

# Development Variance Permit

## DVP18-0001



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

**434 Sands Court**

and legally known as

**Lot 2 Section 26 Township 26 Osoyoos Division Yale District Plan 30432**

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

### **Single Dwelling Housing**

with variances to the following section of the Zoning Bylaw No. 8000:

#### **Section 13.1.6(e): RU1 – Large Lot Housing Development Regulations**

To vary the required minimum rear yard from 7.5 m permitted to 3.45 m 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: March 6, 2018

Decision By: City Council

Issued Date: March 6, 2018

Development Permit Area: N/A

**This permit will not be valid if development has not commenced by March 6, 2020.**

Existing Zone: RU1 – Large Lot Housing

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.

Owner: Daniel Mark Sandberg and Jo-Ann Lyn Sandberg

Applicant: Daniel Mark Sandberg

\_\_\_\_\_  
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 Attachment "A";

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

## **3. PERFORMANCE SECURITY**

None required.

## **4. 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.**





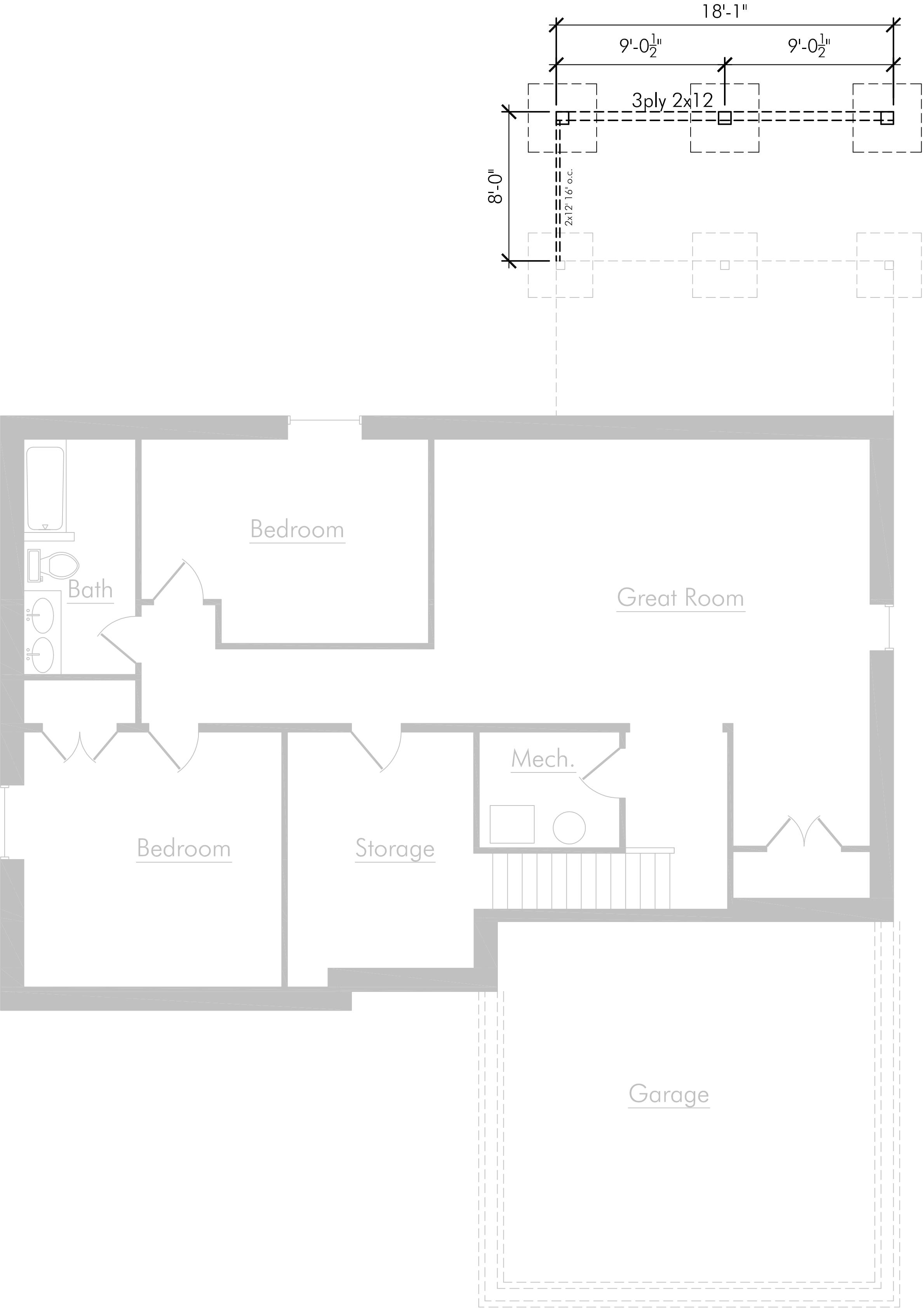




**KH**  
DESIGNS

CUSTOM  
RESIDENTIAL  
DESIGN

2416 Mountains Hollow Lane  
West Kelowna BC  
V4T 3H5  
250-575-0590



ATTACHMENT

A

This forms part of application

# DVP18-0001

Planner Initials

KB

City of Kelowna

COMMUNITY PLANNING

434  
Sands Court  
Kelowna, BC

DRAWN BY: KJH  
PROJECT : 10-17  
FILE:  
ISSUE DATE  
Drawing Issued 14/12/17  
SCALE:

