

Development Variance Permit

DVP17-0217



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

889 Cadder Avenue

and legally known as

Lot 28 Section 19 Township 26 Osoyoos Division Yale District Plan 700

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

Conversion of an existing accessory building to a carriage house

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

Section 9.5b.1(i): Specific Use Regulations – Carriage House Regulations

To vary the required minimum side yard from 1.5 m permitted to 1.2 m existing.

Section 9.5b.1(j): Specific Use Regulations – Carriage House Regulations

To vary the required minimum rear yard from 1.5 m permitted to 1.0 m existing.

Table 8.1 – Parking Schedule: Section 8 – Parking and Loading

To vary the required number of parking spaces from 3 required to 2 existing.

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: RU6 – Two Dwelling Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

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: Jesse Kyle Aldridge

Applicant: Novation Design Studio (Paul Schuster)

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

Date

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) Landscaping to be provided on the land be in accordance with Schedule "B"; and
- c) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of \$1,875.00

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

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.

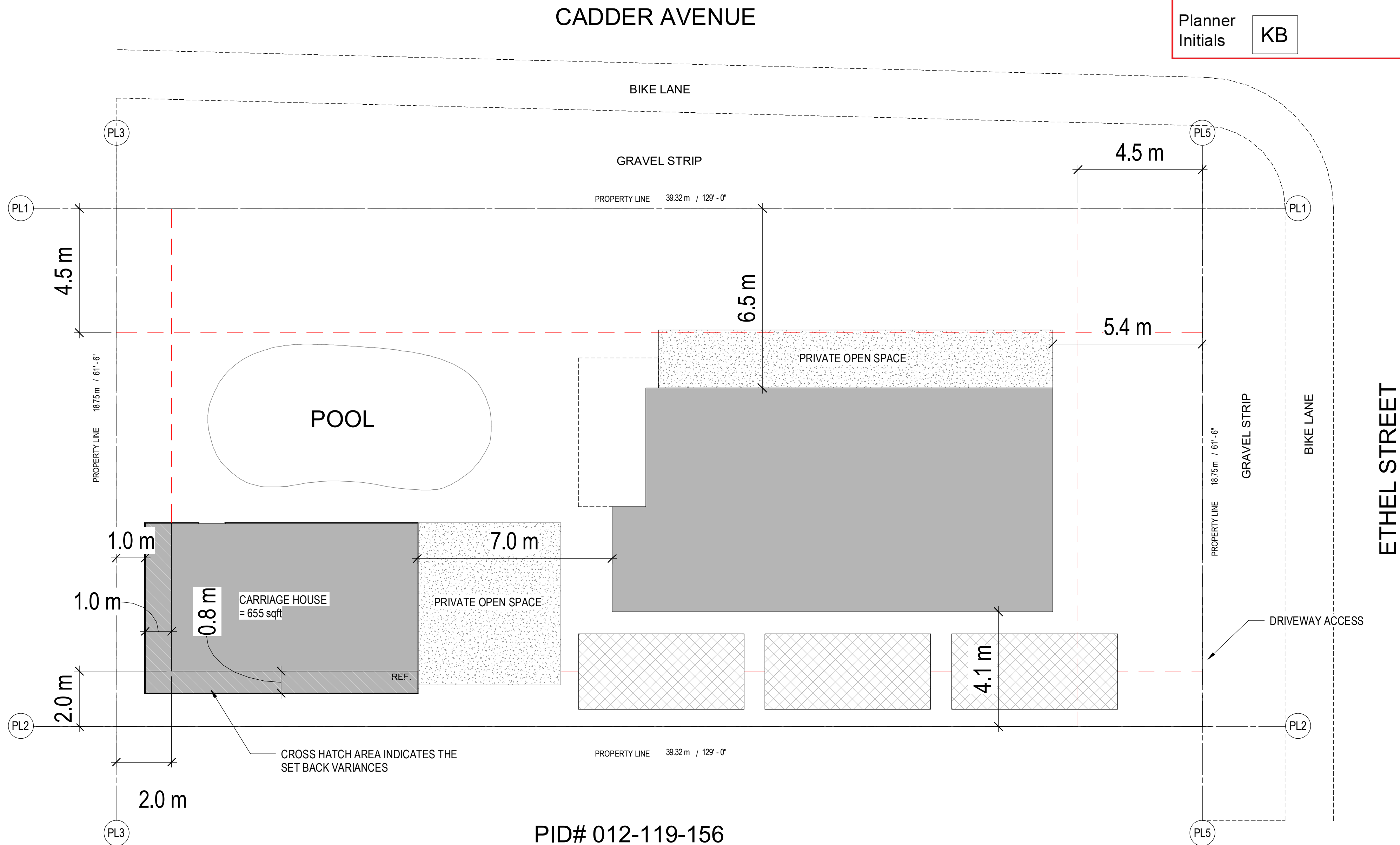
All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly 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.**



