

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Permit No.:

DP15-0225 & DVP15-0226

EXISTING ZONING DESIGNATION: RR3 - Rural Residential 3
WITHIN DEVELOPMENT PERMIT AREA: N/A

ISSUED TO: Christine Naomi Bothe
LOCATION OF SUBJECT SITE: 2055 Heimlich Road

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	1		34462	8	26	ODYD

SCOPE OF APPROVAL

- ☐ This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.
- ☐ This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.
- ☐ Applicants for a Heritage Alteration Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";

2. The development shall commence by and in accordance with an approved Building Permit within TWO YEARS of the date of the Municipal Council authorization resolution.

3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

4. PERFORMANCE SECURITY:

N/A

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent


Date

Print Name in Bold Letters

Telephone No.

6. APPROVALS:

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY
OF _____, 2015 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.



Ryan Smith, Community Department Planning Manager
Community Planning & Real Estate

Date: October 20, 2015

File No.: DP15-0225

To: Community Planning (LK)

From: Development Engineering Manager

Subject: 2055 Heimlich Road Accessory Building

1. Domestic water and fire protection.

- ## 2. Sanitary Sewer.

- ### 3. Electric Power and Telecommunication Services

Steve Muenz, P.Eng.
Development Engineering Manager

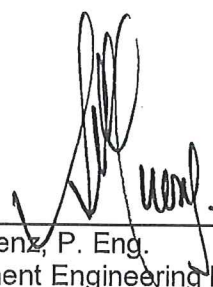
SS

CITY OF KELOWNA
MEMORANDUM

Date: October 20, 2015
File No.: DVP15-0226
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 2055 Heimlich Road

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the accessory building height from 4.5m to 5.61m does not compromise any municipal services.