Main  
Plan  
Proposed  
A-1.1





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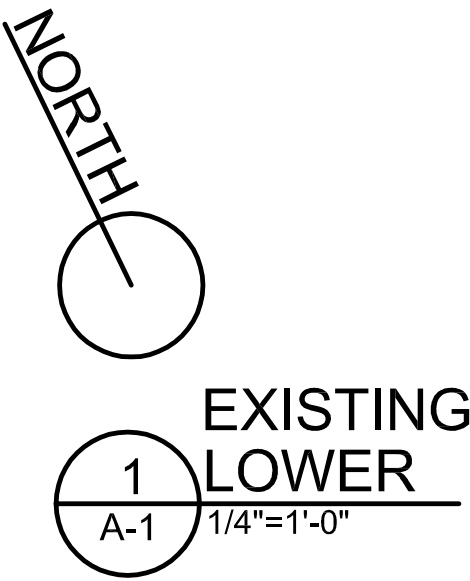
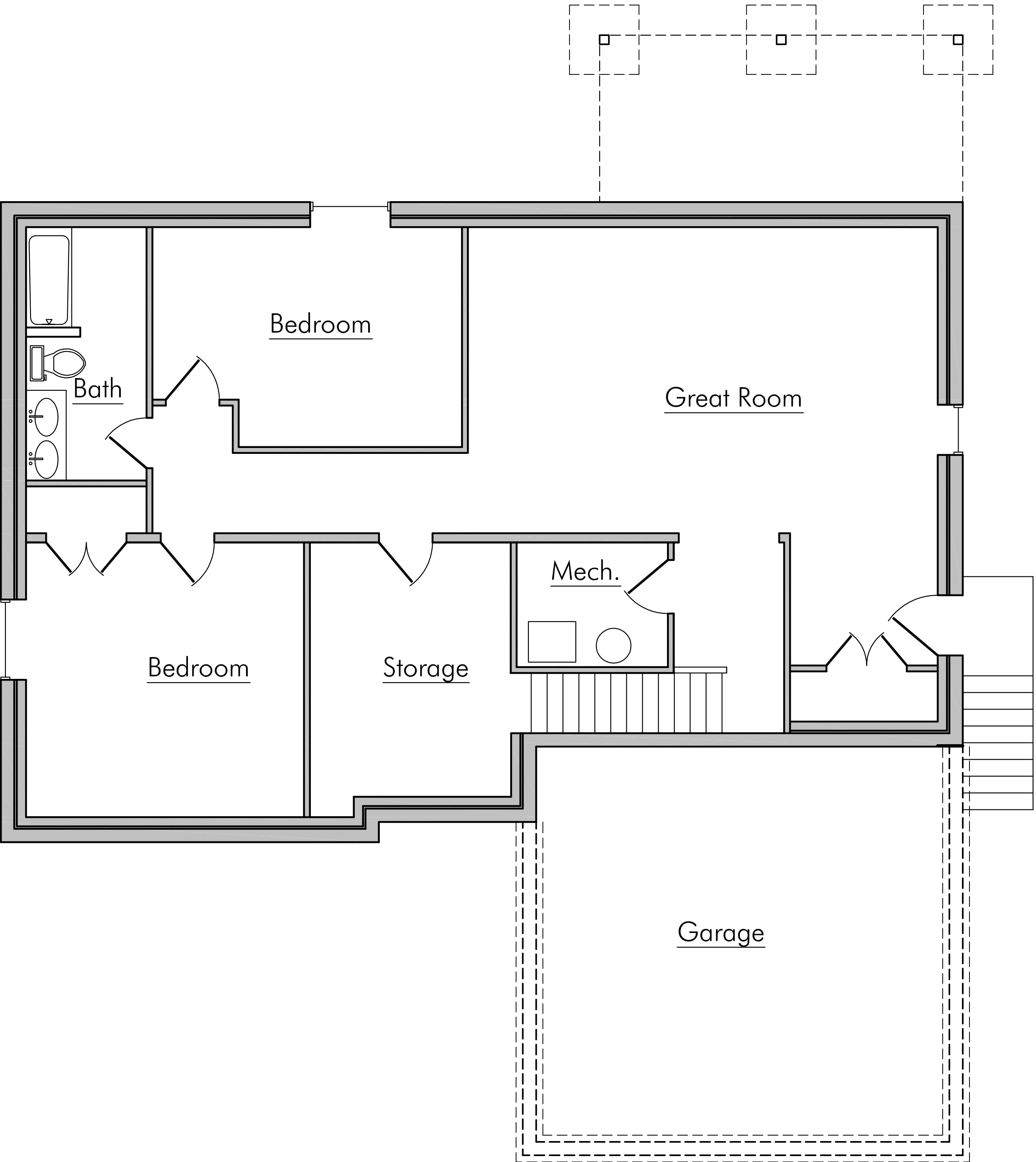
DRAWN BY: KJH

PROJECT : 10-17  
FILE:

ISSUE DATE  
Drawing Issued 14/12/17  
SCALE:

Lower  
Plan

**A-1**



**ATTACHMENT A**

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Planner  
Initials

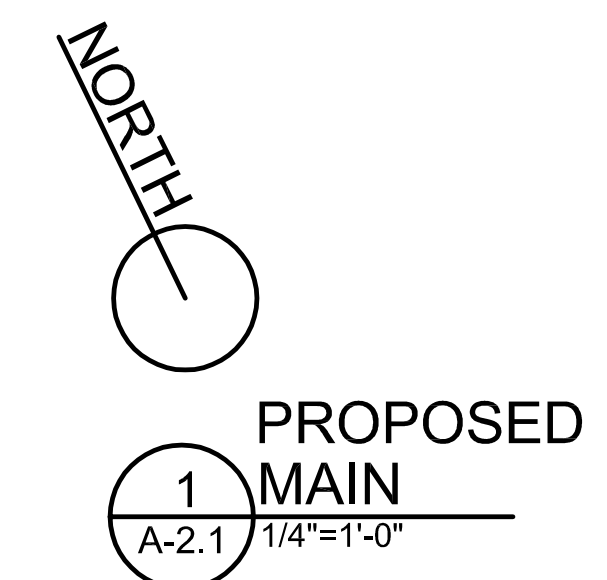
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City of  
**Kelowna**  
COMMUNITY PLANNING





2416 Mountains Hollow Lane  
West Kelowna BC  
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2 5 0 • 5 7 5 • 0 5 9 0



DRAWN BY: KJH

PROJECT : 10-17

FILE:

ISSUE DATE

Drawing Issued 14/12/17

SCALE:

Main  
Plan  
Proposed  
A-2.1

KB



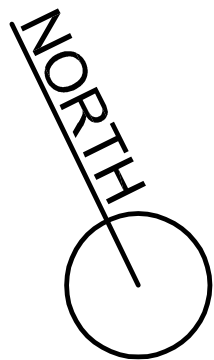
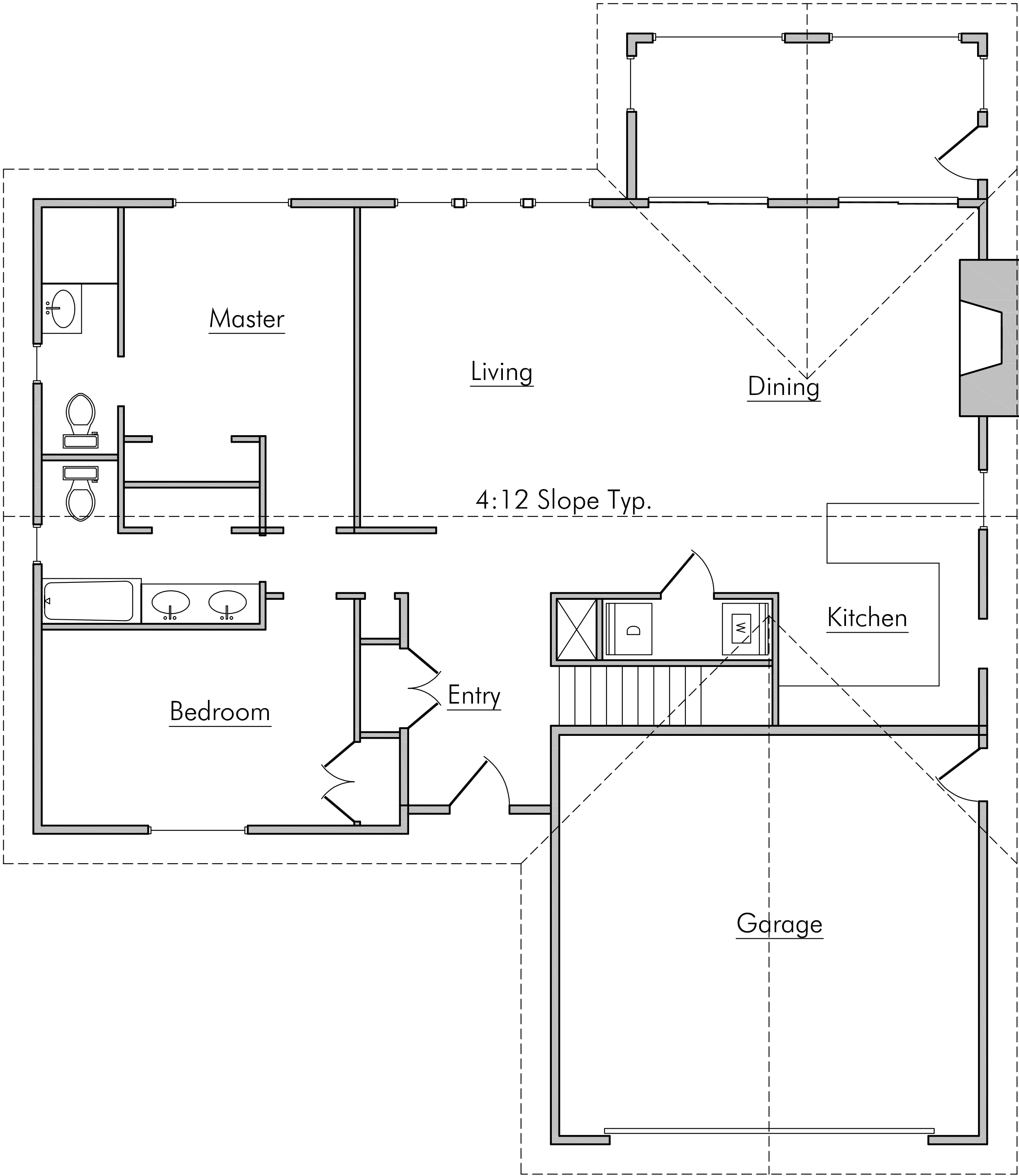




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EXISTING  
MAIN  
1  
A-2 1/4"=1'-0"

