



City of
Kelowna

Development Variance Permit

491 Sheila Cr

DVP25-0069

Purpose

- To issue a Development Variance Permit Application to vary the lot depth from 30.0 m required to 15.1 m proposed to facilitate a two-lot subdivision.

Development Process

Mar 21, 2025 Development Application Submitted



Staff Review & Circulation



Apr 4, 2025 Public Notification Received



Jun 17, 2025 Council Consideration

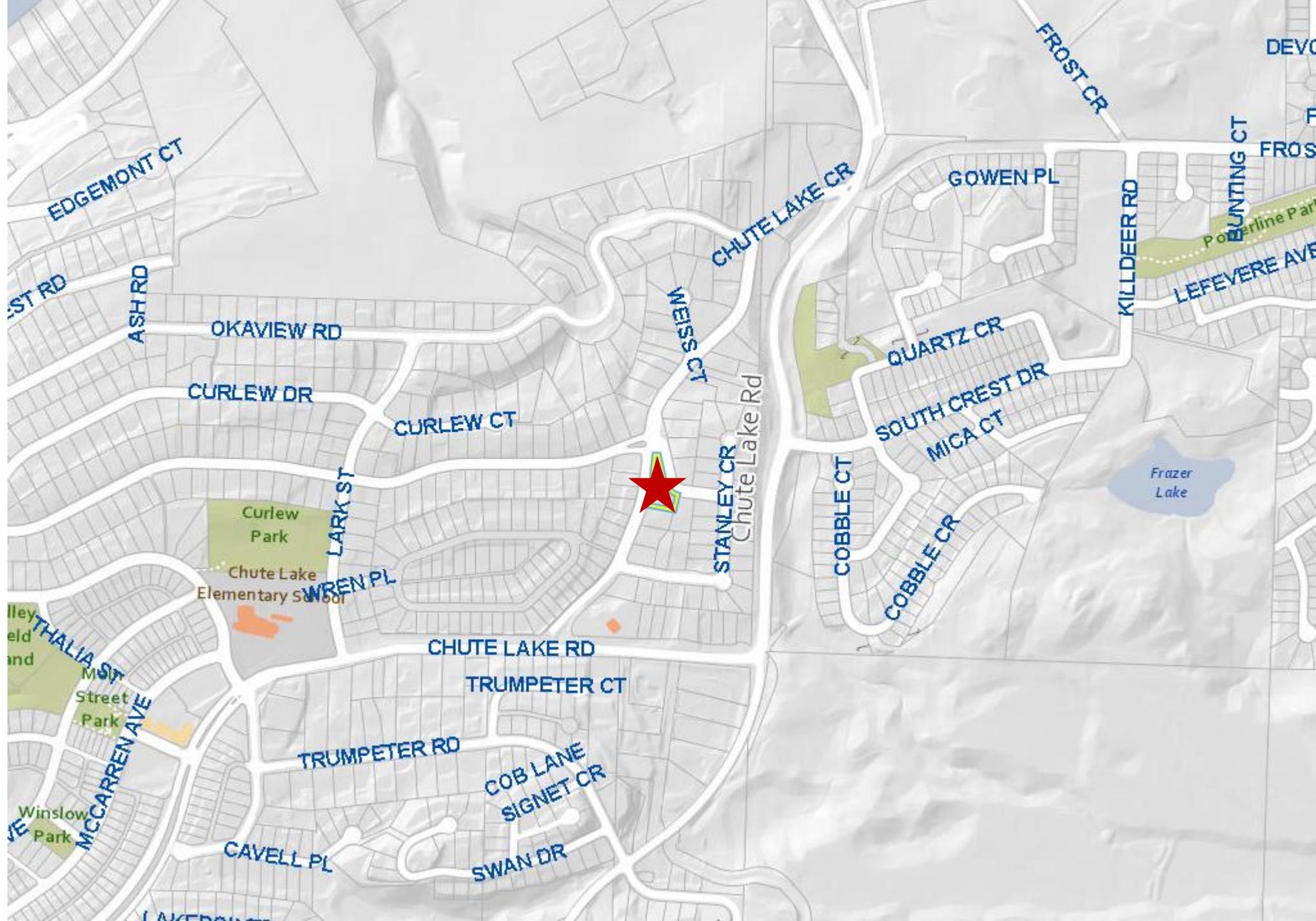


Subdivision Approval



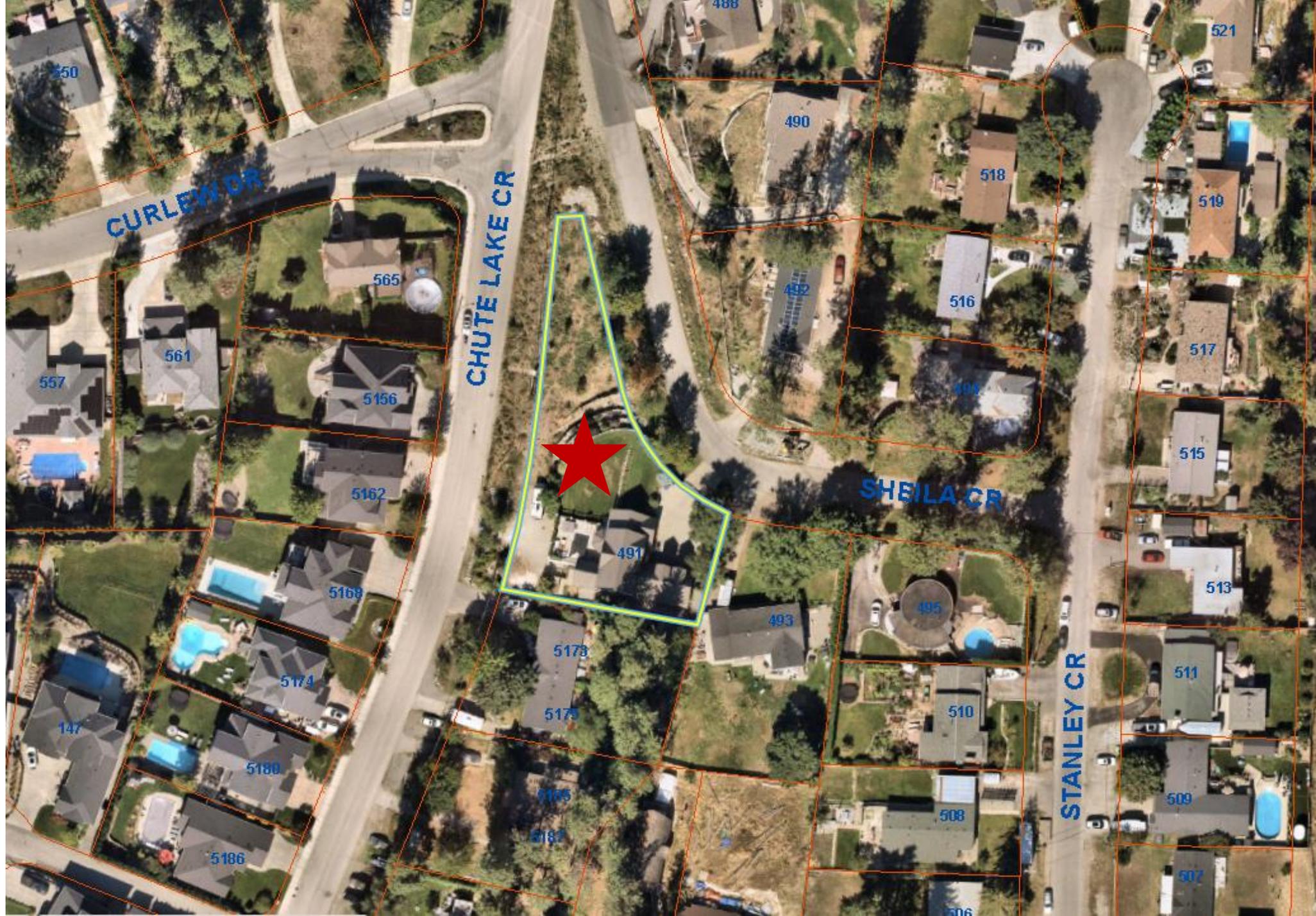
Building Permit

Context Map





Subject Property Map



Technical Details

The Development Variance Permit Application is to vary the proposed lot depth from 30.0 m required to 15.1 m proposed:

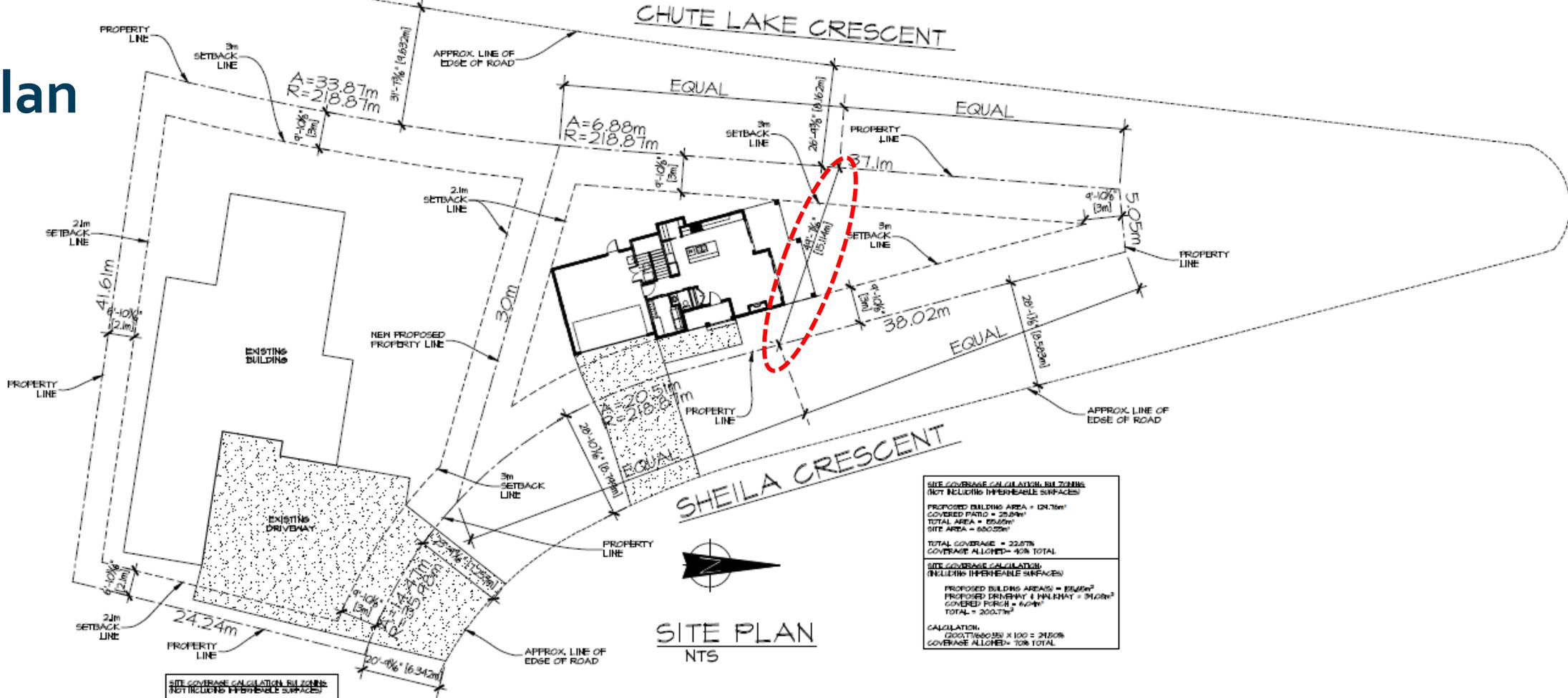
- This is to facilitate a two-lot subdivision
- The existing home remains on the remainder lot
- The proposed subdivision plan has indicated that a single detached dwelling can be built on the new lot

Variations

Section 14.11: Suburban Residential Zones – Subdivision Regulations.

- To vary the minimum lot depth from 30.0 m required to 15.1 m proposed.

