



October 13, 2020

District of West Kelowna
Planning Department
2760 Cameron Road
West Kelowna, BC
V1Z 2T6

Re: Development Variance Permit for 1219 Sunnybrae Road

Dear Planning Staff,

The landowners of the above noted property are wishing to do major renovations and upgrades to the existing dwelling located on site. During the 1970's, the dwelling was constructed in its current location. Since that time, the local government has transformed from the RDCO into the City of West Kelowna where a new zoning bylaw regulation has been adopted, making the current siting of this dwelling "legal non-conforming."

A major component of the dwelling renovation is the addition of a new canopy feature over the front door, which projects into the required front yard. As the front yard setback is already non-conforming, this proposed addition worsens the legal non-conformity. Therefore, we are submitting a Development Variance Permit application to vary the front yard setback from 6.0m required to 1.5m allowing for the new canopy and legalizing the existing setback to the garage.

The property is zoned R1 – Single Family Housing, which has a requirement for a front yard setback of 4.5m to the building, and 6.0m to the garage or carport.

The subject property is an irregular shape, and the setback from the front property line varies from 3.5m near the west property line to 8.3m near the east. In addition, the front property line is setback a large distance from the road, leaving much of the driveway on City land. The result of this proposed addition is that the corner of the new canopy will be located at the existing property line.

The existing roadway dedication in front of this property is approximately 30m wide. The constructed road is located towards the north side of the dedicated right of way. The dwelling on the subject property is located approximately 15m from the south edge of the constructed road. With the road constructed in this location, there is a visual perception of a large front yard to the dwelling. In addition, please note that the more typical road dedication width noted in the Works and Services Bylaw No. 0249 is 20m.

We understand that the Agricultural Land Reserve is located adjacent to the subject property on the west side. However, a previous Variance (DVP14-18 enclosed) on the subject property had been supported by Council to reduce the ALR buffer from 15.0m to 3.0m, which was then registered as a Covenant in 2015 (CA4483663).

We believe this application will have a minimal impact on the existing neighbourhood and the proposed renovations will upgrade the dated exterior of the dwelling. We look forward to hearing your comments and feedback on the project.

Should you have any questions please call me at 250.575.6707.

Regards,

Birte Decloux, RPP MCIP
on behalf of L and L Walters