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Main  
Plan

**A-2**





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DESIGNS

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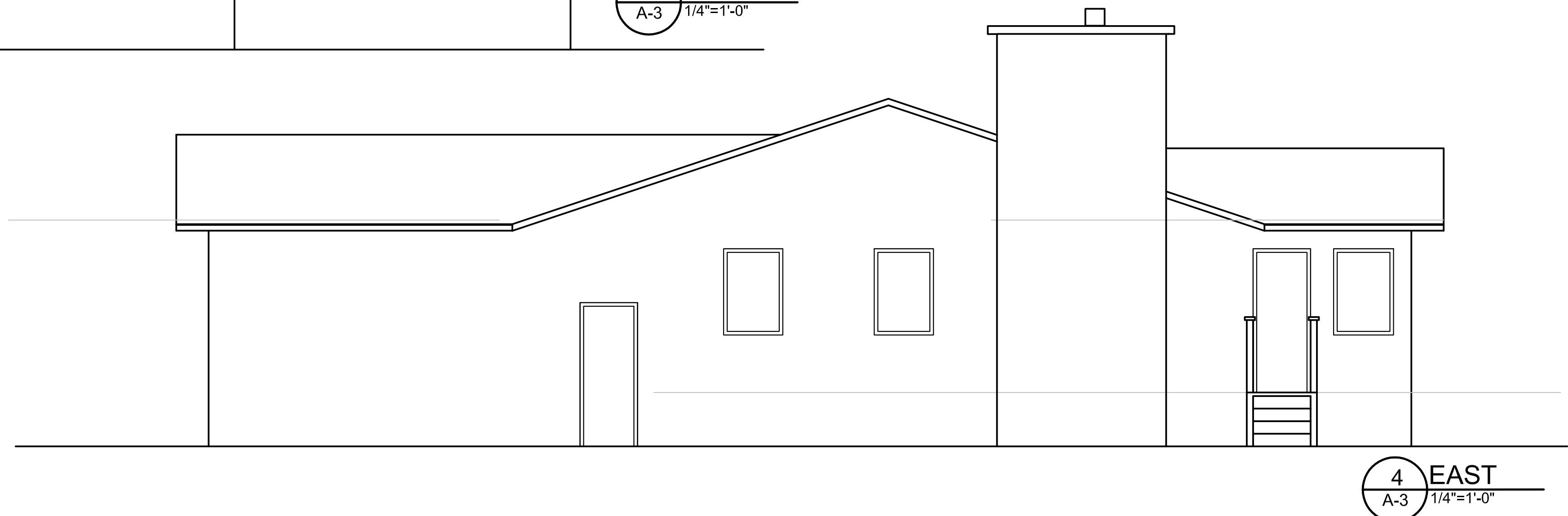