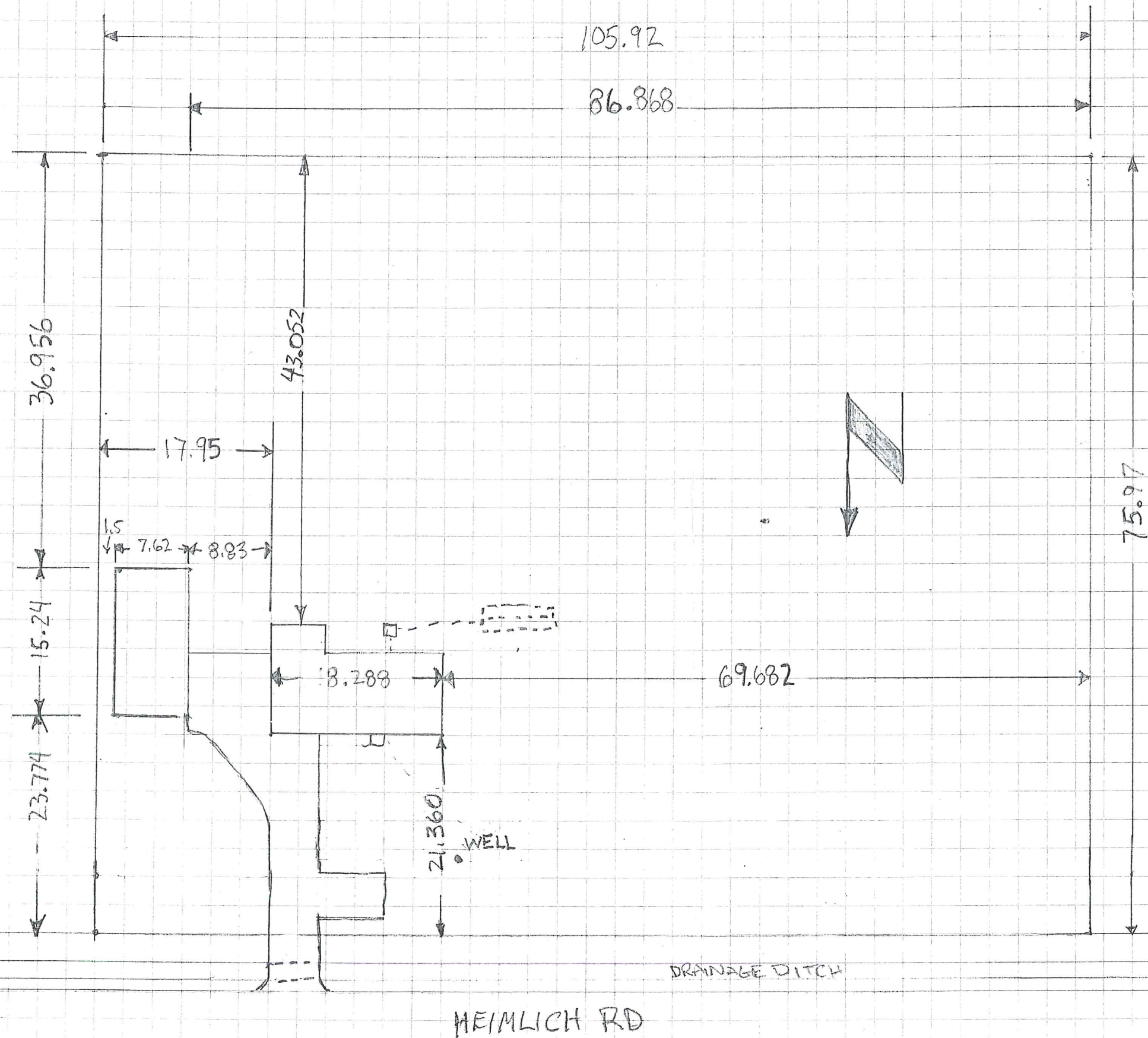


Steve Muenz, P. Eng.
Development Engineering Manager

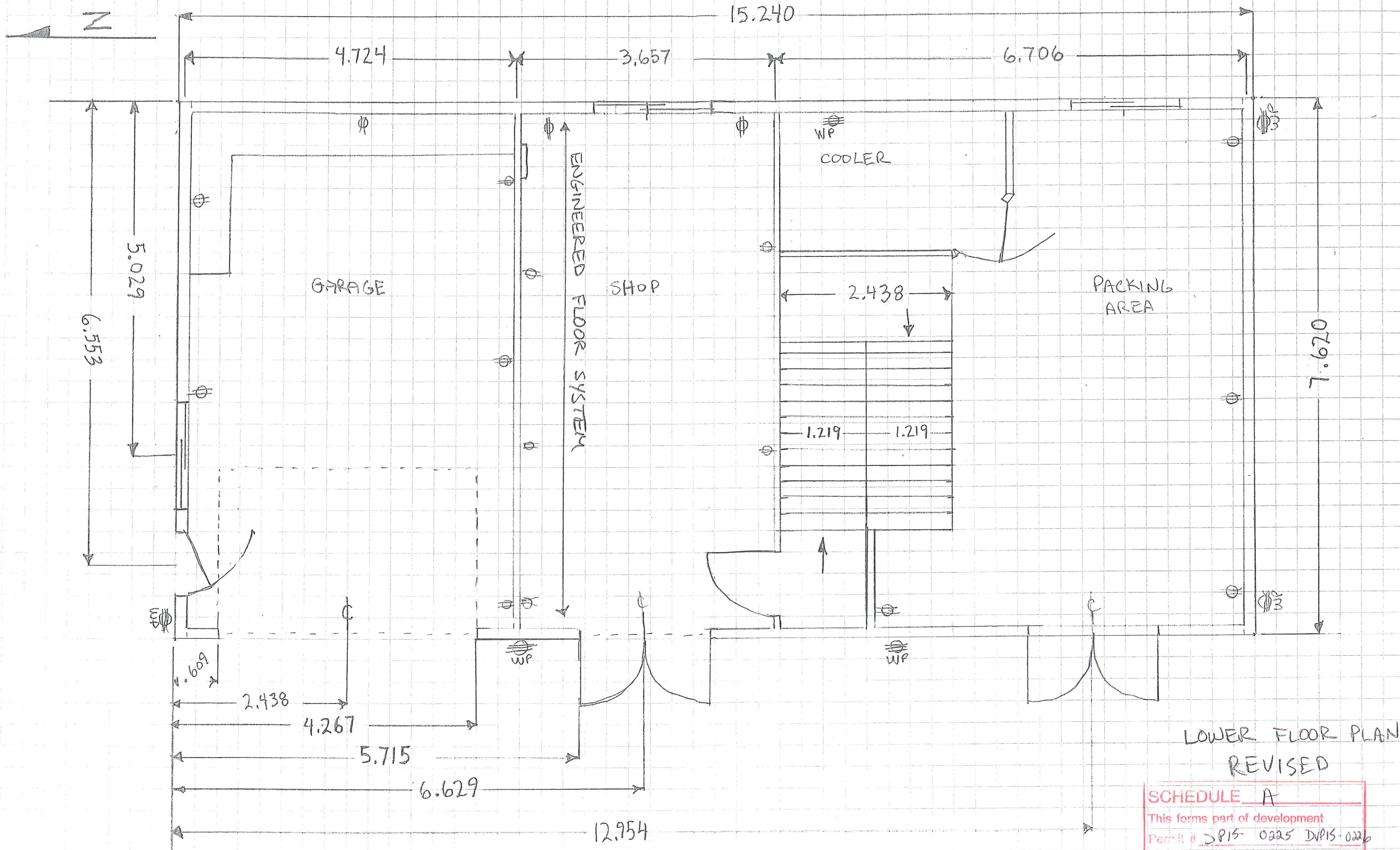
SS

2055 HEIMLICH RD
SITE PLAN

SCHEDULE "A"
