



DVP 21-0222

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

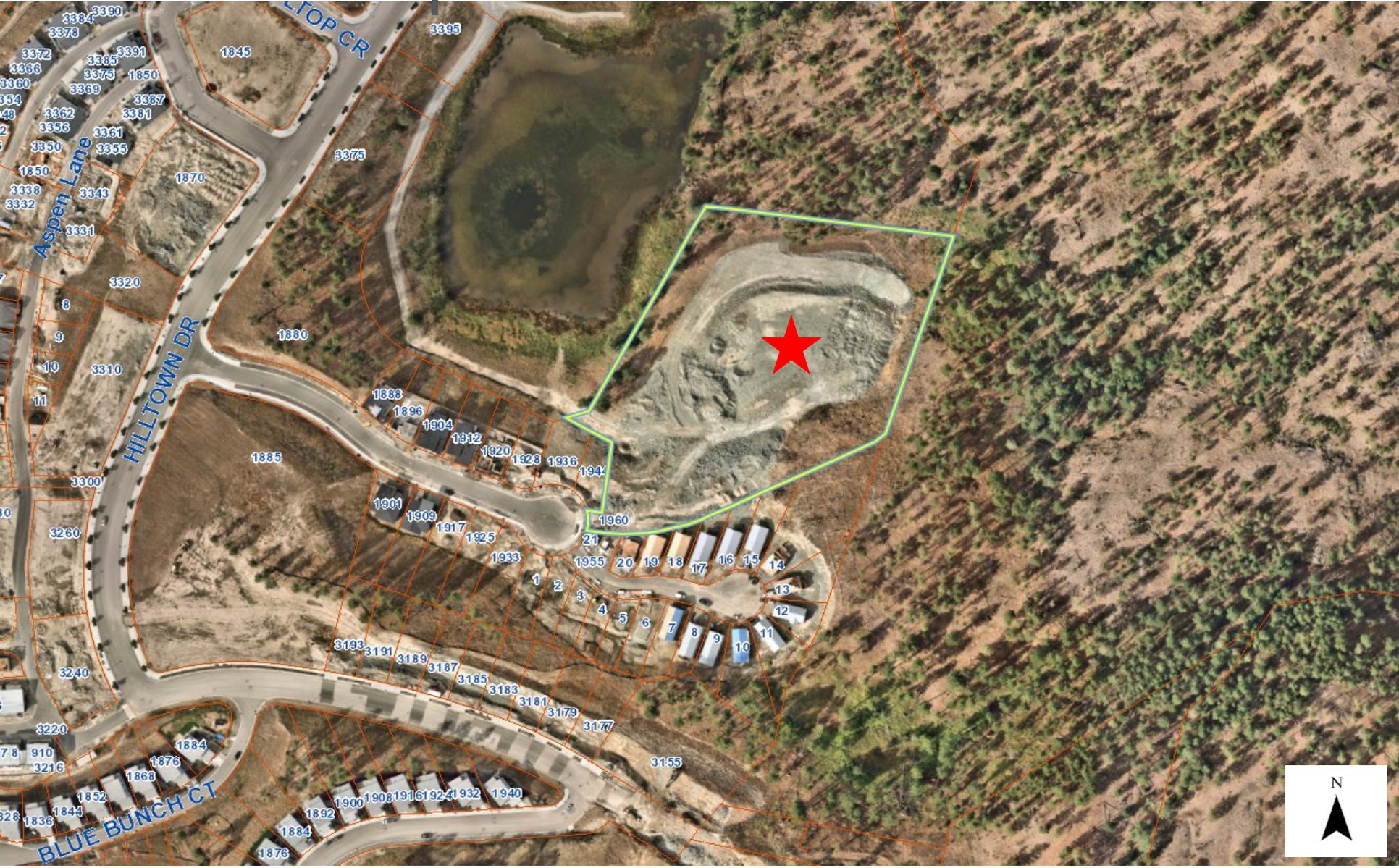
Development Variance Permit



Subdivision Approval
Building Permit

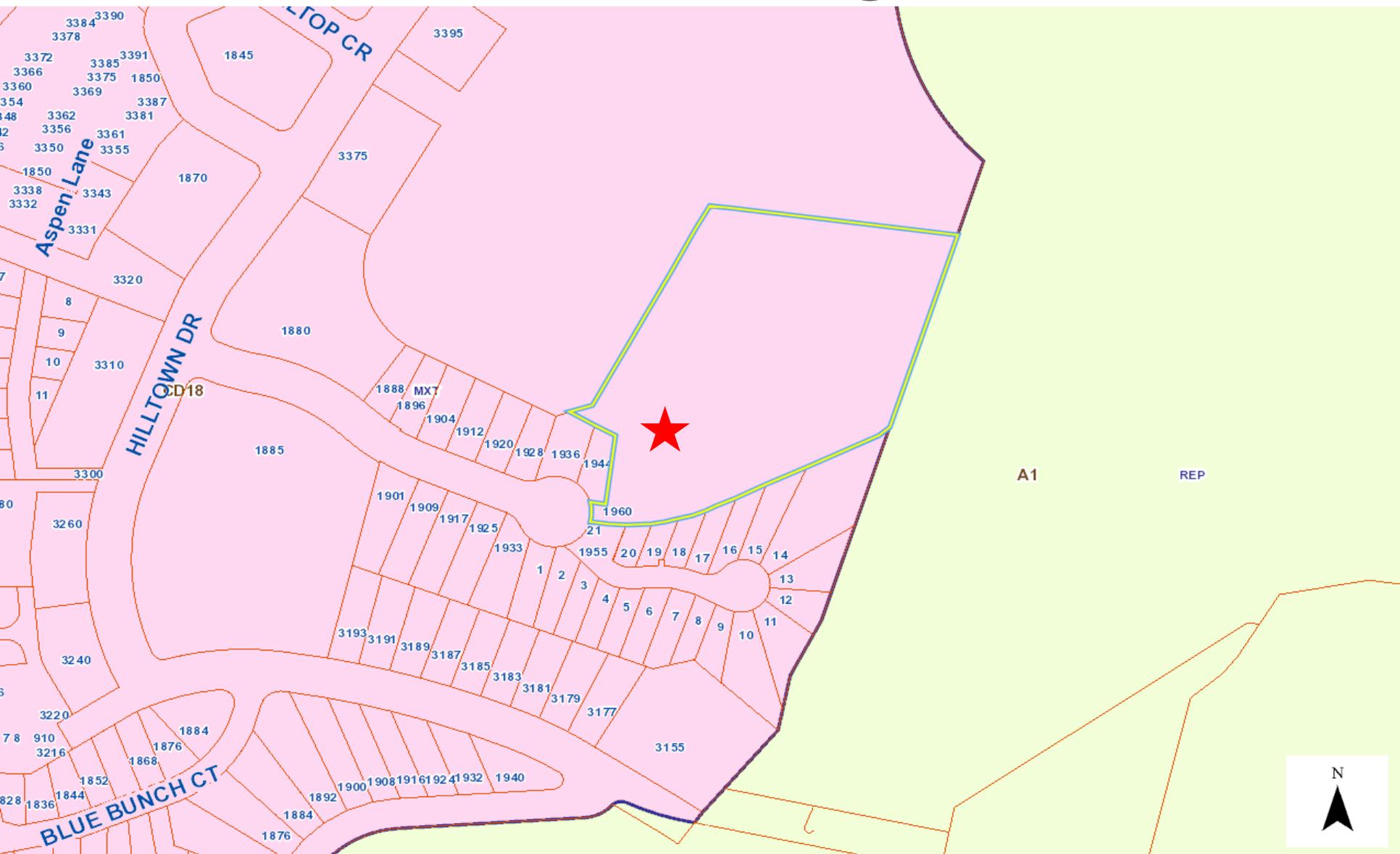
} Council Approval

Context Map