Site Plan



SITE PLAN
NTS

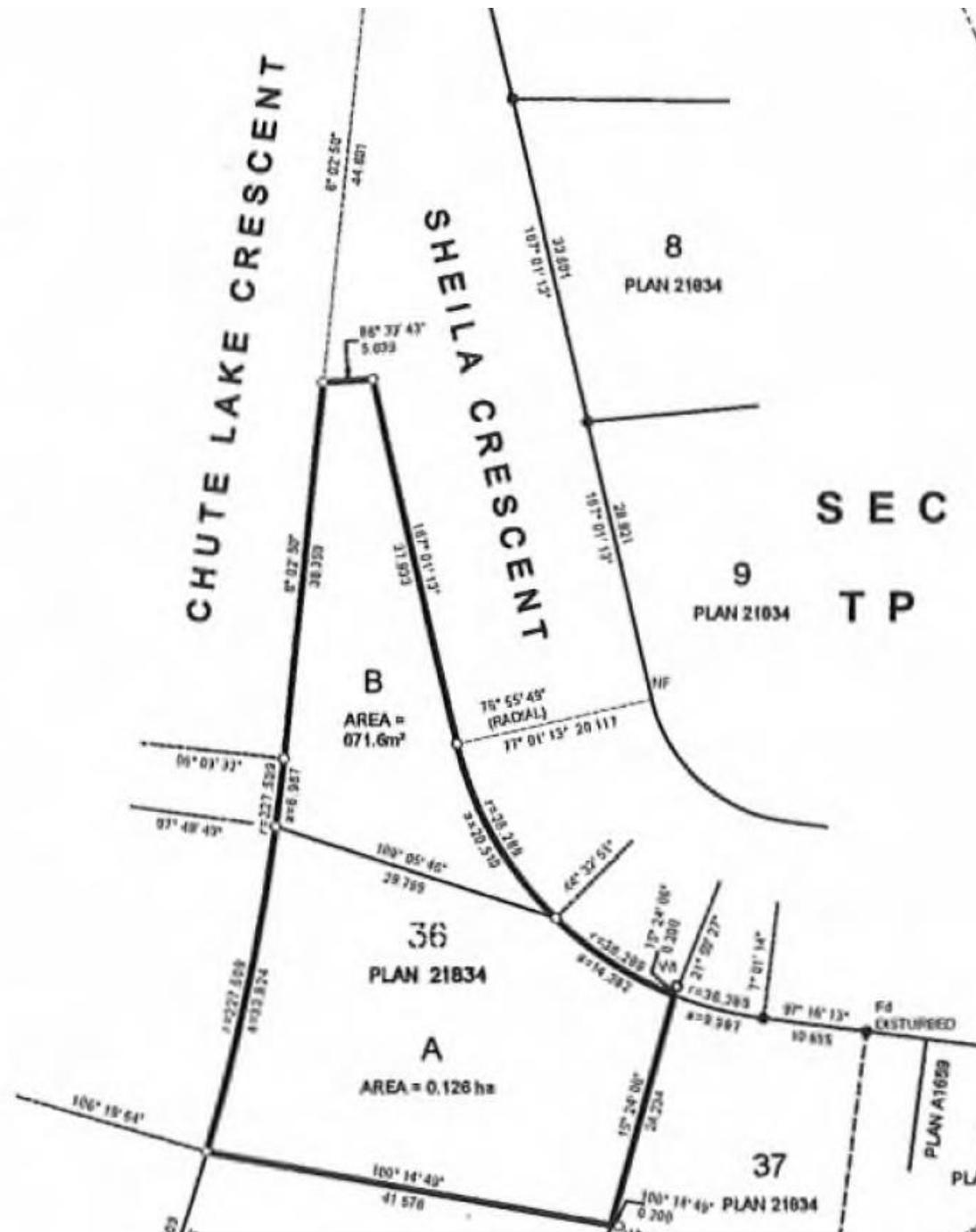
<p>SITE COVERAGE CALCULATION (BY ZONING) (NOT INCLUDING IMPERMEABLE SURFACES)</p> <p>EXISTING BUILDING AREA = 314.08m² PROPOSED SITE AREA = 1266.55m²</p> <p>TOTAL COVERAGE = 24.76% COVERAGE ALLOWED = 40% TOTAL</p> <p>SITE COVERAGE CALCULATION (INCLUDING IMPERMEABLE SURFACES)</p> <p>EXISTING BUILDING AREAS = 314.08m² EXISTING DRIVEWAY = 216m² TOTAL = 530.08m²</p> <p>CALCULATION (530.08/1266.55) X 100 = 42.24% COVERAGE ALLOWED = 10% TOTAL</p>

<p>SITE COVERAGE CALCULATION (BY ZONING) (NOT INCLUDING IMPERMEABLE SURFACES)</p> <p>PROPOSED BUILDING AREA = 124.76m² COVERED PATIO = 25.84m² TOTAL AREA = 150.60m² SITE AREA = 600.00m²</p> <p>TOTAL COVERAGE = 25.10% COVERAGE ALLOWED = 40% TOTAL</p> <p>SITE COVERAGE CALCULATION (INCLUDING IMPERMEABLE SURFACES)</p> <p>PROPOSED BUILDING AREAS = 150.60m² PROPOSED DRIVEWAY & PATIO = 31.60m² COVERED PORCH = 6.00m² TOTAL = 188.20m²</p> <p>CALCULATION (188.20/600.00) X 100 = 31.37% COVERAGE ALLOWED = 10% TOTAL</p>
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SITE PLAN
OPTION 'C'



Subdivision Plan



Staff Recommendation

- Staff recommend support for the proposed development variance permit as:
 - The required 450 m² lot area is being met
 - The applicant has indicated all development regulations can be met for a new single detached dwelling
 - The addition of a new dwelling into an established neighbourhood is facilitated