

Development Variance Permit VP-20-05

Regional District of Central Okanagan Board Meeting
November 23, 2020

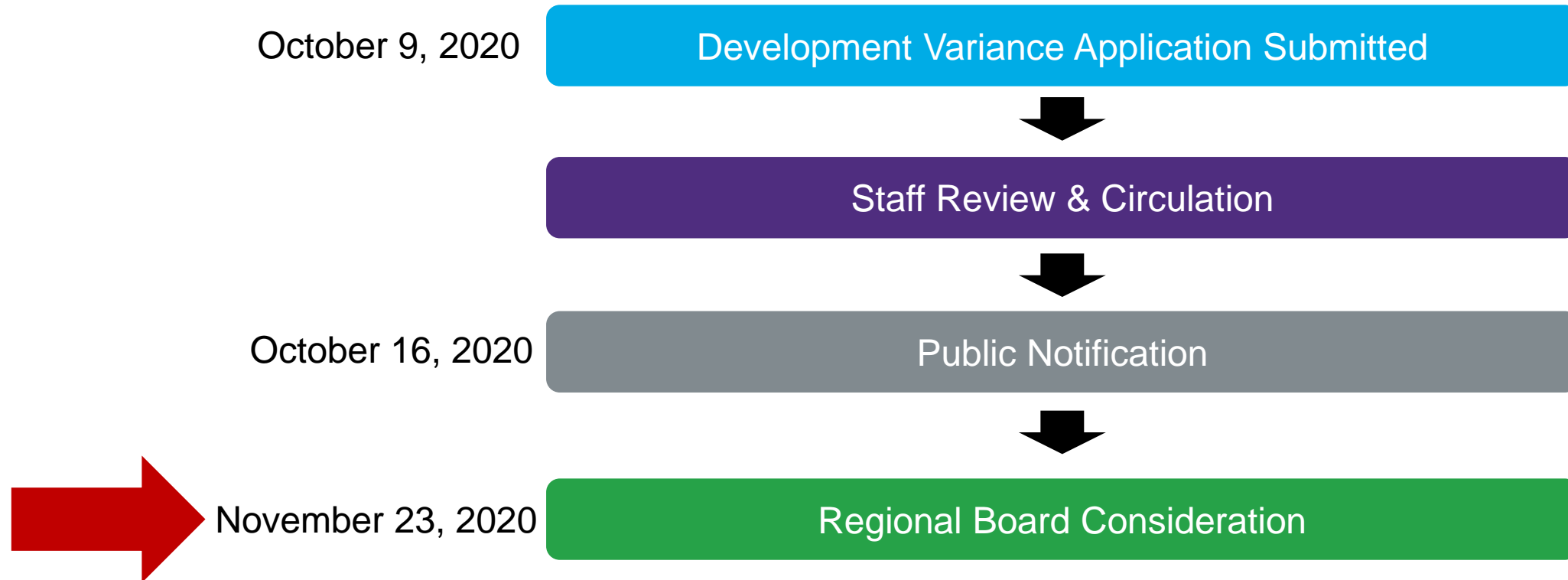
1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Proposal