This forms part of development
Permit # DP15-0225 DP15-0236



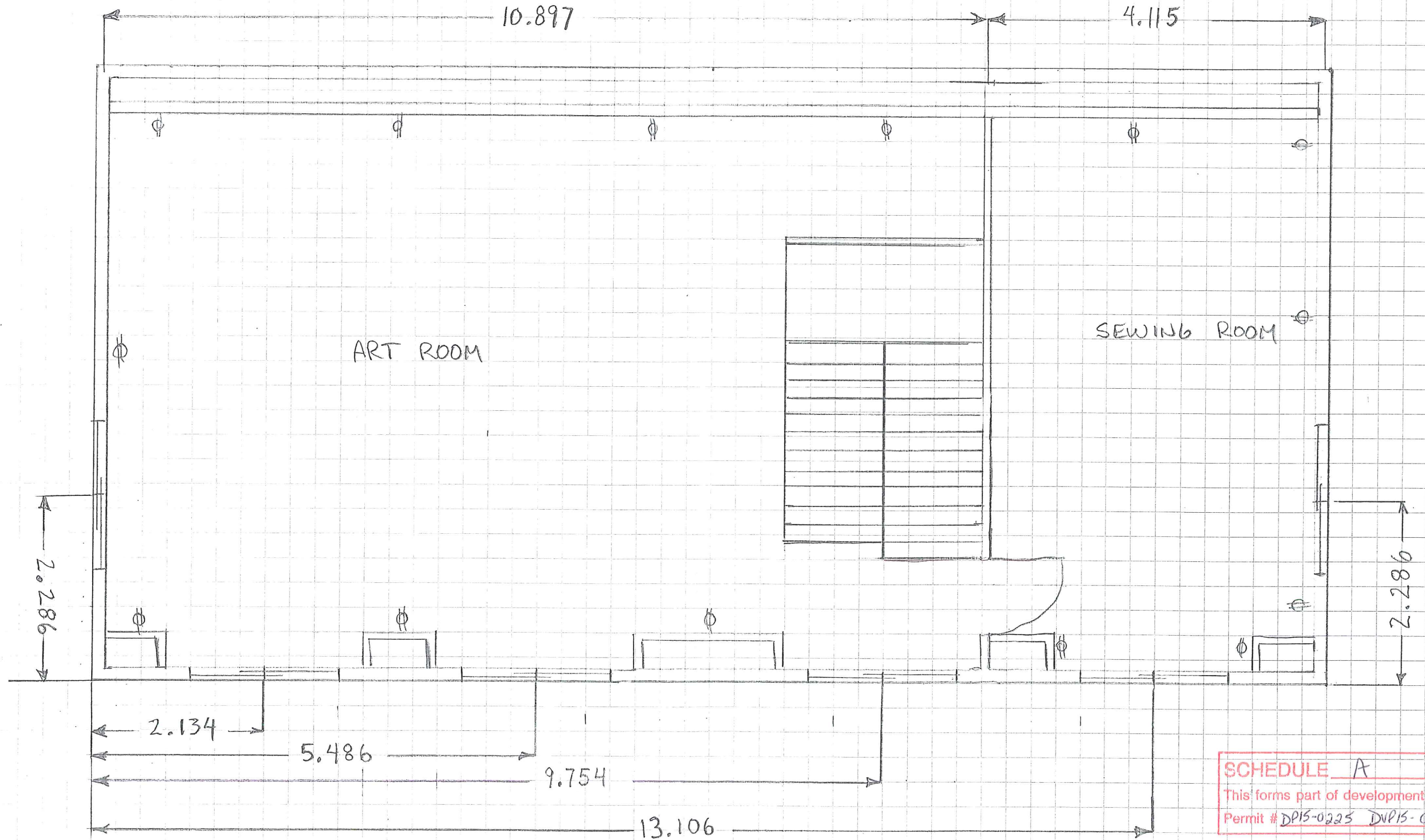
0.0064 M = 3.048 M



LOWER FLOOR PLAN
REVISED

SCHEDULE A
This forms part of development