Notes:
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All drawings shall be read in conjunction with specifications and consultant details.
All work shall be carried out in accordance with Canadian standards, specifications, B.C. Building Code (2012 edition) and local authority by-laws and regulations.
Tabulated scales refer to Arch D size drawings sheet.
This drawing must not be scaled.
Contractors shall verify all dimensions prior to commencement of work.
Any omissions or discrepancies shall be reported to the Designer.

Seal



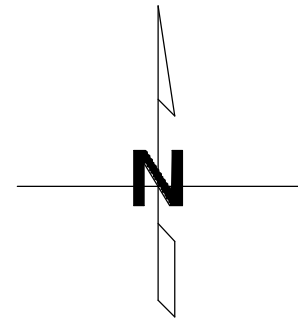
PID# 012-119-156
Lot 28, KAP700, Section 19,
Township 26

1 Site
SCALE: 1/8" = 1'-0"

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no.	date	description
01	20170928	ISSUED FOR DVP



101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title
Aldridge Carriage House

889 Cadder Ave
Kelowna, British Columbia

project no. 1725

drawing title
SITE PLAN

designed	PS	scale	1/8" = 1'-0"
drawn	BD		
checked	PS		

drawing no.

A1.01

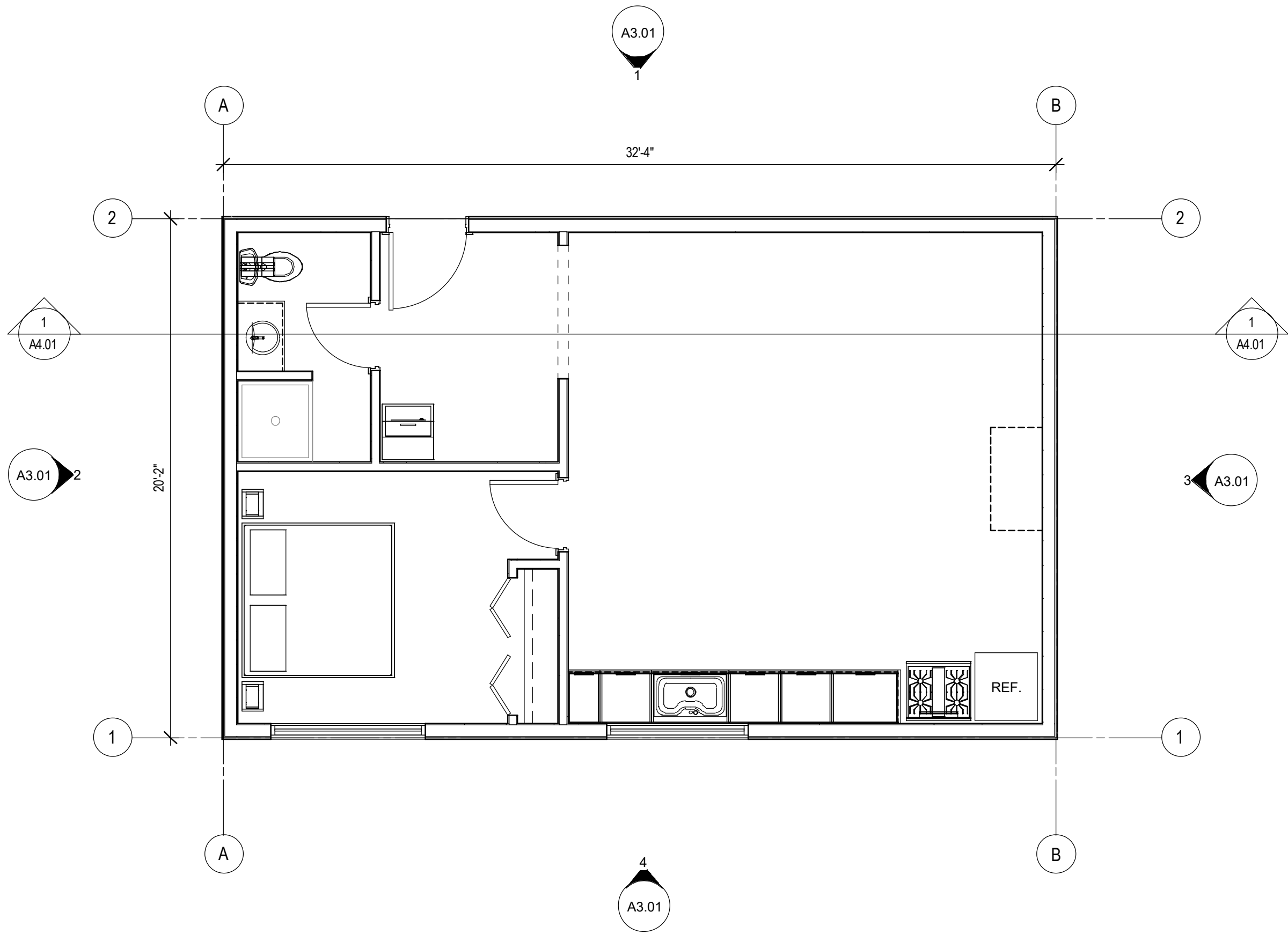
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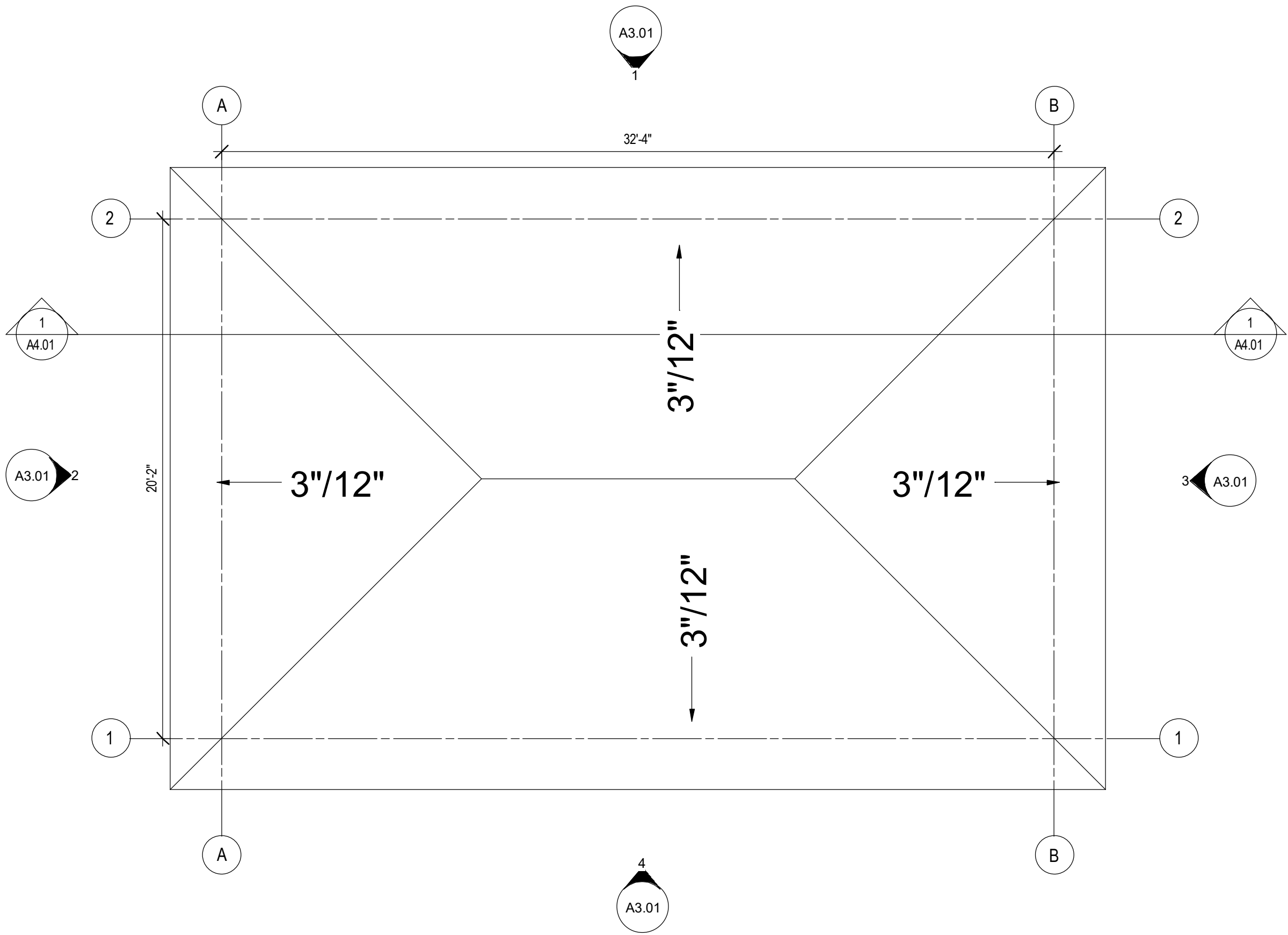
Seal

