

# Development Variance Permit VP-22-08

Regional Board Meeting  
May 4, 2023

1450 K.L.O. Road  
Kelowna, BC, V1W 3Z4  
[rdco.com](http://rdco.com)



# Purpose

- To consider the issuance of a Development Variance Permit to allow an increase in the maximum grade for a driveway for a panhandle lot; and
- To exempt the subject properties from the 10% frontage requirement of Section 512 of the Local Government Act.



Subject  
Properties





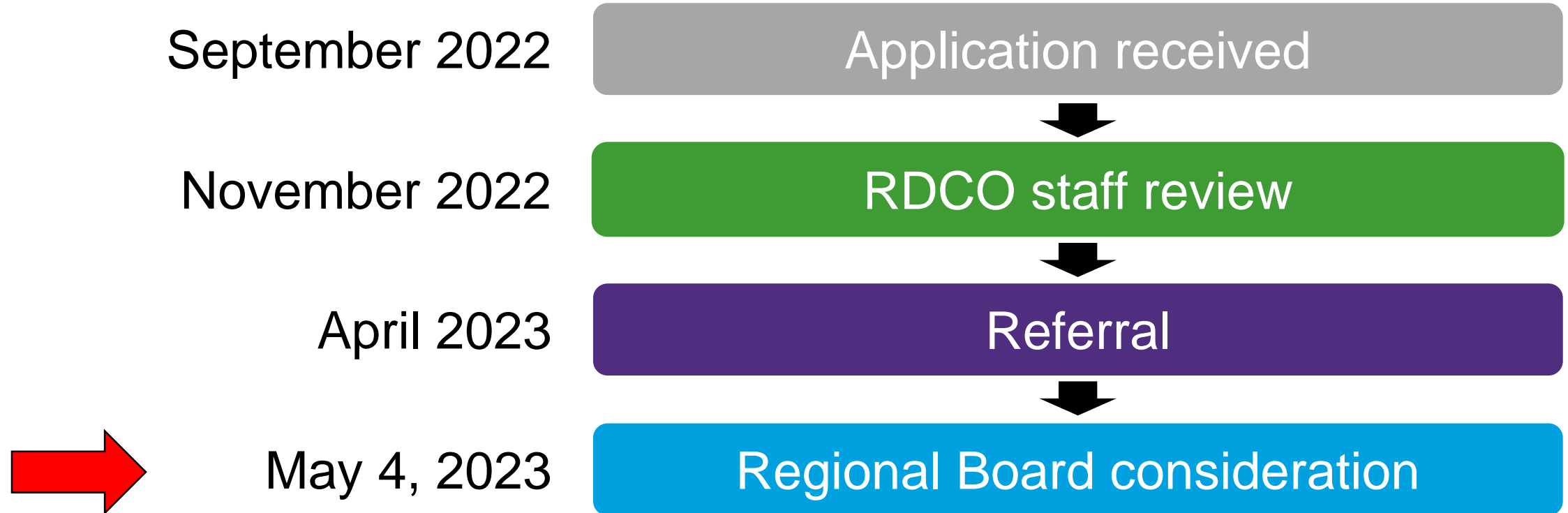