Permit # DPIS-0225 DPIS-0226

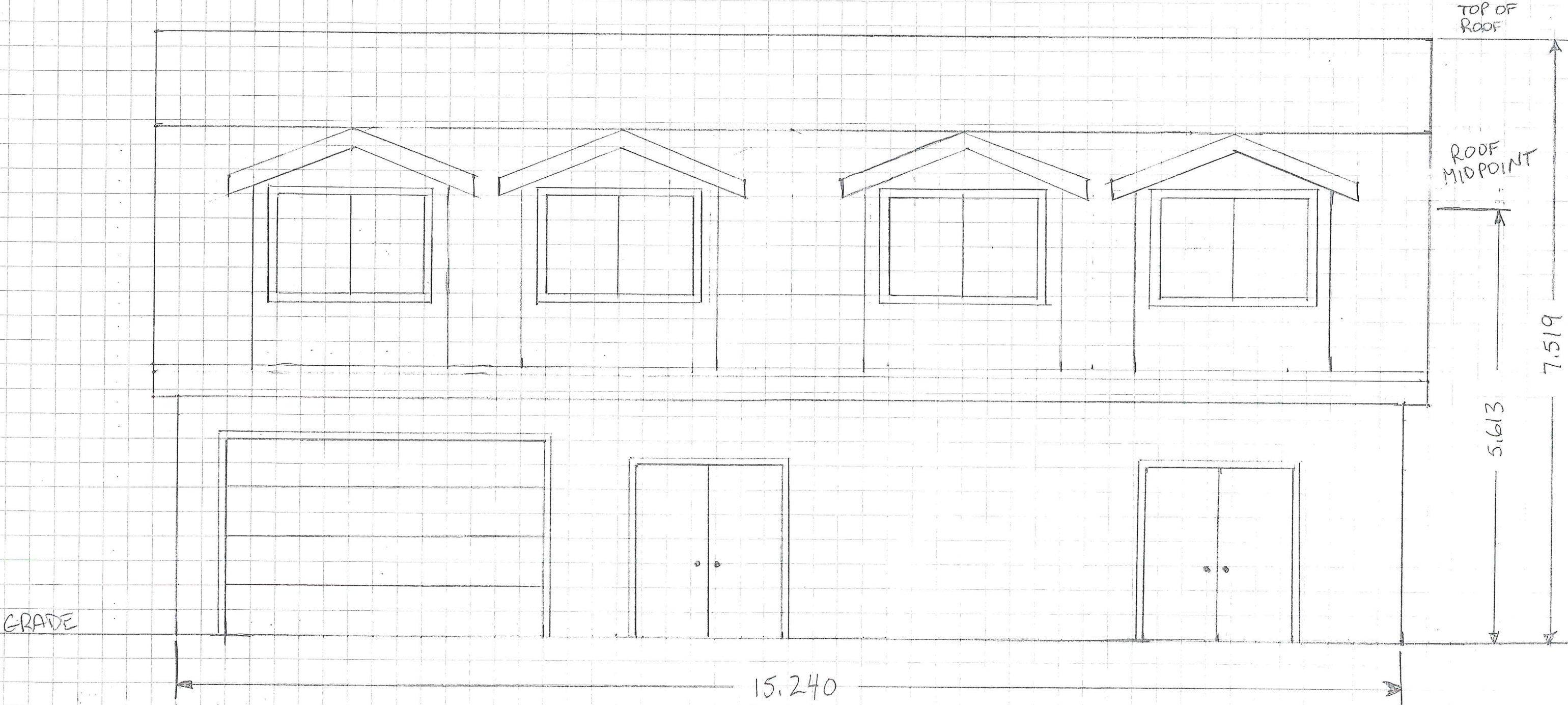
UPPER FLOOR PLAN REVISED



SCHEDULE A
This forms part of development
Permit # DP15-0225 DVP15-0226