- To consider issuance of a Development Variance Permit

Development Process





Daves Creek

Huckleberry Rd

Daves Rd

Daves Rd

33

Subject Property

Goshawk Rd

Goshawk Rd



Subject Property

pl 47086

Huckleberry Rd

1848

1843

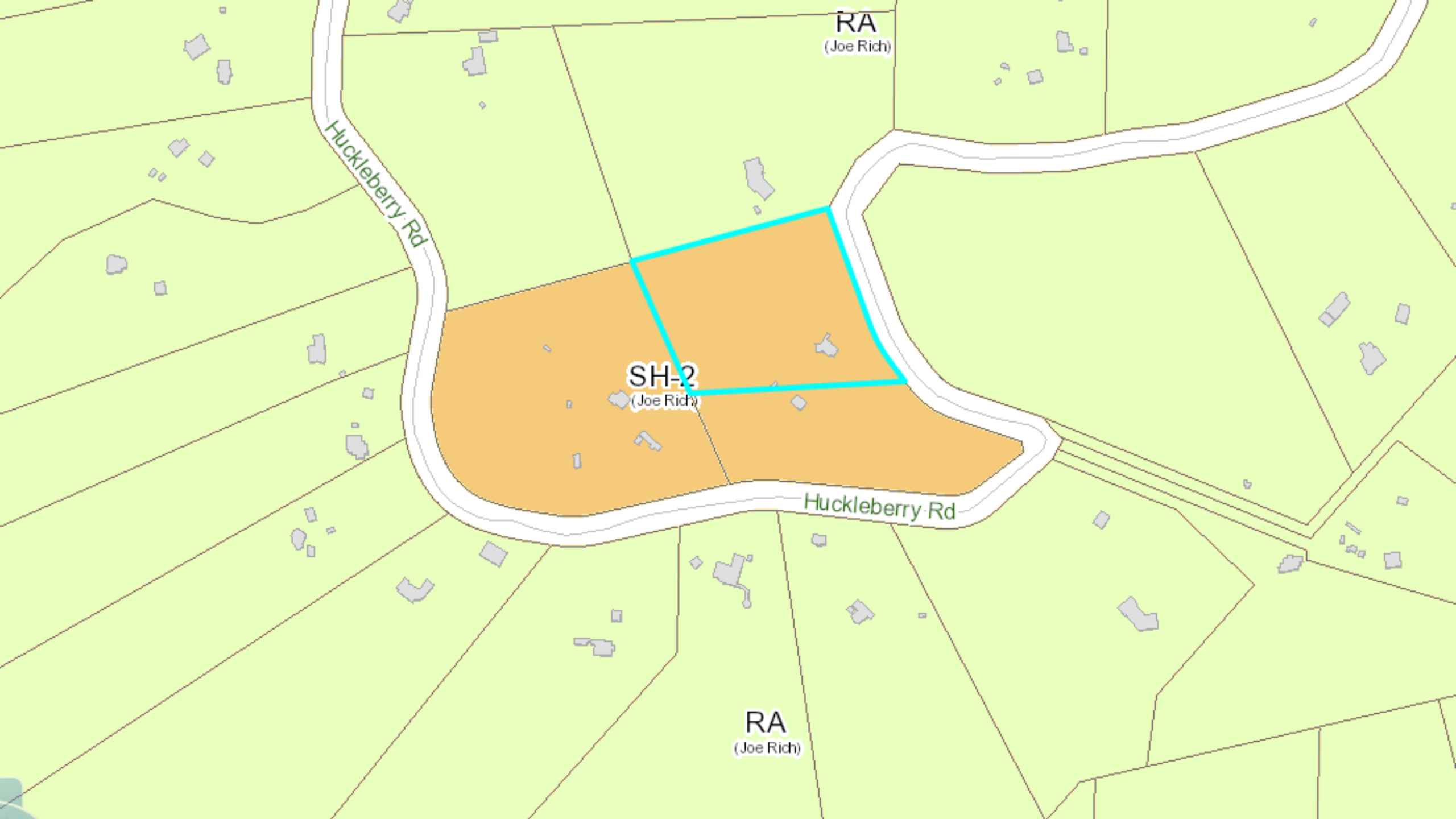
1876

pt 31551

EPP35478

1898

pl 48657



Background

- Concurrent RDCO application RLUB-20-01
- Constructed without a permit
- Barn does not comply with Joe Rich RLUB minimum side setback regulations



