

City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC V1Z 2T6

November 25, 2019  
File: 2444  
CoWK: DVP 19-11

**Attention: Carla Eaton, MCIP, Planner III, West Kelowna**

**Re: Horizon Drive – 31 Lot Strata Subdivision – Lot A, Plan 39701, DL 1117, ODYD  
Development Variance Permit Rationale**

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D.E. Pilling & Associates Ltd. (Pilling) provides the following rationale in support of our Development Variance Permit Application DVP 19-11.

Variances Requested

- 1) Lots 1-4, 10, 12-17, 20, 22 and 29-30: Reduce the front yard setback from 4.5m to 3.0m
- 2) Lots 1-4, 12-17 and 29-30: Reduce the garage/carport setback from 6.0m to 4.45m
- 3) Lots 10, 20 and 22: Reduce the garage/carport setback from 6.0m to 3.45m

Rationale

During construction of the subdivision, unforeseen ground conditions and slope stability issues resulted in changes to Geotechnical requirements relating to rockfall exclusion zones and safe building sites. As a result, the buildable area on many of the lots was significantly reduced.


In fact, in order to achieve adequate factors of safety, a slope area on Lot 12 requires geogrid reinforcement which has resulted in the loss of one Lot.

The building footprint shown on drawing 2444 – E4 (rev. 2) is 1,500 square feet, which is very modest by today's standards. Allowing the building footprint to move towards the road will better orient the buildings to compliment the natural steep topography of these lots. It will also help to provide safer working conditions around the building and deck posts adjacent to the steep slopes.

We have also requested these variances in order to provide useable rear yard space. For example, without the variances, a 1,500 square foot home on Lot 10 would end 2m from an 8.5m high rock face. The 2m is a rockfall exclusion zone and not useable space. This will help with lot to lot consistency and the development as a whole.

If you require anything further, please do not hesitate to contact us.

Sincerely,  
**D.E. Pilling & Associates Ltd.**

  
David Mori, P.Eng  
C.c. Brent Magnan  
Nick Franz