

Heritage Alteration Permit

HAP17-0010



This permit relates to land in the City of Kelowna municipally known as

1888 Abbott Street

and legally known as

Lot 1 District Lot 14 ODYD Plan 3916

and permits the land to be used for the following development:

Carriage House

and permits variances to the following sections of Zoning Bylaw No. 8000 as shown on Schedule "C":

Section 9.5b.1(f): Carriage House Development Regulations

To vary the maximum upper storey floor area to be greater than 75% of the carriage house footprint area;

Section 9.5b.1(i): Carriage House Development Regulations

To vary the minimum side yard setback from 1.5m required to 1.2m proposed.

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: January 23, 2018

Decision By: City Council

Issued Date: January 23, 2018

Development Permit Area: Heritage Conservation Area

This permit will not be valid if development has not commenced by January 23, 2020.

Existing Zone: RU1c – Large Lot Housing with Carriage House

Future Land Use Designation: S2RES – Single/Two Unit Residential

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owners: James Gerald Theriault
 Sheila Theresa Roth

Ryan Smith, Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) AND THAT variances to Zoning Bylaw No. 8000 be granted as shown on Schedule "C":

This Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees 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 said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, 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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE A, B, & C

This forms part of application

HAP17-0010



City of
Kelowna
COMMUNITY PLANNING

Planner Initials
TB



Eaves Stucco

⑦ SOUTH ELEV
1/4" = 1'-0"

Dormer Siding

Eaves Stucco

⑥ EAST ELEV
1/4" = 1'-0"

Dormer Siding

Horiz Siding

Eaves Stucco

⑤ NORTH ELEV
1/4" = 1'-0"

Dormer Siding

EDGE PANEL

2x4 BRACKET TRAYS @ 24" O/C

R20 BATT INSUL

6x12 POLY V.B. @ 24" O/C

RECC GABLE

12" x 12" x 12"

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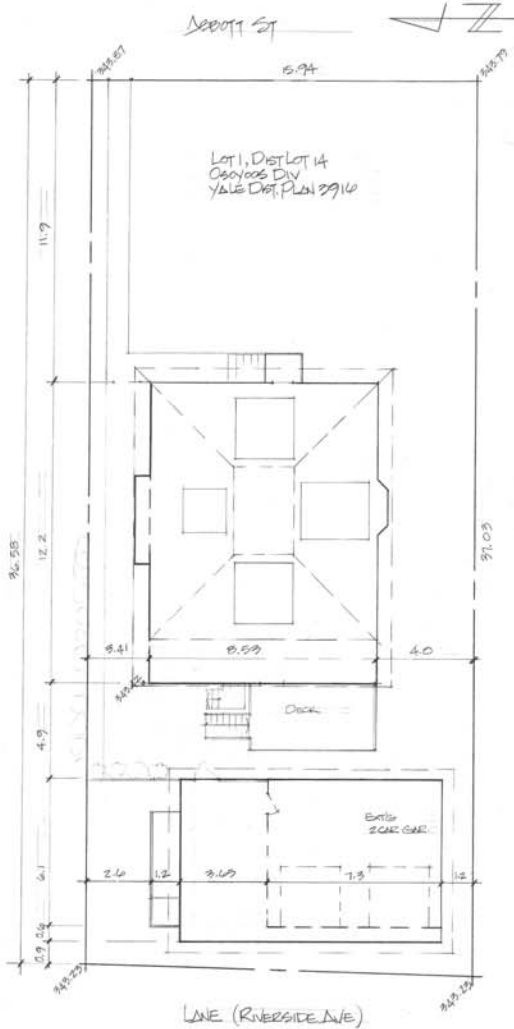
12" x 12" x 12"

6x12 POLY V.B. @ 24" O/C

RECC GABLE

12" x 12" x 12"