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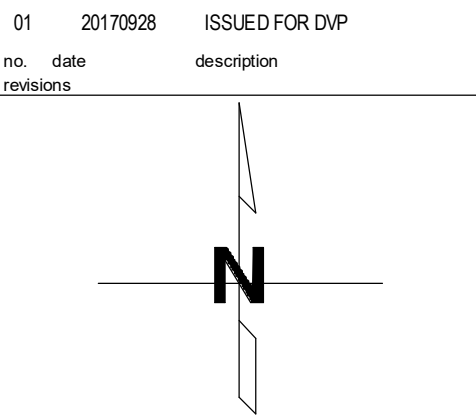
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2 Main Floor
SCALE: 1/4" = 1'-0"



1 Top Plate
SCALE: 1/4" = 1'-0"



project title
Aldridge Carriage Hosue

889 Cadder Ave
Kelowna, British Columbia

project no. 1725

drawing title
MAIN AND ROOF

designed	PS	scale	1/4" = 1'-0"
drawn	BD		
checked	PS		

drawing no.
A2.01

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SCHEDULE A

This forms part of application
DVP17-0217

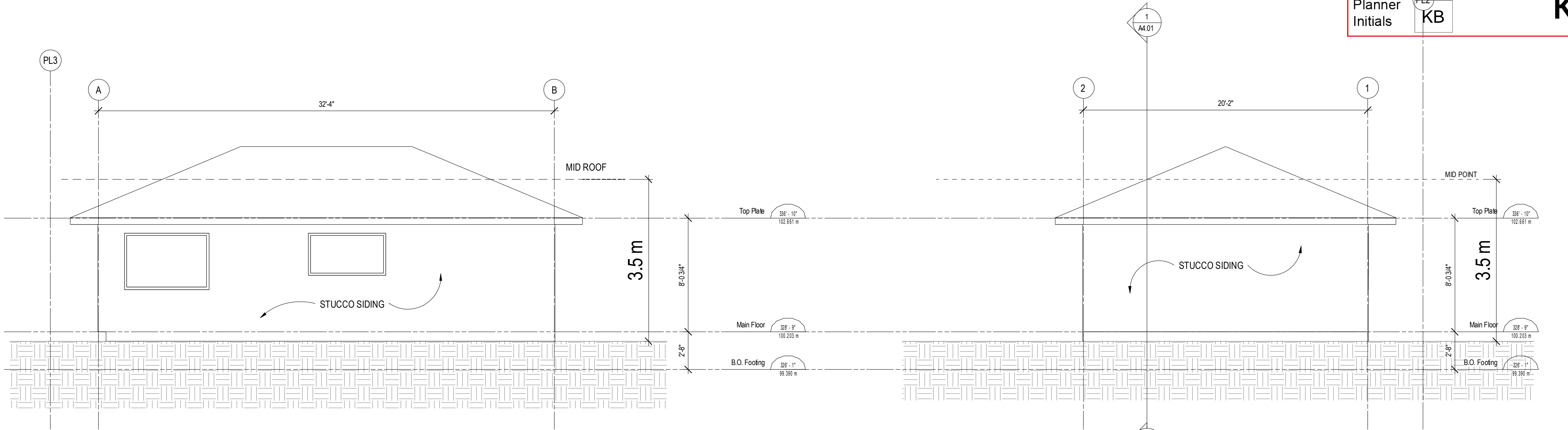