City of Kelowna

Future Land Use / Zoning



City of Kelowna

Subject Property Map

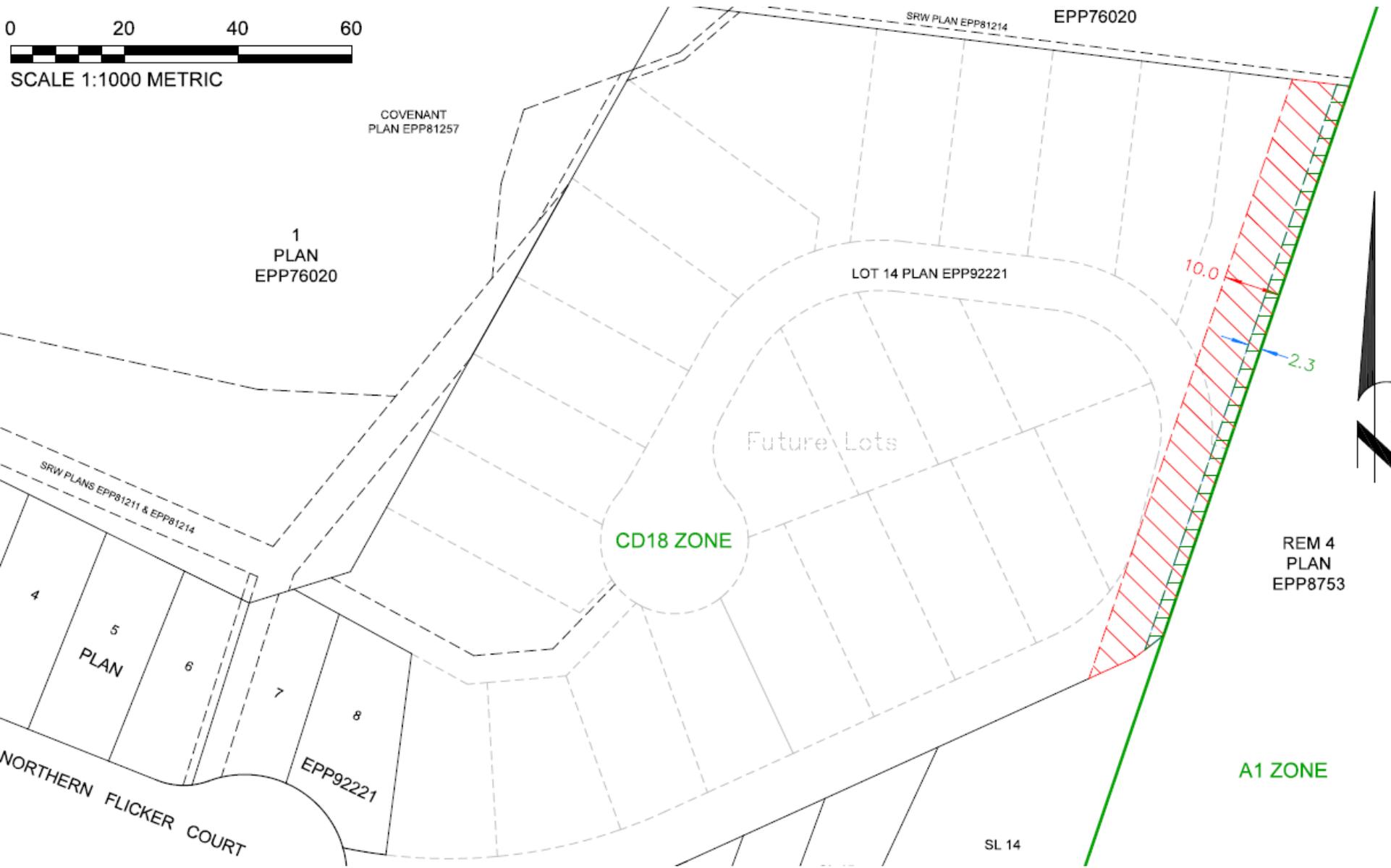


City of Kelowna

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



COVENANT
PLAN EPP81257

1
PLAN
EPP76020

SRW PLAN EPP81214
EPP76020

LOT 14 PLAN EPP92221

Future Lots

CD18 ZONE

REM 4
PLAN
EPP8753

A1 ZONE

SRW PLANS EPP81211 & EPP81214

4
5
PLAN

6
7
8
EPP92221

NORTHERN FLICKER COURT

SL 14

10.0
2.3

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