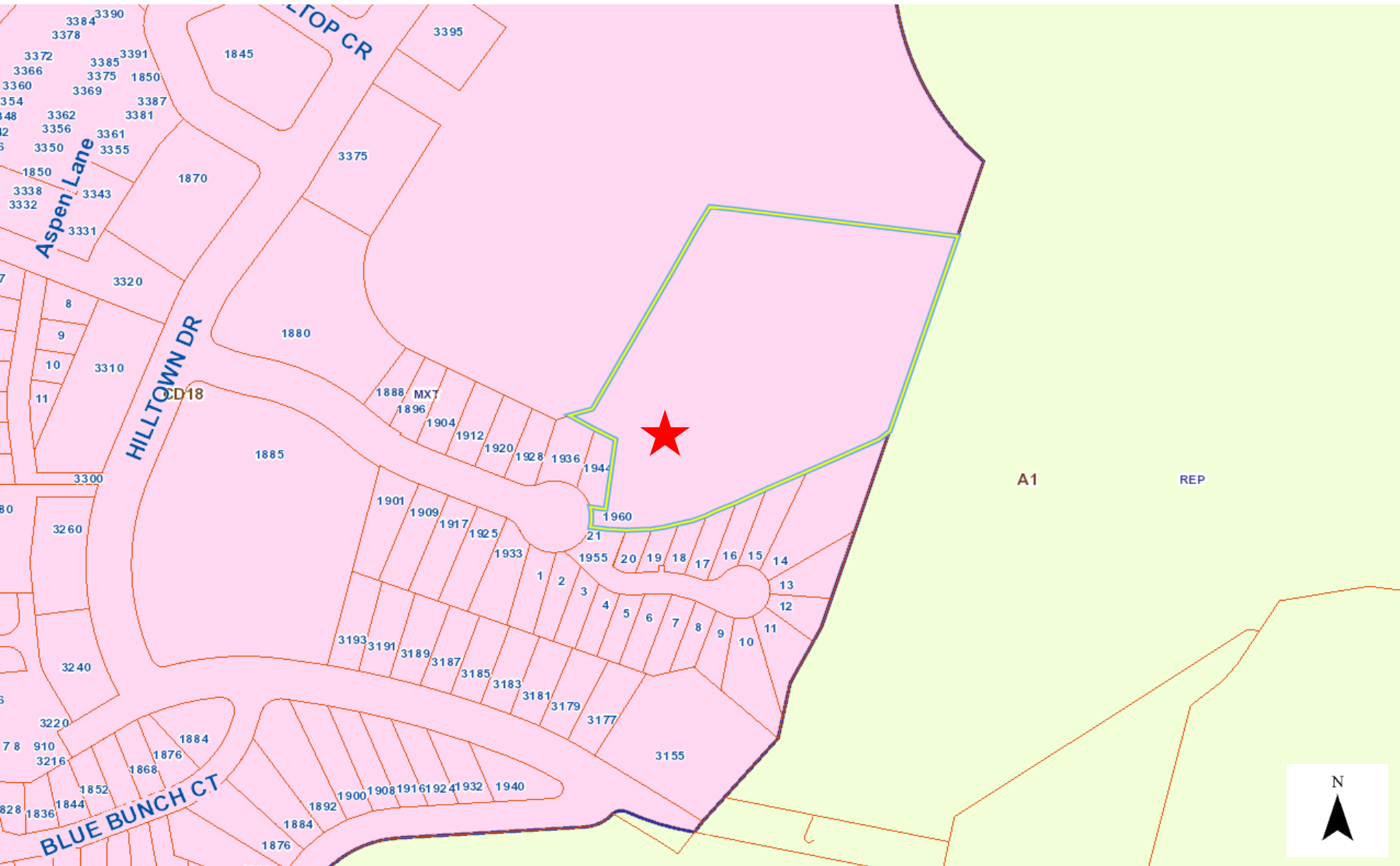
# Context Map



City of Kelowna



# Future Land Use / Zoning



City of Kelowna



# Subject Property Map



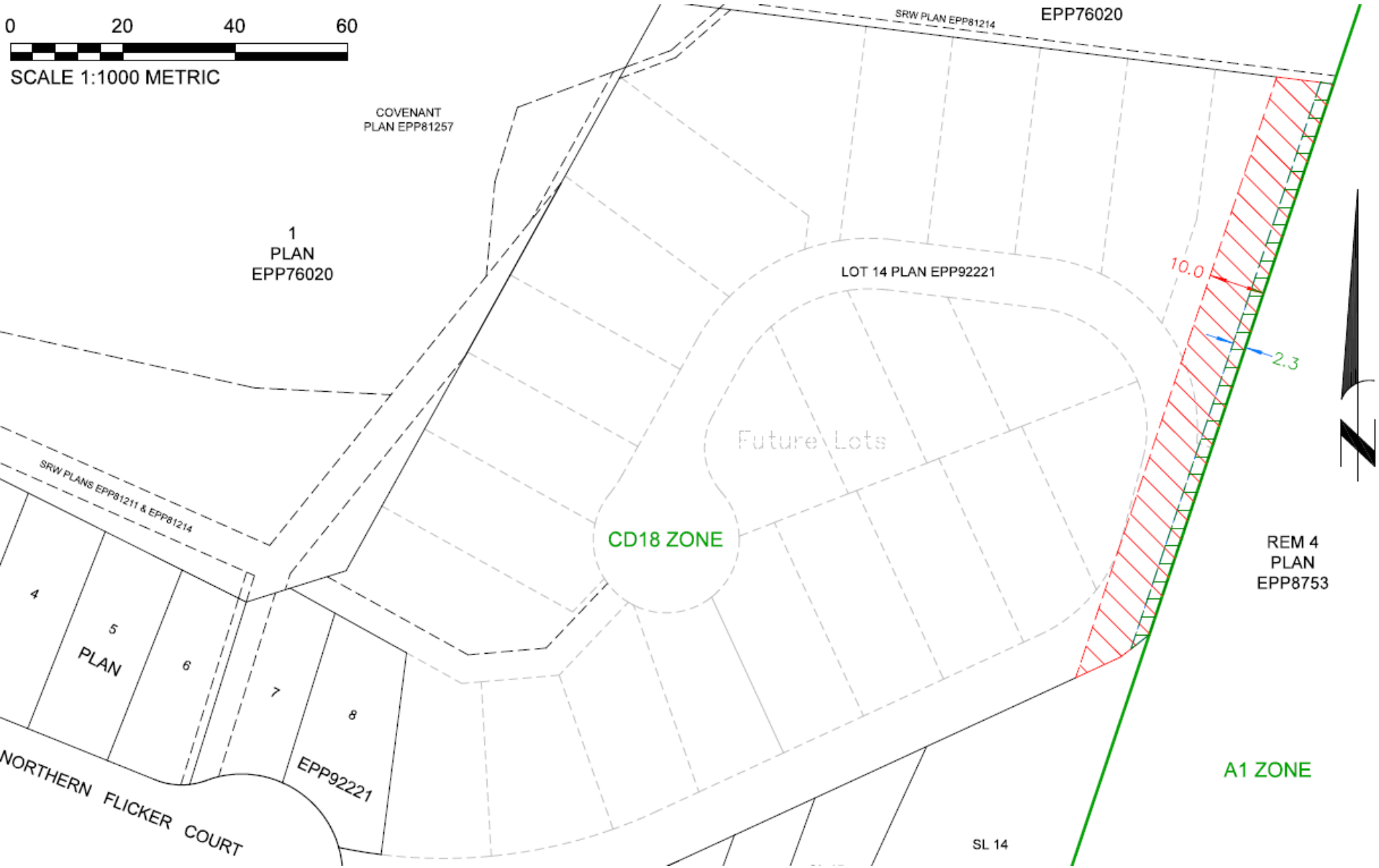
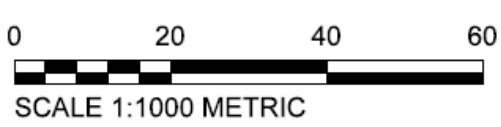
City of Kelowna

# Project details

- ▶ A 25-lot subdivision of the subject property is proposed.
- ▶ The applicant seeks to reduce the minimum setback from the Comprehensive Development zone boundary from 10 m to 2.3 m
- ▶ The reduced setback will facilitate a building envelope on one of the proposed lots



# Site Plan





# Development Planning

- ▶ Proposed 2.3 m setback is consistent with the setback requirement of the RR3 – Rural Residential 3 zone.
- ▶ The adjacent property is not within the ALR and is vacant hillside which is not used for agricultural purposes.

# Staff Recommendation

- ▶ Staff recommend **support** for the development variance permit to reduce the setback to the CD zone boundary
  - ▶ Consistent with the standard for small residential lots within rural areas
  - ▶ Unlikely to impact the use of the adjacent lot



## *Conclusion of Staff Remarks*