1711  
Huckleberry

1725  
Huckleberry

1733  
Huckleberry

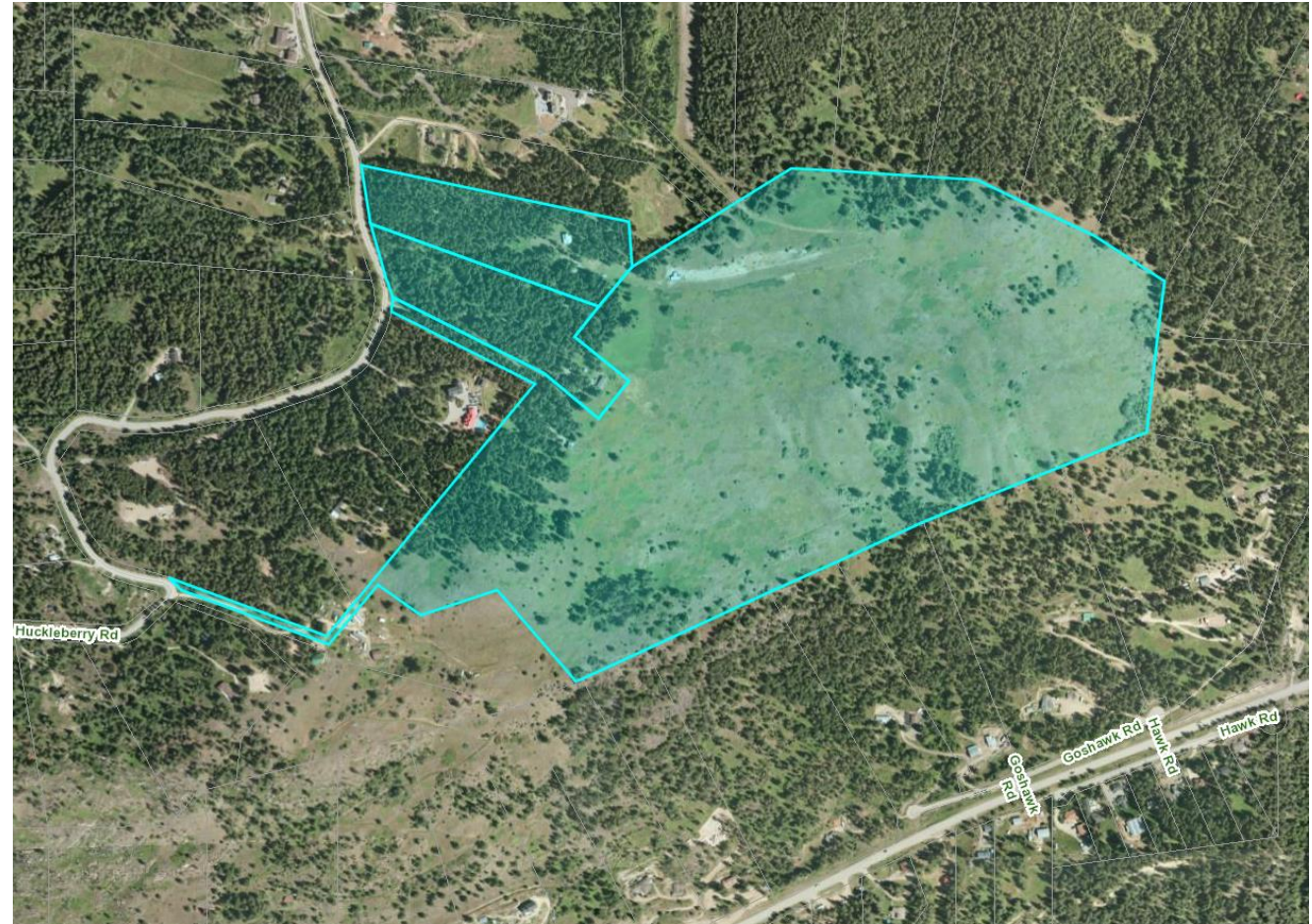


# Process Overview



# Background

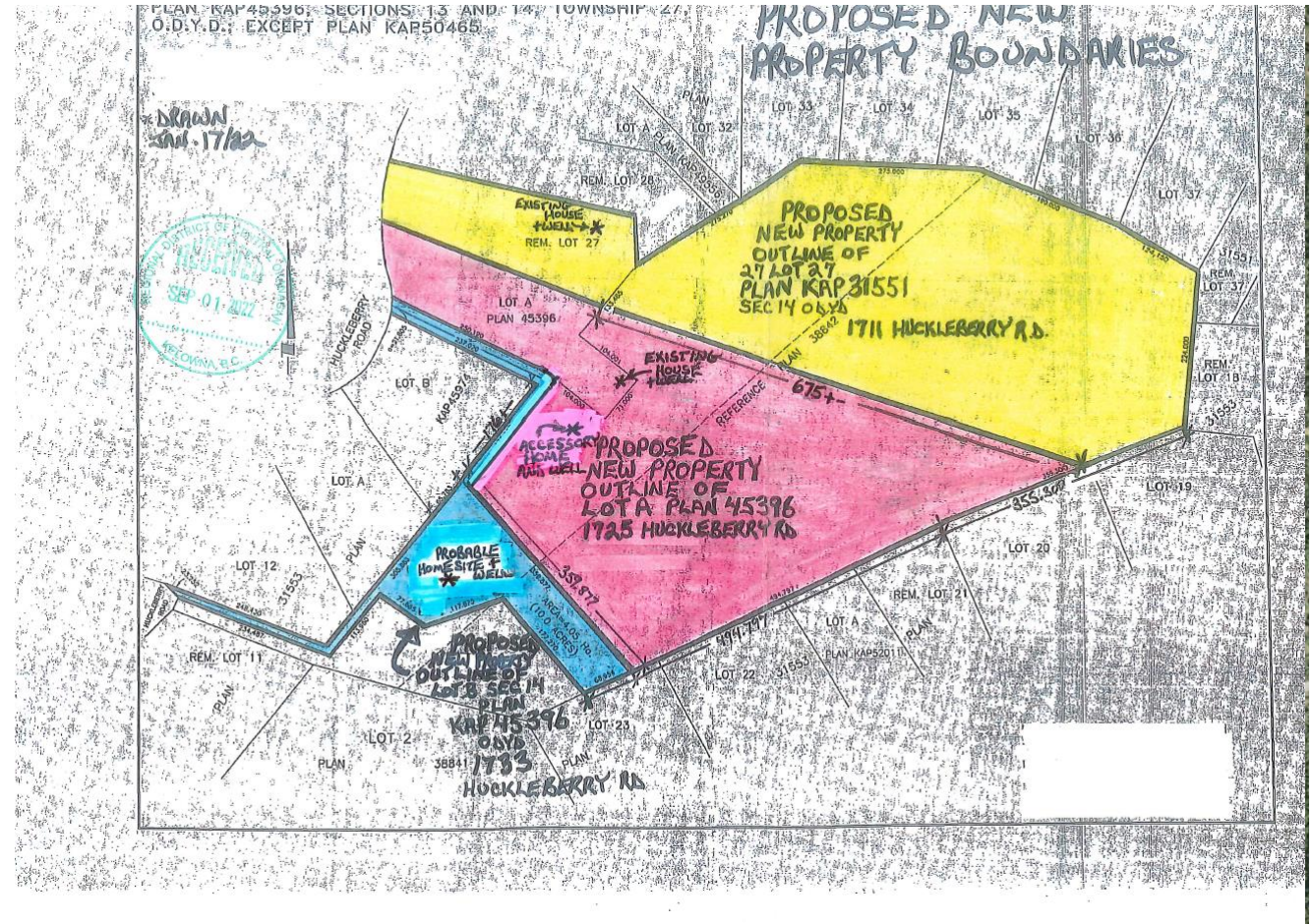
## Boundary Adjustment (Subdivision)