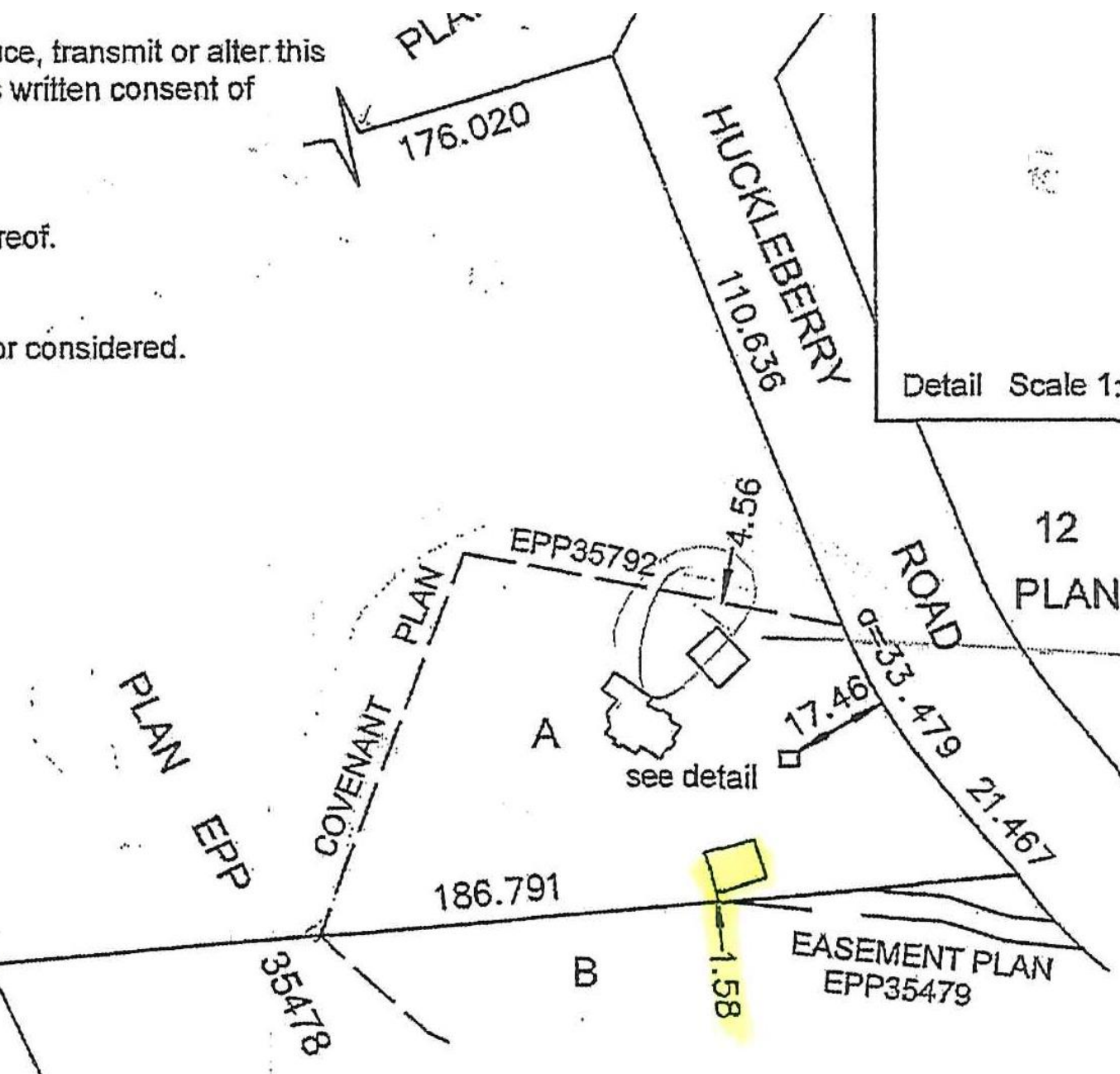
Variance Request

- To allow a reduction of the minimum side yard setback from 6.0 m (19.7 ft.) to 1.58 m (5.18 ft.) to permit an existing accessory building

ce, transmit or alter this
written consent of

roof.

or considered.



DO NOT CROSS COVENANT
BOUNDARY

Certified correct this 28th day of June, 2019.

British Columbia Land Surveyor

This document is not valid unless originally signed and sealed.



Inspections Services

- Requires a Building Permit
- Barn constructed on a mud sill foundation which requires modifications to comply with the BCBC

Development Permit Areas

- no build/ no disturb covenant registered on title
- Owner must conform to covenant
- Development Permit not required

Public Notification

- Application sign posted on the property
- Written notices mailed
 - A total of 43 letters to neighbouring properties
- To date, the following public correspondence has been received:
 - Zero (0) letters of support
 - Zero (0) letters of opposition

Recommendation

- **THAT** the Regional Board approve Development Variance Permit Application VP-20-05 for N. Dray (owner), located at 1876 Huckleberry Road to vary Section 2, Part 5.7.6 of Joe Rich Rural Land Use Bylaw No. 1195 by allowing a reduction of the minimum side yard setback from 6.0 m (19.7 ft.) to 1.58 m (5.18 ft.) to permit an existing accessory building based on the Surveyor's Certificate dated June 28, 2019, by AllTerra Land Surveying Ltd.