Planner
Initials

PL2
KB



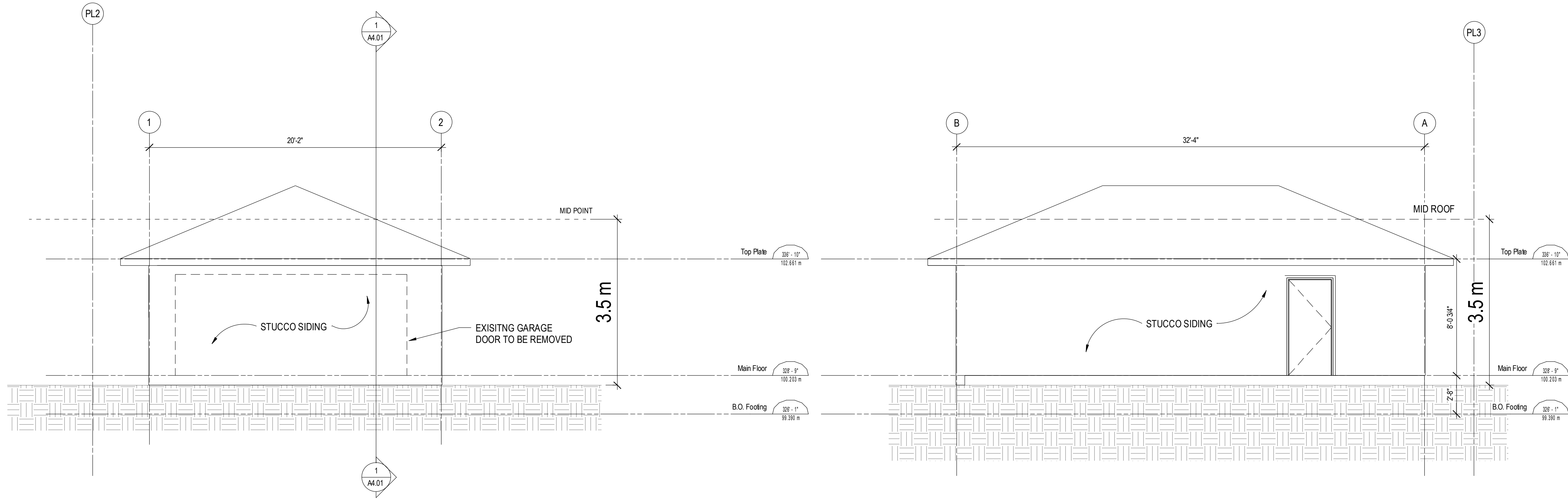
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Seal



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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no.	date	description
01	20170928	ISSUED FOR DVP
revisions		



101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title
Aldridge Carriage House

889 Cadder Ave
Kelowna, British Columbia

project no. 1725

drawing title
EXTERIOR ELEVATIONS

designed	PS	scale	1/4" = 1'-0"
drawn	BD		
checked	PS		
drawing no.			