# Background

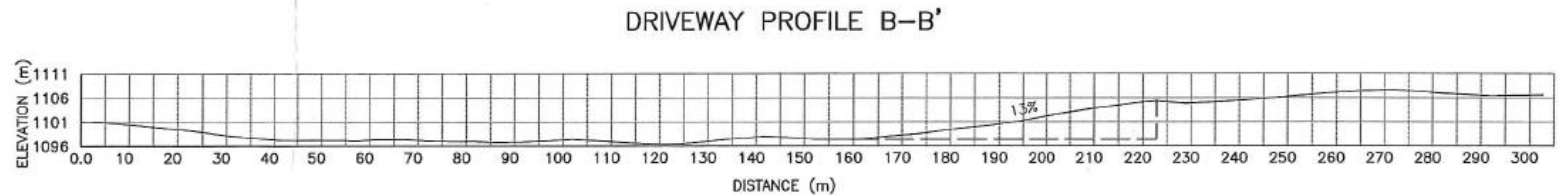
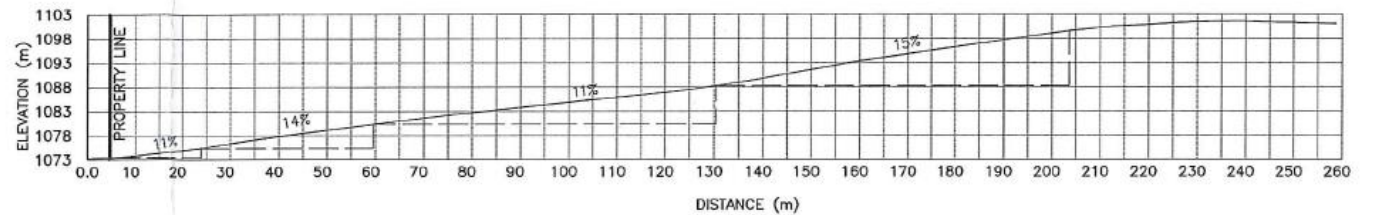
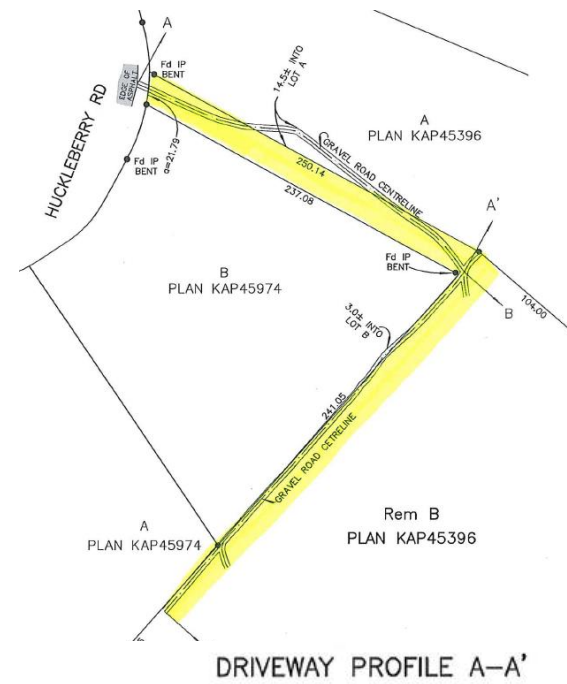
## Boundary Adjustment Subdivision



# Proposal

Increase the maximum grade of a driveway on a panhandle lot:

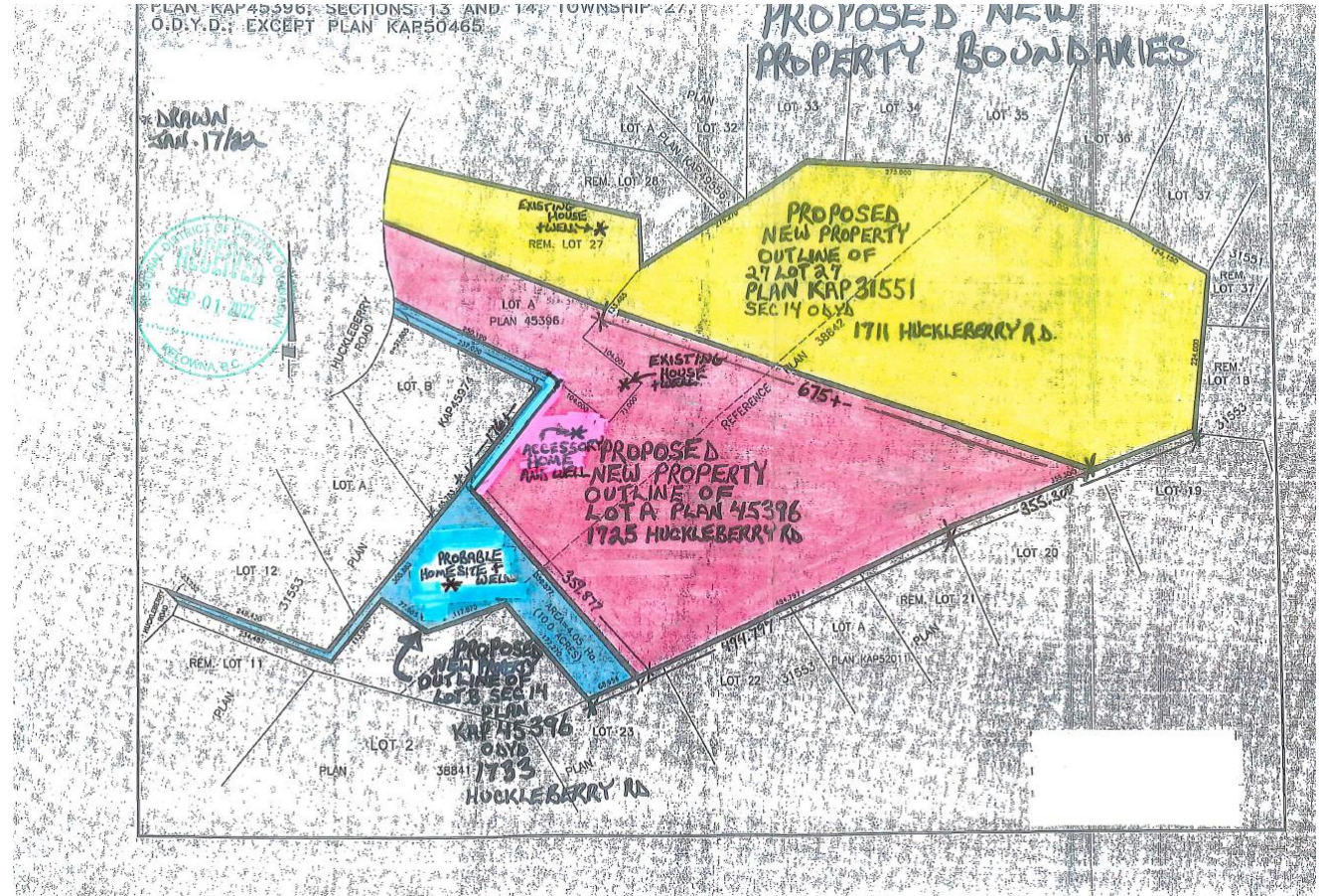
- From: 8%
- To: 15% m





# Proposal

- Requesting an exemption from Section 512 of the Local Government Act to allow a minimum frontage of less than 10% of the perimeter of the subject properties.



# Site Servicing



Not within a Fire Protection Area



Private water source



Onsite Wastewater system



# Referral Comments

## Fire Services

- Staff have completed an inspection of the panhandle driveway
- No concerns with grade
- Emergency vehicles will not have any issue navigating the route

# Referral Comments

- **No other concern or comments have been received from referral agencies**



# Public Notification



Onsite signage



54 mail notifications



2 letters of opposition

# Summary

- The applicant is seeking:
  - to increase in the maximum grade for a driveway on a panhandle lot
  - And exemption from the statutory 10% frontage regulation of the LGA



# Summary

- No concerns have been raised from referral agencies
- 2 letters of opposition have been received

# Recommendation #1

**THAT** the Regional Board receives the report from the Director of Community Services, dated December 15, 2022, with respect to RDCO file: VP-22-08 for the property located at 1733 Huckleberry Road, legally described as Lot B Sections 13 and 14 Township 27 ODYD, Plan KAP45396, Except Plan KAP50465 (“the subject property”);

**AND THAT** the Regional Board approve Development Variance Permit Application VP-22-08 to vary Section 2, Part 3.2.2 of the Joe Rich Rural Land Use Bylaw No. 1195, to increase the maximum grade from 8% to 15% for a panhandle lot, based on the Drawings dated August 18, 2022.

# Recommendation #2

**THAT** the Regional Board receives the report from the Director of Community Services, dated December 15, 2022, with respect to LGA exemption for the property located at 1711, 1725, and 1733 Huckleberry Road, legally described as Lot 27, Section 14, Township 27, ODYD, Plan 31551, Except Plan KAP45396; Lot A, Section 14, Township 27, ODYD, Plan KAP45396; and Lot B, Sections 13 and 14, Township 27, ODYD, Plan KAP45396, Except Plan KAP50465 (“the subject properties”);

**AND THAT** the Regional Board exempt the subject properties from statutory minimum frontage requirement of Section 512 of the Local Government Act.