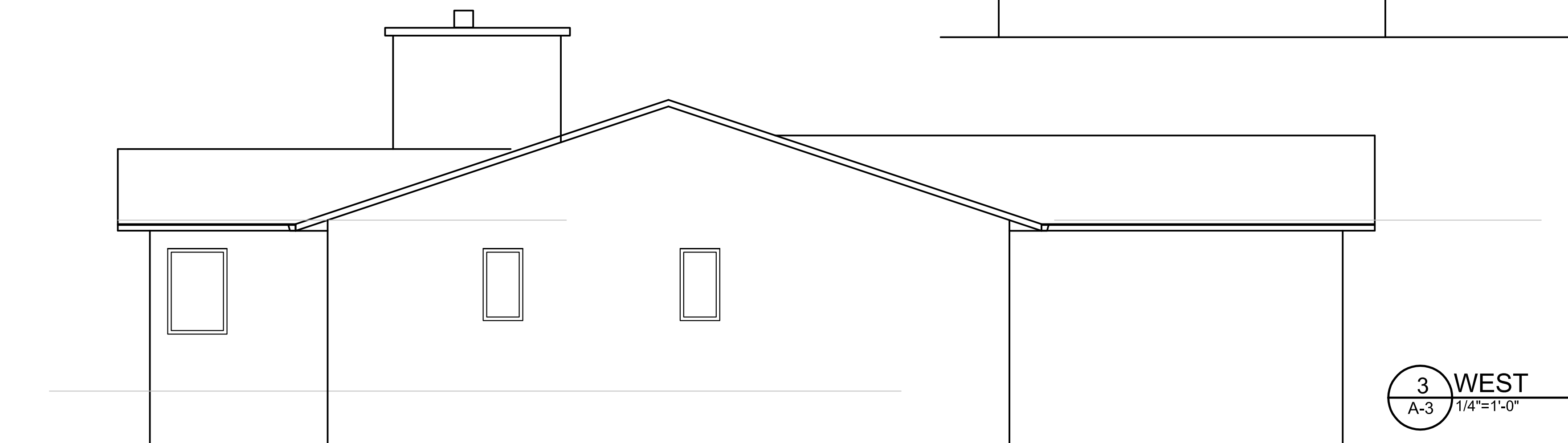
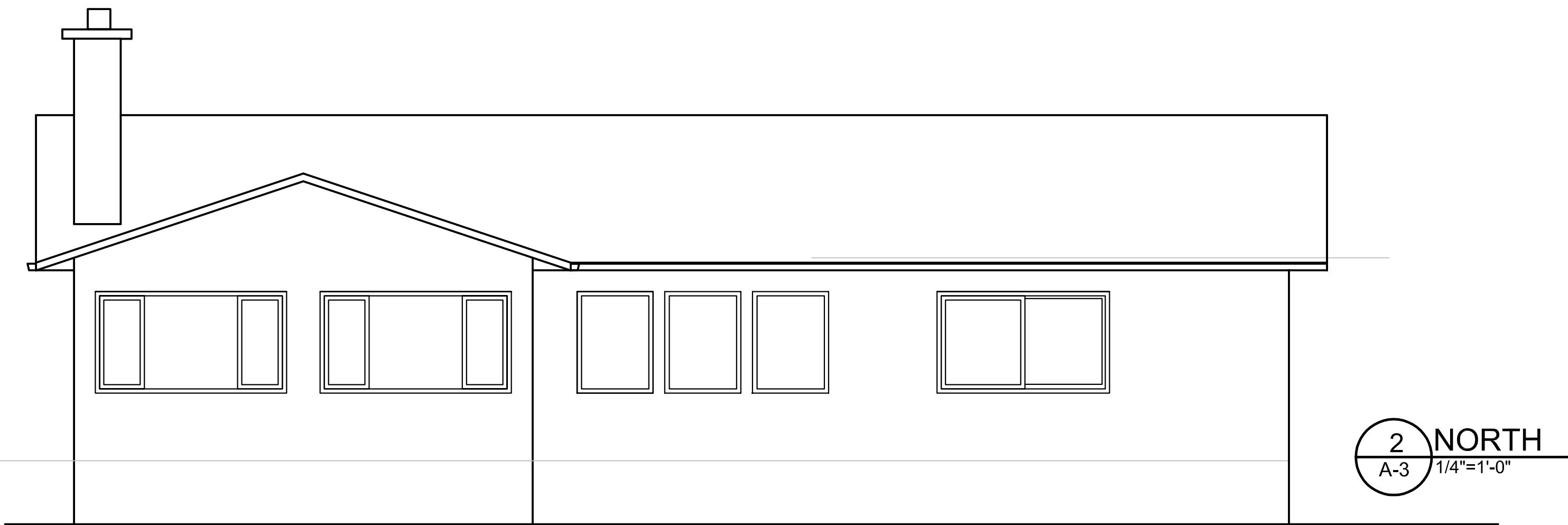
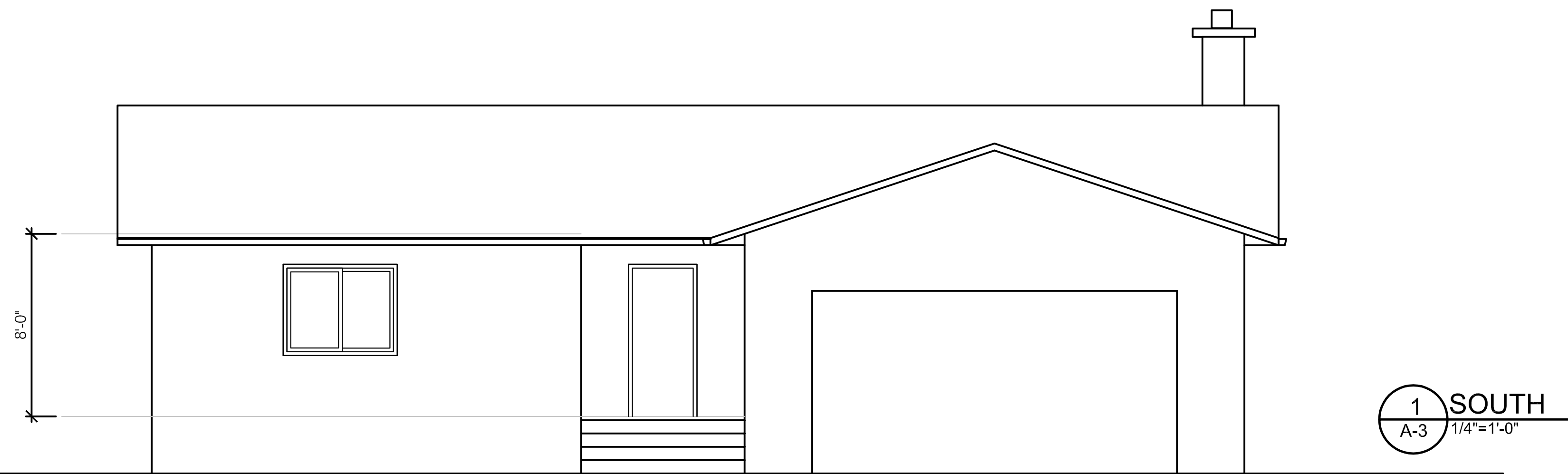
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SCALE:

Existing  
Elevations

**A-3**



ATTACHMENT

A

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City of Kelowna

COMMUNITY PLANNING





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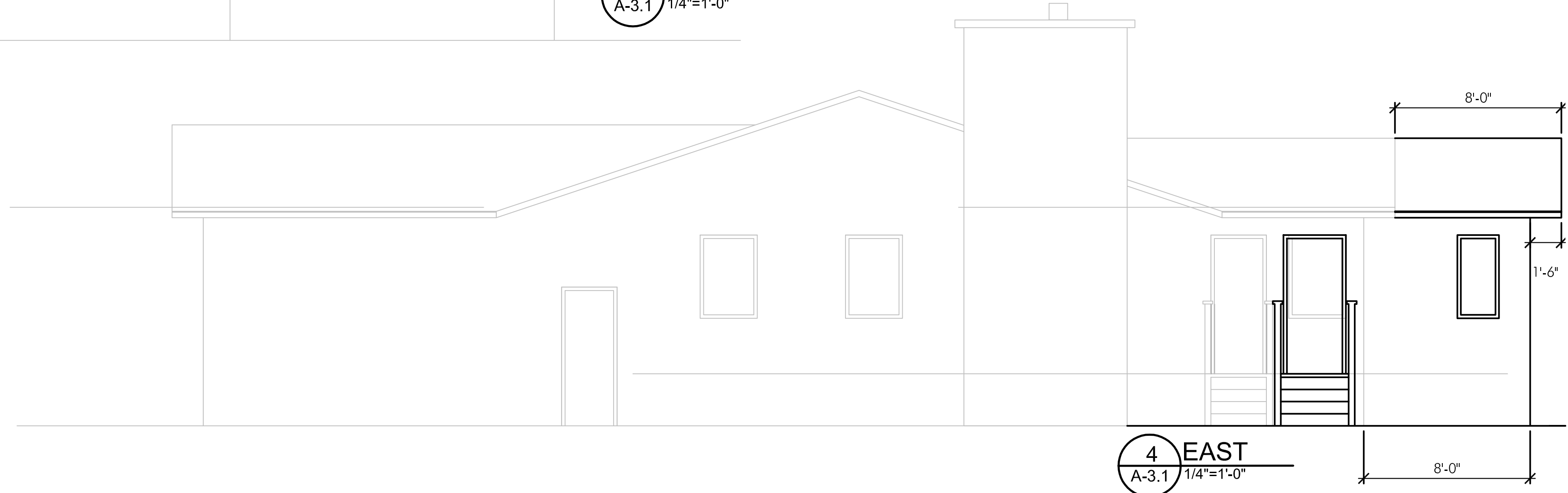
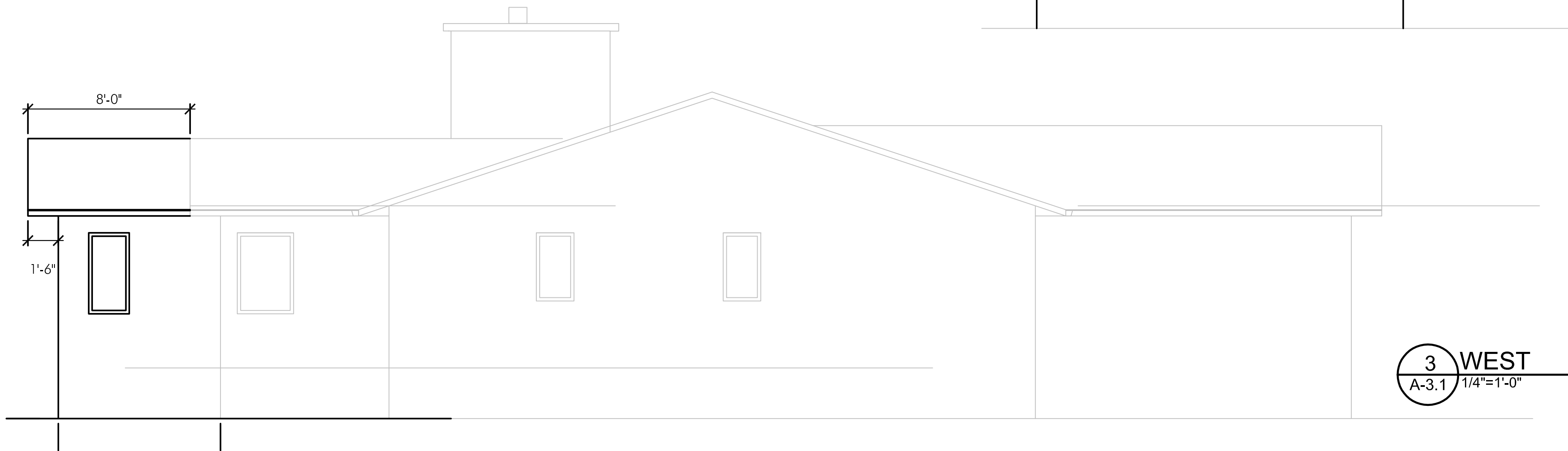
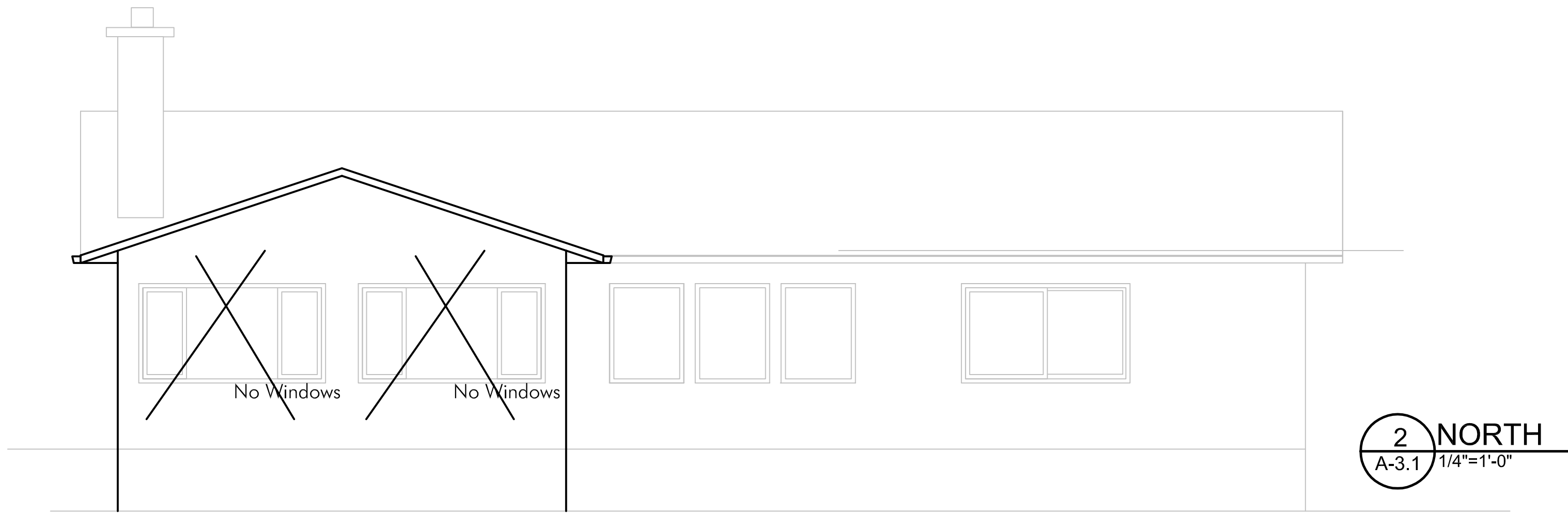
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Elevations

**A-3.1**



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City of Kelowna

COMMUNITY PLANNING



General Notes:

1. Contractor and Subtrades to insure that all workmanship complies with the latest issue of NBC , BCBC, Local Bylaws and regulations
2. This set of drawings is the property of the owner Third Party Transfer is prohibited

3. All concrete strengths shall be specified Mp's after 28 days

4. Double all cripples under load bearing lintels

5. Solid Blocking or Double Joists to be under all parallel partitions over 6' long

6. Solid Blocking in joist cavities under point loads

7. All Exterior Lintels and Load Bearing Beams to be #2 douglas fir or better

8. All Microlams, Glulams and Parallams to be checked and approved by supplier and or structural engineer

9. Actual on-site construction may vary from architectural drawings due to site conditions

10. Flash at all horizontal changes in exterior finishings and caulk around all exterior openings

11. Flash over all unprotected openings

12. Hardwired smoke alarms required to be located in each bedroom and one on Every Level

13. Carbon Monoxide Detector to be located 5m max from every bedroom door

14. Mechanical HVAC checklist to be completed at framing inspection

Specifications:

