

Development Variance Permit VP-19-08

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 to allow an increase of the maximum height of one constructed retaining wall.

Development Process

August 7, 2019

Development Variance Application Submitted



Staff Review & Circulation



August 23, 2019

Public Notification



September 30, 2019

Regional Board Consideration and Deferral



Oct 2019 – Oct 2020

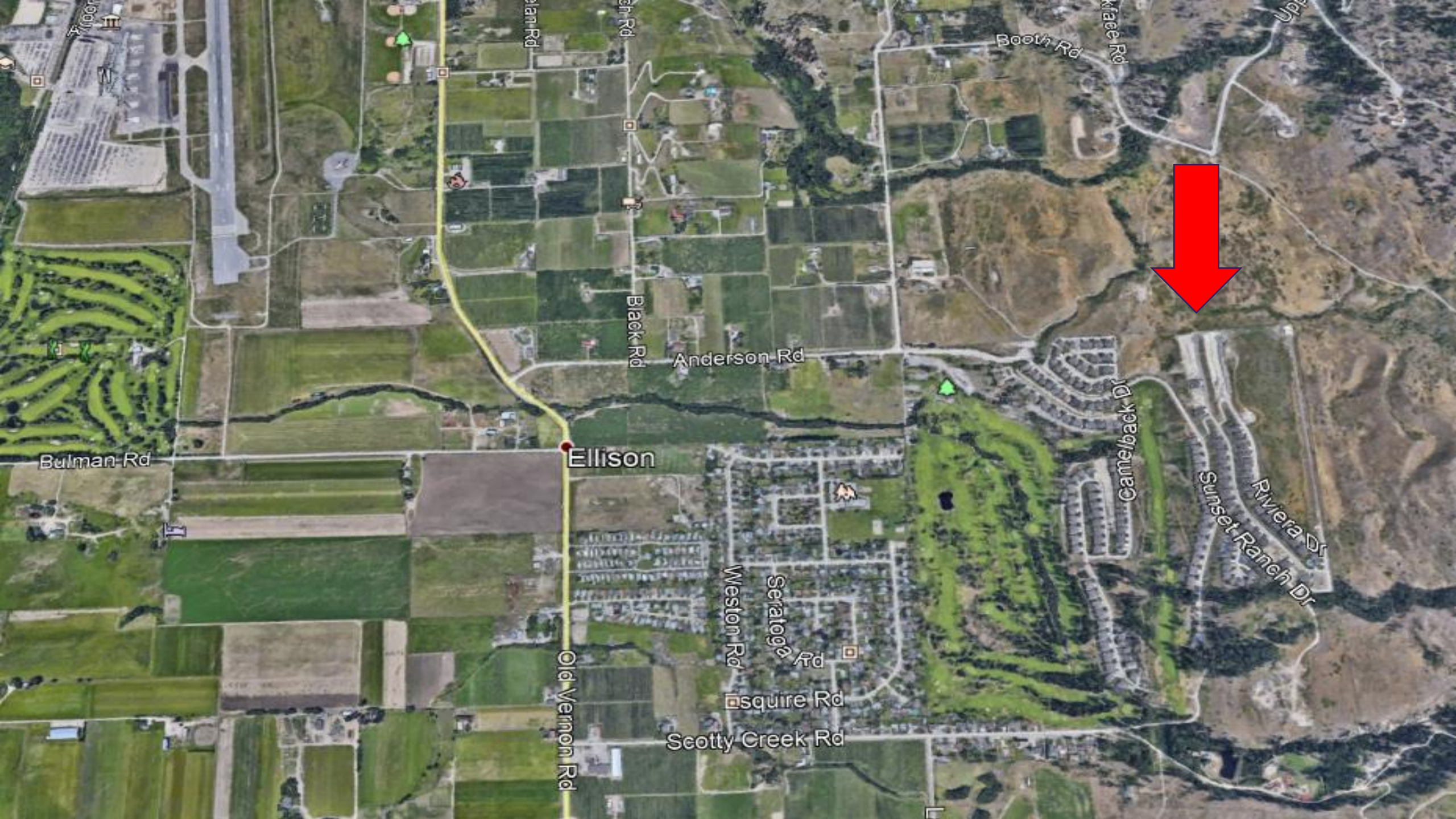
Watermain Relocation Work



November 23, 2020

Public Notification



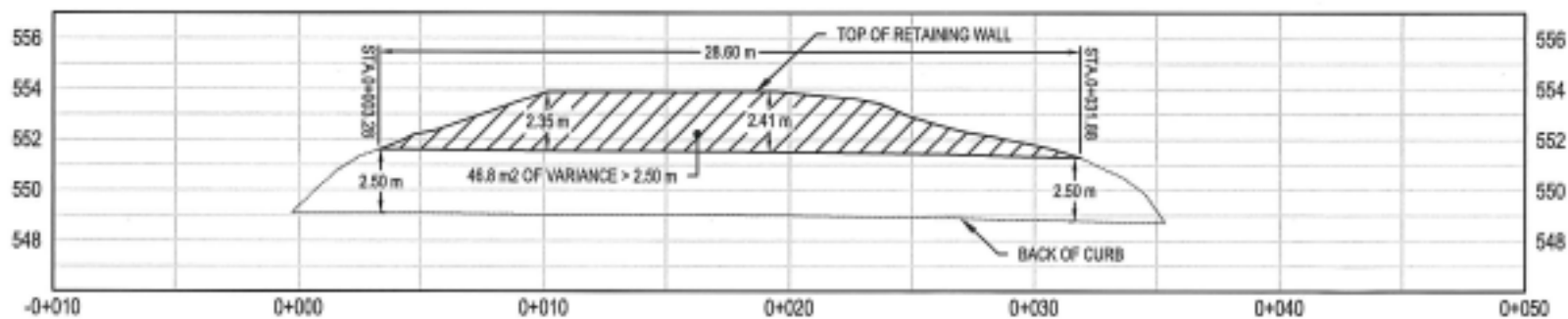


Background

- **2001:** Comprehensive Development Zone approved for Sunset Ranch golf course community.
 - Maximum of 450 residential lots.
- **2003-2004:** Variance requests approved for road frontage, site servicing, and setback requirements.
- **2019:** Variance requests approved for five overheight retaining walls.
 - Identified sixth overheight wall existed, constructed in 2014.
 - Item was deferred until watermain issues resolved.



RETAINING WALL LOCATION







05/06/2014



August 2019

Planning Services

- **Ellison OCP:** Supports road building on hillsides in a manner that minimizes damage to property from erosion, soil instability, rock fall, or other identified hazards.
- **DP-10-11:** Must confirm to conditional development permit approval.
- Applicant is responsible for compliance with conditions of covenants and Statutory Right of Ways registered on title.

Inspection Services

- **Building Bylaw No. 835:** any retaining wall that exceeds 1.5 metres (4.92 ft.) in height requires a building permit and be designed and inspected by a certified Professional Engineer.
- **Building Permit:** September 2019 (Permit No. 7961/19).
- Closure of the building permit pending approval of the Development Variance Permit

Engineering Services

- RDCO watermains in the immediate vicinity of the proposed variance are located on common property (roadway) or in Statutory Right-of-Ways.
- Engineering staff are in receipt of:
 - Record drawings and Engineer's certification of Bylaw compliance.
 - Statutory Right of Way plan and agreements required over Strata Lots 77 and 78 of Plan KAS3573
- Watermain relocation work has been addressed to the satisfaction of Engineering Services for Cimarron Drive, Riviera Drive, and Pine Valley Drive

Financial Implications

- The Regional District currently holds \$57,450.00 in security pertaining to the watermain relocations.
- Should the Regional Board approve the Development Variance Permit, the security bonding will be returned to the applicant.

Public Notification

- 3 application signs posted on the property.
- Written notices mailed to registered property owners within 100 metres
- A total of 299 letters mailed to neighbouring properties.