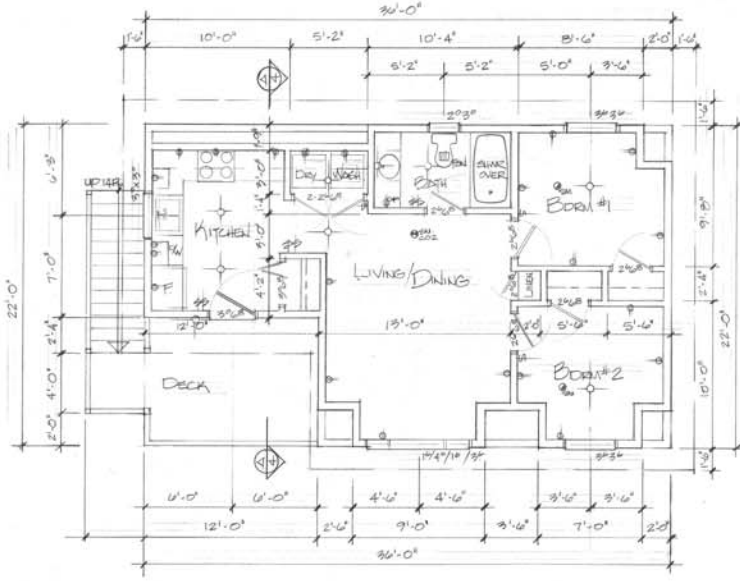
④ EDGE SECTION A-A
1/4" = 1'-0"



① SITE PLAN
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"



③ FLOOR PLAN
1/4" = 1'-0"



④ EDGE SECTION A-A
1/4" = 1'-0"

Proposed Carriage House 1888 DeBott St Kelowna, BC			
DATE NOTED	PROJECT	DATE	BY
10/17/17			JT
SITE PLAN, FLOOR PLAN, SECTION ELEVATIONS		DATE	
		SCALE	
		PROJECT NO.	171

SCHEDULE "B"

This forms part of development

Permit # DPO __-0__

The following finishes are proposed for the Principal and Secondary Dwellings:

Roofing Material:

Colour:

BP Twilight Grey



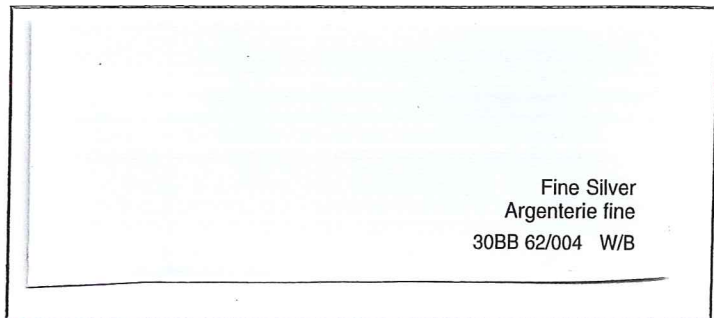
Main Body:

Material:

Siding

Colour:

Grey



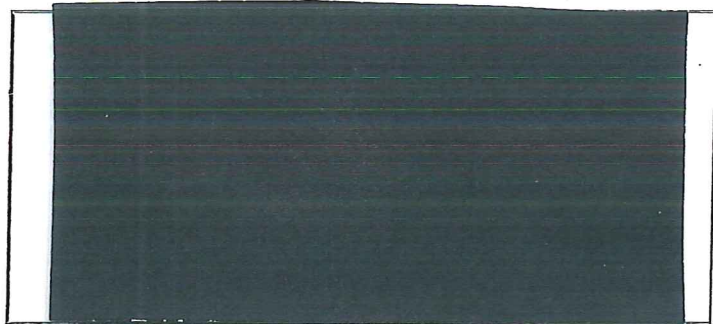
Second Colour/Accent Colour:
(If applicable):

Material:

Paint

Colour:

Behr - Mica



Window/Door/Trim Colour:

Material:

Vinyl windows

Colour:

White