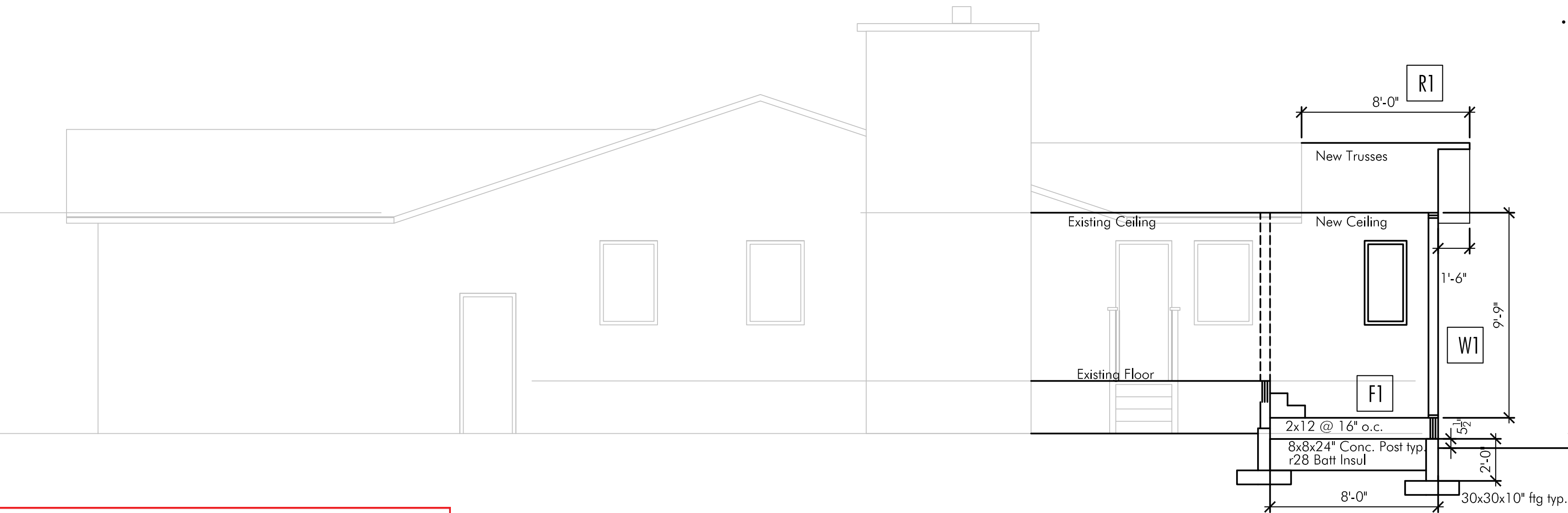
Truss Roof: 4:12  
1/2" c.d. board ceiling  
6mil UV poly vapour barrier taped and sealed  
r50 Insulation  
1/2" plywood sheet  
Roofing Felt entire deck  
Iko Armour Shake 50 year laminate shingles or Metal Roof  
Vented Soffit and upper ridge area

Exterior Walls

2x6 kiln dried studs at 19-3/16" or 24" o.c.  
2x8 Kiln Dried Studs @ 16" o.c. at Stair Tower  
1/2" Plywood Sheathing  
2 layers 30 Tar Paper  
Wire Mesh w/ 3/4" Acrylic Stucco  
R24 Fibreglass Batt Insulation  
6mil UV poly vapour barrier taped and sealed  
1/2" Drywall Finish

Main Floor

Finish Floor Material  
3/4" Ply /o  
2x12's @ 16" o.c.  
r28 BAtt Insul  
6 mil Poly  
2" Rigid Insul



GENERAL NOTES

STANDARD NOTES

- THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED PLANS.
- BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND /OR BUILDER ACCEPTS THESE PLANS AS DRAWN AND HAS READ AND UNDERSTANDS THE GENERAL NOTES AS FOLLOWS.
- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND /OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENCE.
- ALL WORK SHALL BE EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- KH DESIGNS INC. SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOAD.
- THE BUILDER SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.
- AT END OF CONSTRUCTION THE BUILDER SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AND BUILDING(S) OF ANY REFUSE AND MAKING GOOD ANY DAMAGE TO BUILDING(S) INCURRED DURING CONSTRUCTION.
- PRIOR TO COMMENCING EXCAVATION WORK THE BUILDER SHALL BE RESPONSIBLE FOR ESTABLISHING THE LOCATION OF AND CLEARLY MARKING EXISTING SERVICES AND IMMEDIATELY NOTIFYING APPLICABLE AUTHORITIES OF ANY DISCREPANCIES.
- TOPSOIL AND EXCAVATED MATERIAL TO BE STOCKPILES SEPARATELY ON THE SITE.

ERRORS AND OMISSIONS

- KH DESIGNS INC. MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.
- SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS PLEASE ADVISE OUR OFFICE AT THE EARLIEST CONVENIENCE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS PURCHASED IN NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM REOCCURRING.

STRUCTURAL DESIGN CRITERIA

- ASSUMED ROOF DESIGN LOAD (LIVE AND DEAD) – 50 POUNDS PER SQUARE FOOT (2.5 KG/M.SQ.)
- ASSUMED SOIL BEARING CAPACITY – 2,500 P.S.F. (119.7 KN/M.SQ.)
- CONCRETE FOUNDATIONS AND SLABS ON GRADE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS.
- FRAMING LUMBER TO BE #2 S.P.F. AND BETTER UNLESS OTHERWISE NOTED. BEAMS TO BE #2 S.P.F. AND BETTER.

NOTE:

IF SOIL CONDITIONS ARE LESS, OR FLOOR AND ROOF LOADS ARE GREATER THAN THIS PLAN IS DESIGNED FOR, YOUR BUILDING DEPARTMENT MAY REQUIRE ADJUSTMENTS TO THE PLANS OR ASK THAT THE PLANS BE ENGINEERED BY A CERTIFIED STRUCTURAL ENGINEER. IT IS BEST THAT AN ENGINEER FAMILIAR WITH LOCAL CONDITION BE CONSULTED.