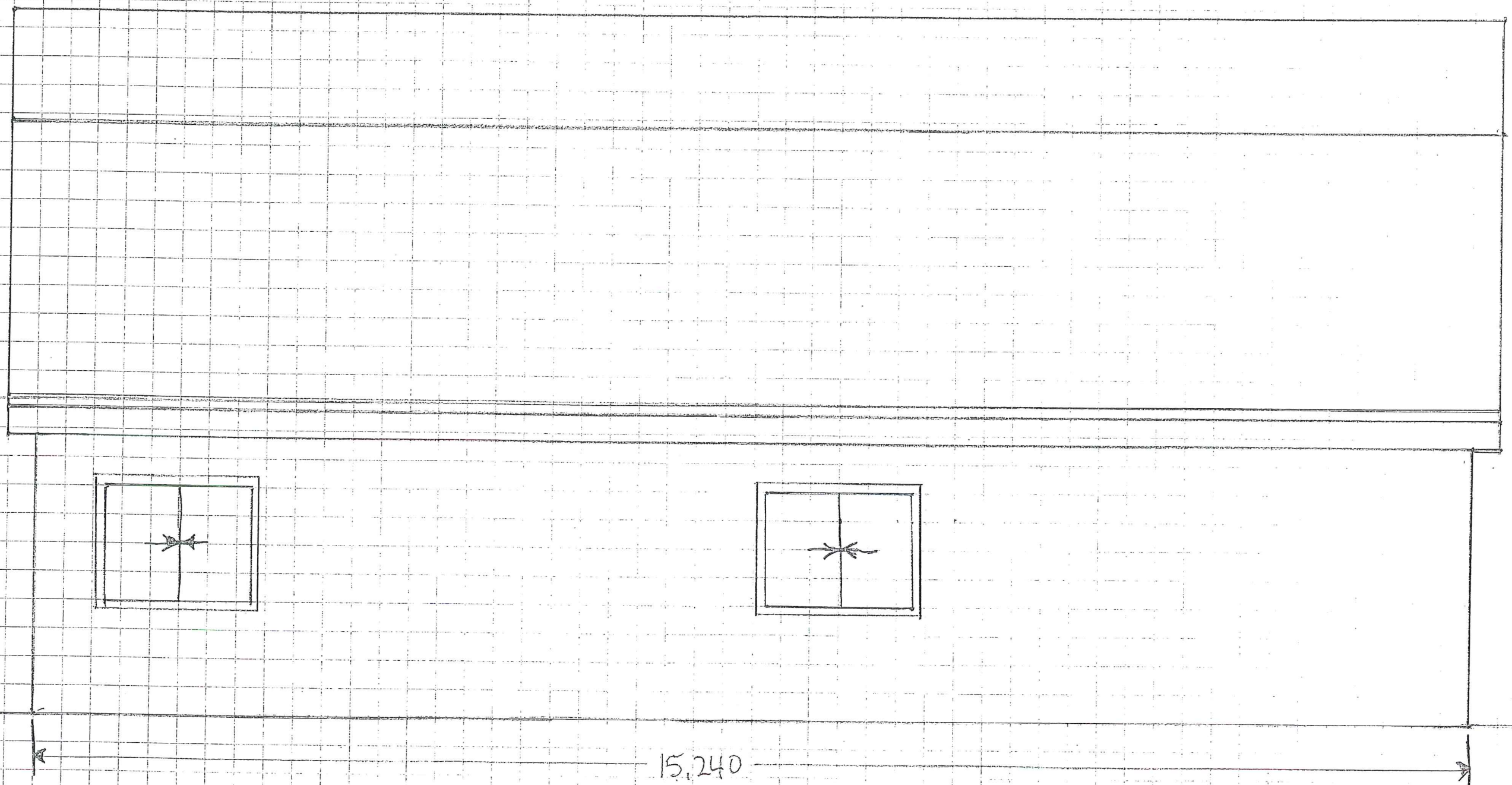
WEST ELEVATION REVISED

SCHEDULE B
This forms part of development
Permit # DP15-0225 DP15-0226

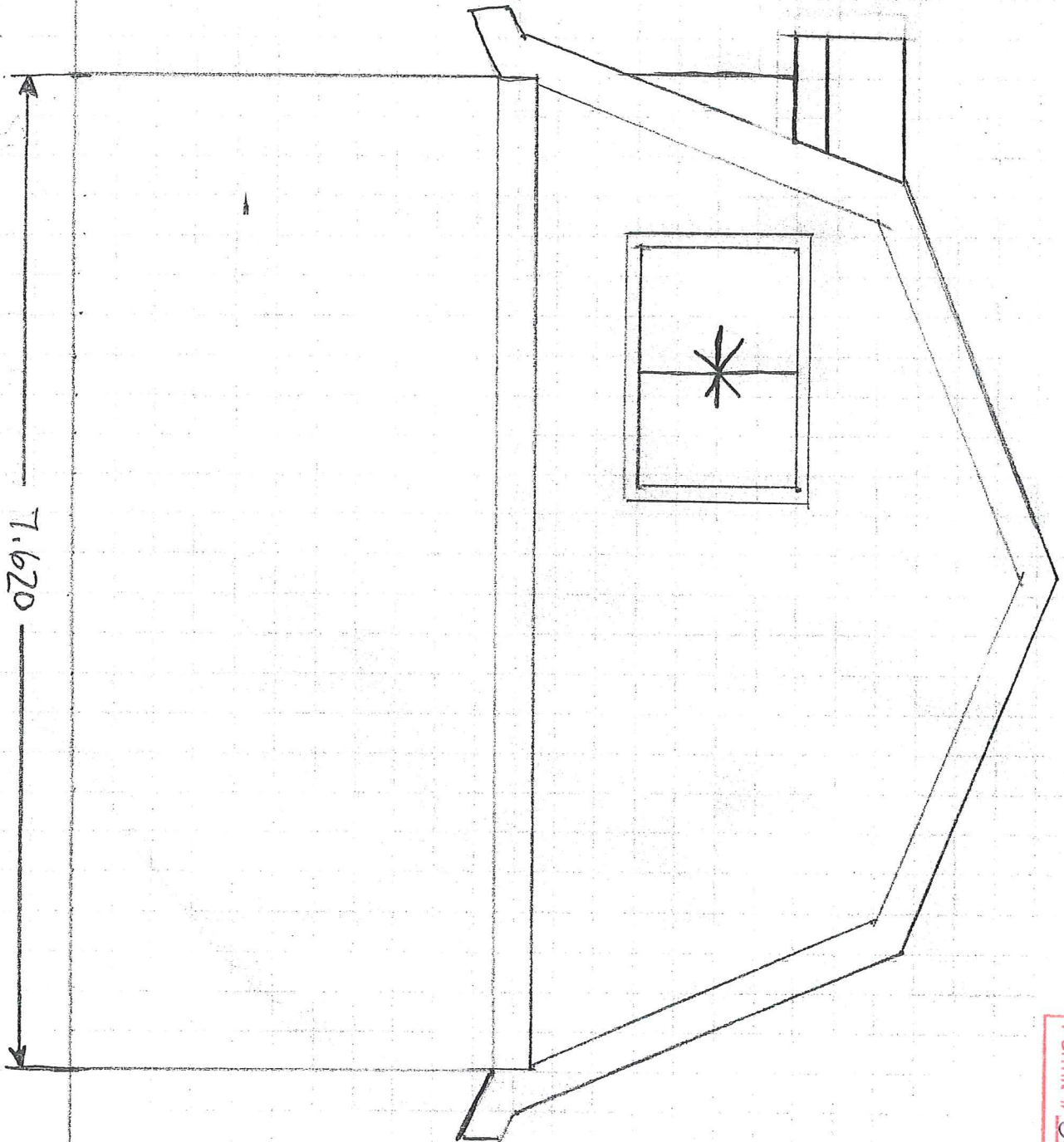


EAST ELEVATION REVISED

SCHEDULE B
This forms part of development
Permit #D915-0225 DVP15-0226



SOUTH ELEVATION



SCHEDULE B
This forms part of development
Permit # D115-0225 D115-0226

NORTH ELEVATION