Support / Opposition

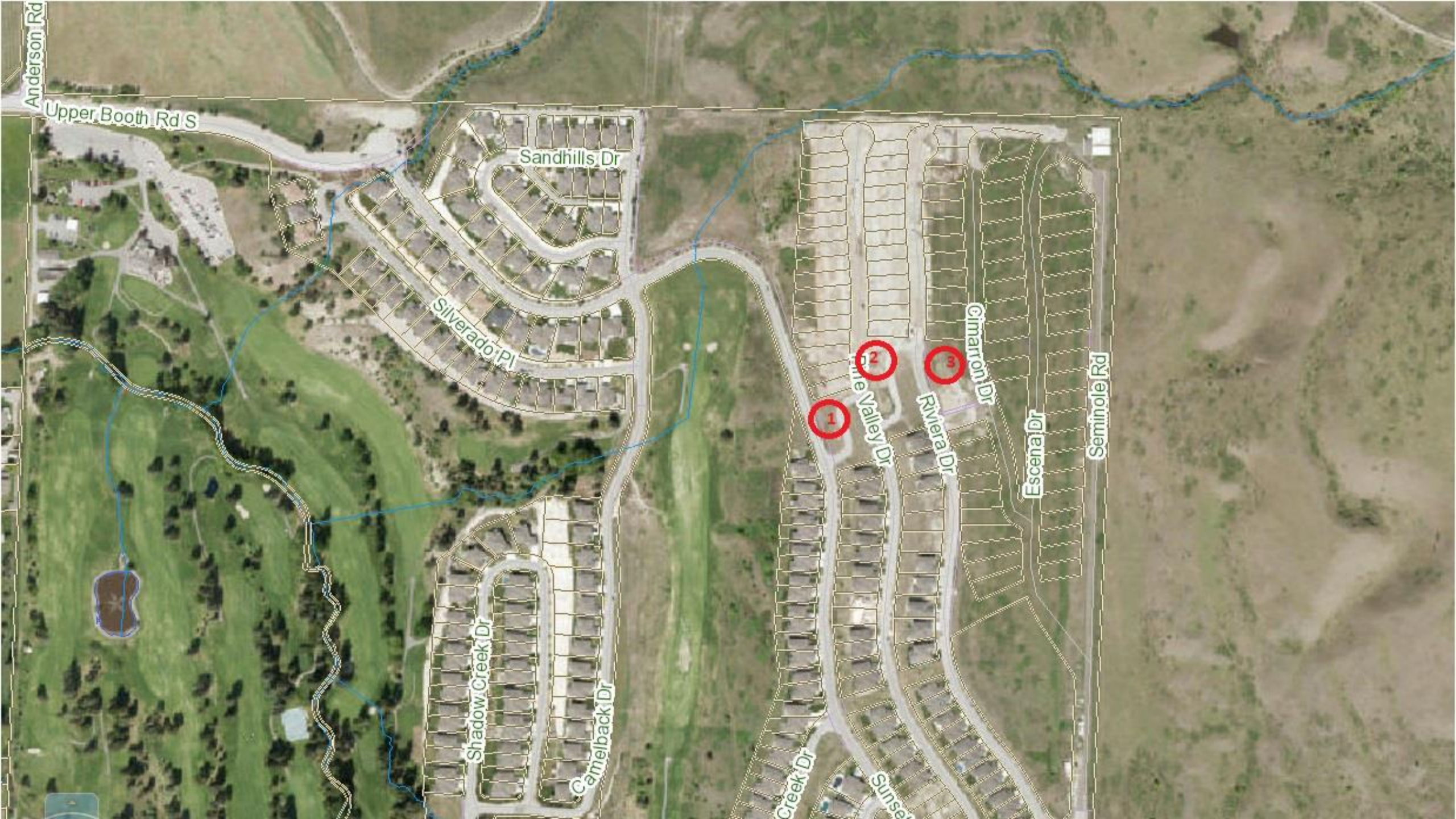
- As of 4pm today, Monday, November 23:
 - No letters of support or opposition received.

Recommendation

THAT Development Variance Permit Application VP-19-08, located at Pine Valley Drive on Common Property Strata Plan KAS3573 for Sunset Two Properties Ltd., to vary Part 3, Subsection 3.10.5 of Zoning Bylaw No. 871 be approved based on the drawings prepared by Tetra Tech dated July 31, 2019 to bring the existing retaining wall into conformity by:

- Allowing an increase of the maximum retaining wall height from 2.5 m (8.2 ft.) to 4.85 m (16.07 ft.).