SITE PLAN NOTES

- IF A SITE PLAN IS NOT PROVIDED BY KH DESIGNS INC. THE OWNER OR BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS HOME ON THE PROPERTY. KH DESIGNS INC. ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATIONS OR LOT CONDITIONS.
- OWNER SHALL SUPPLY ANY MISSING INFORMATION ON SITE PLAN, I.E. DIMENSIONS, ELEVATIONS OF LOT, LEGAL DESCRIPTION, SITE ADDRESS, NORTH DIRECTION, AND LOCATION OF SERVICES, EASEMENTS AND RIGHT OF WAYS. ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.
- WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

ELECTRICAL

- INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH THE BC ELECTRICAL CODE AND REGULATIONS AND WITH THE LOCAL ELECTRIC POWER SUPPLIER'S REGULATIONS IN ALL RESPECTS.
- ELECTRICAL OUTLET LOCATIONS SHOWN ON PLANS COMPLY WITH OR EXCEED CURRENT BUILDING CODE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. ADJUST ACCORDING TO OWNER'S REQUIREMENTS.

FOUNDATIONS

- FOUNDATIONS SHALL BE CONCRETE ON SOLID UNDISTURBED BEARING AND BELOW FROST LINE.
- FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28-DAY STRENGTH AND THE FLOOR SYSTEM INCLUDING SHEATHING HAS BEEN INSTALLED OR UNTIL ADEQUATELY BRACED SUBJECT TO APPROVAL BY AUTHORITY HAVING JURISDICTION.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.
- PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED TO THE APPROVAL OF LOCAL AUTHORITIES.
- IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" (600 MM) AND HIGHER SHALL HAVE ONE 12 MM (1 /2" DIAMETER) REINFORCING BAR CENTERED 3" FROM TOP CORNER REINFORCING TO BE LAPPED MINIMUM 24".

WOOD FRAMING

- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR STUDS TO CENTER OF PARTITION WALLS UNLESS OTHERWISE NOTED. FACE OF EXTERIOR STUD WALL AND FOUNDATION WALL TO BE FLUSH.
- JOISTS SHALL BE DOUBLED UNDER PARALLEL PARTITIONS OVER 6'-0" LONG. JOISTS TO BE PLACED TO ACCOMMODATE HEATING, PLUMBING, ETC. ALL LINTELS SHALL BE 2 – 2 X 10'S UNLESS OTHERWISE NOTED.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LBS. FELT, 6 MIL POLY OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE WITH 1 /2" DIAMETER ANCHOR BOLTS AT MAXIMUM 6'-0" O/C. OR OTHER APPROVED METHOD. EXTERIOR CONCRETE SILL PLATES TO BE LEVEL AND UNDERSIDE SEALED.
- FLOOR JOISTS AND ROOF JOISTS WITH SPANS MORE THAN 7'-0" SHALL BE CROSSBRIDGED AT MID SPAN OR AT 7'-0" O/C. MAXIMUM UNLESS SHEATHED OR STRAPPED BOTH SIDES WITH WOOD. BRIDGING SHALL BE 2 X 2 DIAGONAL TYPE WHEREVER POSSIBLE.
- ROOF TRUSSES REQUIRE ENGINEER'S CERTIFICATE. FOR PREFABRICATED TRUSSES OBTAIN CERTIFICATE FROM MANUFACTURER.

INSULATION AND VENTILATION

- MINIMUM INSULATION REQUIREMENTS:

ROOF (ATTIC)	R-44	(R.S.I. – 7.0)
ROOF / CEILING (SLOPING)	R-14	(R.S.I. – 2.45)
WALLS	R-20	(R.S.I. – 3.5)
INSULATION REQUIREMENTS 4500 DEGREE DAYS OR GREATER	R-44	(R.S.I. – 7.7)
	R-22	(R.S.I. – 3.85)
- 6 MIL ULTRAVIOLET RESISTANT POLY AIR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF INSULATION.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE EQUALLY DISTRIBUTED BETWEEN TOP OF ATTIC SPACE AND OVERHANG SOFFIT.
- PROVIDE BAFFLE FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
- ATTICS OR ROOF SPACES TO BE VENTED MINIMUM 1 /300 OF AREA. UNHEATED CRAWL SPACES TO BE VENTED MINIMUM OF 1 /500 OF AREA WITH CLOSEABLE VENTS.

FINISHING

- OWNER SHALL SPECIFY ALL INTERIOR AND EXTERIOR FINISHING. OWNER SHALL CONFIRM ANY FINISHING SHOWN ON PLANS.
- EXTERIOR DOORS SHALL BE SOLID CORE / INSULATED AND WATER-STRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING. FLASH AT ALL HORIZONTAL CHANGES IN EXTERIOR FINISHING AND CAULK AROUND ALL EXTERIOR OPENINGS. FLASH OVER ALL UNPROTECTED OPENINGS.
- WINDOW SIZES ARE SHOWN IN FEET AND INCHES. I.E. 43 X 36 = 4' – 0" WIDE BY 3' – 6" HIGH. DOOR SIZES ARE WIDTH SHOWN BY 6' – 8" HIGH. I.E. 28 X 68 = 2'-8" WIDE BY 6' – 8" HIGH.
- OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE FULL HEIGHT UNLESS SHOWN AS AN ARCH. ARCHES ARE FRAMED 7' – 0" HIGH UNLESS OTHERWISE NOTED.
- COAT AND CLOTHES CLOSETS SHALL HAVE ONE ROD AND SHELF. LINEN CLOSETS SHALL HAVE 5 ADJUSTABLE SHELVES WHERE POSSIBLE. BROOM CLOSETS SHALL HAVE ONE SHELF.
- ALL BATHROOMS SHALL HAVE A WALL MEDICINE CABINET OR ONE LOCKABLE DRAWER.

HEATING

- INSTALLATION OF ENTIRE HEATING SYSTEM MUST COMPLY WITH MANUFACTURER'S DIRECTIONS (WHERE APPLICABLE) AND CONFORM TO LOCAL CODES AND REGULATIONS IN ALL RESPECTS.
- GAS CONNECTION WILL REQUIRE SEPARATE PERMIT AND INSPECTION.
- FUEL BURNING APPLIANCES, INCLUDING FURNACES, FIREPLACES AND STOVES, TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR.

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5820  
Farmers Drive  
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Sections/  
General  
Notes

A-4