A3.01

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SCHEDULE

B

This forms part of application

DVP17-0217

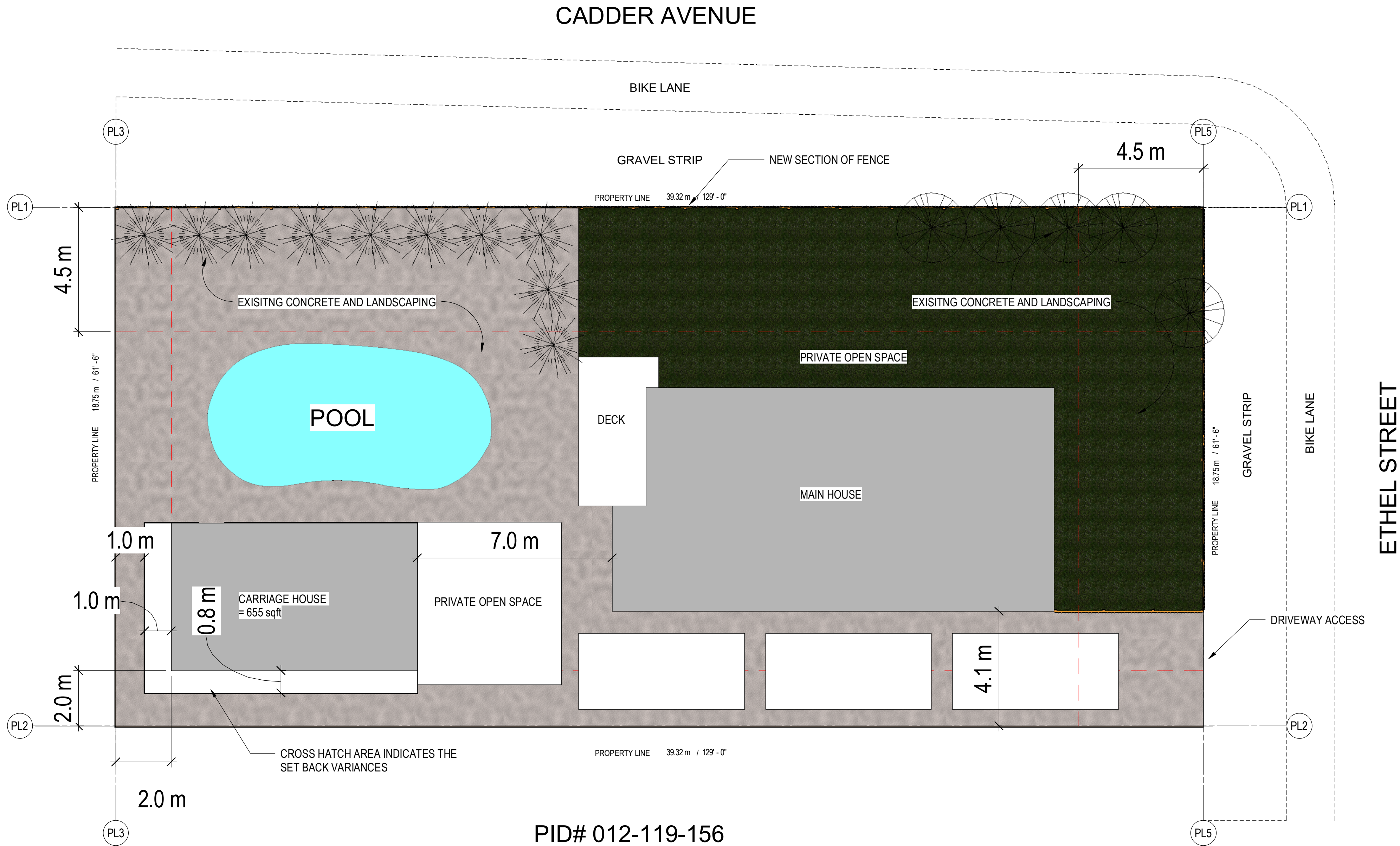
Planner
Initials

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Seal



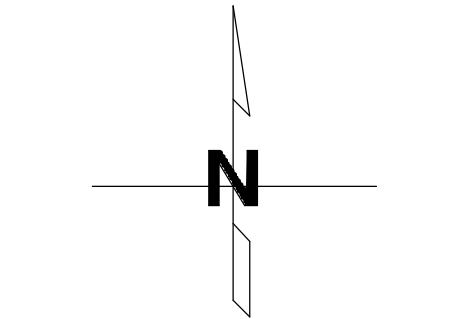
PID# 012-119-156
Lot 28, KAP700, Section 19,
Township 26

1 Landscape Plan
SCALE: 1/8" = 1'-0"

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no.	date	description
01	20180207	ISSUED FOR DP



101 - 1865 DILWORTH DR., SUITE 520
KELOWNA BC V1Y 9T1

project title
Aldridge Carriage House

889 Cadder Ave
Kelowna, British Columbia

project no. 1725

drawing title
LANDSCAPE PLAN

designed	PS	scale	1/8" = 1'-0"
drawn	PS		
checked	Checker		

drawing no.

A1.02

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