Anderson Rd

Upper Booth Rd S

Sandhills Dr

Silverado Pl

Shadow Creek Dr

Camelback Dr

Creek Dr

Sunset

1

2 Pine Valley Dr

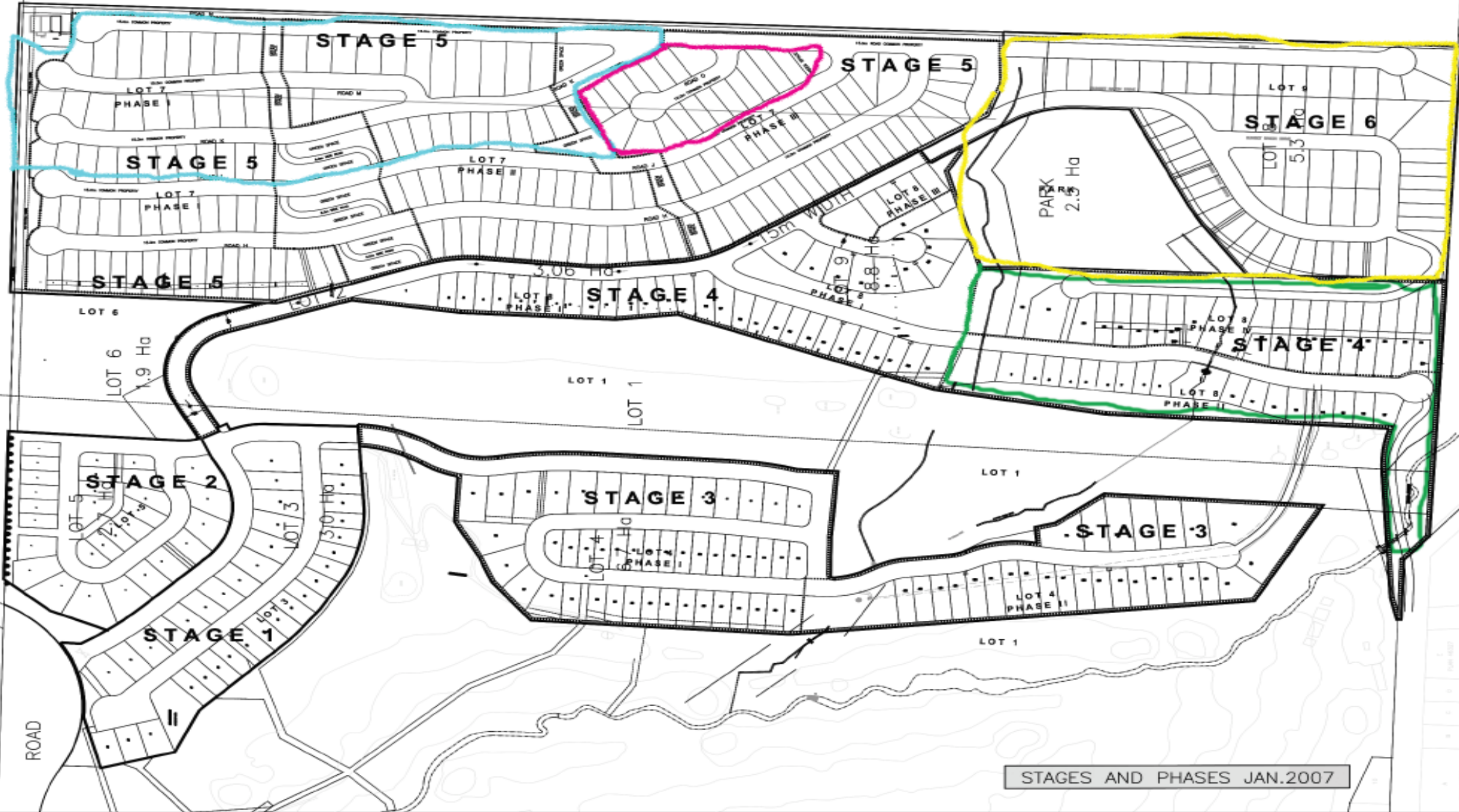
Riviera Dr

3

Clmarion Dr

Escena Dr

Seminole Rd



STAGES AND PHASES JAN.2007