Subject Property

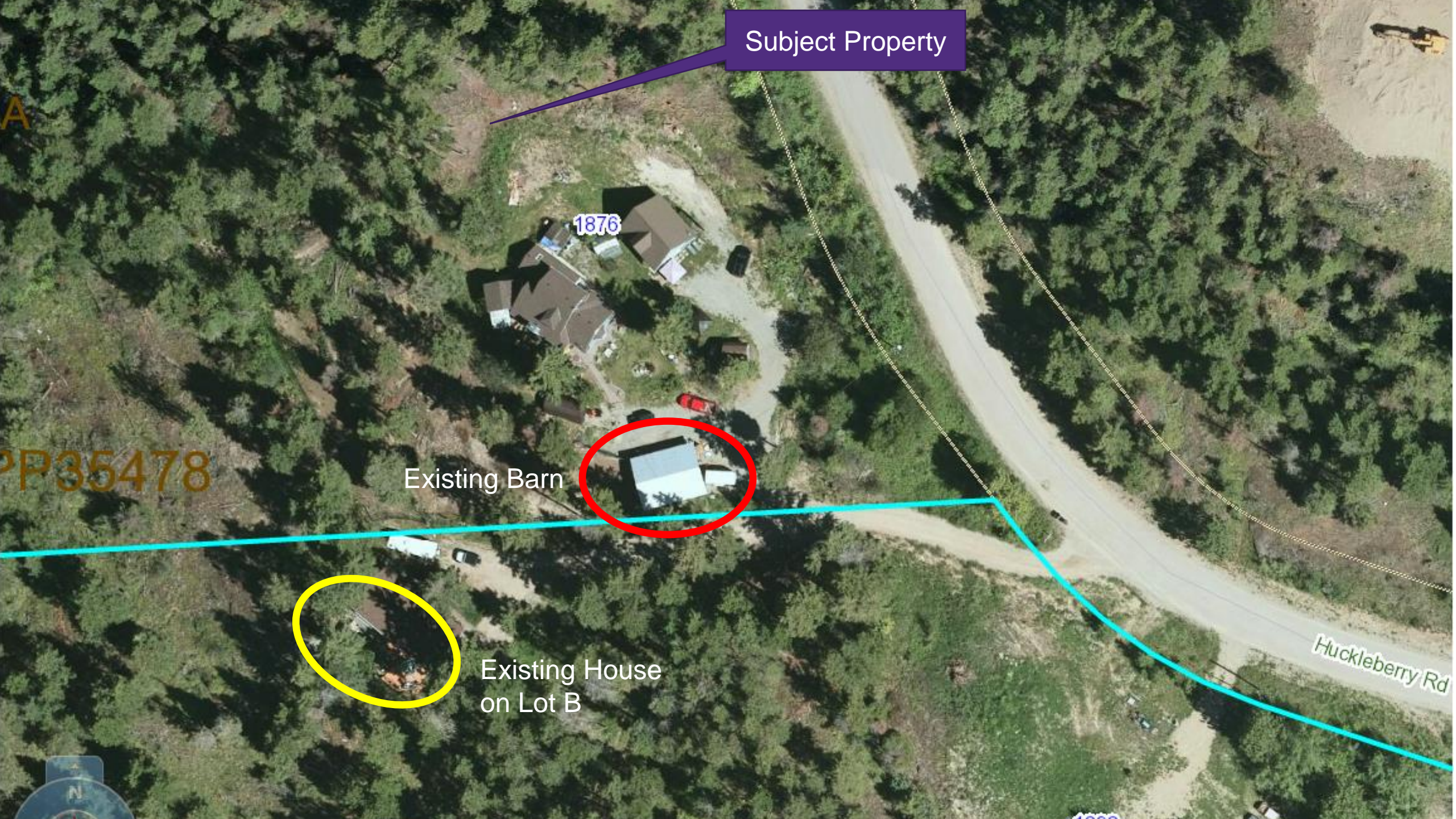
1876

Existing Barn

Existing House
on Lot B

PP35478

Huckleberry Rd







Alternate Recommendation

- **THAT** Development Variance Permit Application VP-20-05 for 1876 Huckleberry Drive be denied.