

Development Variance Permit

DVP17-0195



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

20 180 Sheerwater Court

and legally known as

STRATA LOT 20 SECTION 6 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAS3129 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

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

Single Dwelling Housing

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

Section 12.1.6(b): RR1 – Rural Residential 1 Development Regulations

To vary the required maximum height from 9.5 m or 2 ½ storeys to 15.45 m or 3 storeys.

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: RR1 – Rural Residential 1

Future Land Use Designation: S2RES – Single / Two Unit Residential & REP – Resource Protection

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: Marius Anton Scheepers and Sandra Cornelia Keel

Applicant: Carl Scholl Design Inc

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 elevations of the building to be constructed on the land be in accordance with Schedule "B";

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.**

SCHEDULE

A

This forms part of application
DVP17-0195

Planner
Initials

KB



REVISIONS		
REV	DATE	DESCRIPTION
A	02/09/16	ISSUED FOR REVIEW
B	09/09/16	ISSUED FOR REVIEW
C	20/09/16	ISSUED FOR REVIEW
D	19/12/16	ISSUED FOR REVIEW
E	19/12/16	ISSUED FOR STRUCTURAL
F	7/02/17	ISSUED FOR STRUCTURAL
G	21/02/17	ISSUED FOR REVIEW
H	29/06/17	ISSUED FOR REVIEW
I	29/09/17	ISSUED FOR REVIEW
J	28/01/18	ISSUED FOR TENDER
K	07/02/18	ISSUED FOR TENDER
NOTE:		

SITE CALCULATIONS:

SITE AREA = 8,550.942 m²

- BUILDING 'A' (PRINCIPAL RESIDENCE)
= 3,924.13 FT²
- BUILDING 'B' (GARAGE, FOYER, GUEST SUITE)
= 1,862.40 FT²
- STRUCTURE 'C' (STAIRS, ELEVATOR, BRIDGE)
= 421.75
- TOTAL = 6,208.28 FT² (576.77 m²)

(576.77 m²/8,550.942 m²) X 100 = 6.75%
ALLOWABLE = 10%

DRIVEWAY/ WALKWAY = 1099.74 FT² (102.17 m²)
= 1.19%

NOTE:
-SEE LANDSCAPER DESIGN
FOR CURRENT DIMENSIONS,
LAYOUT AND DETAILS.

CARL
SCHOLL
DESIGN INC.
203-347 LEON AVENUE
KELOWNA, B.C. V1Y 8C7
TEL: (250) 763-7800
FAX: (250) 861-4247

EVAN
GILBERT
drafting & design
www.evangelbert.com
evangelbert@outlook.com 778.478.7722

PROJECT TITLE
**LOT 20
SHEERWATER**

KELOWNA, BC

DATE: 07/02/18
DRAWING SCALE: AS NOTED
DRAWN BY: EKG
CHECKED BY: CS
APPROVED BY:
SHEET NAME

SITE PLAN

PROGRESS
FOR TENDER

REVISION K	PLAN NUMBER: 559
SHEET NUMBER A1	SHEET 1 OF 34

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ERRORS AND OMISSIONS

- EVAN GILBERT 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.
- EVAN GILBERT makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.

SITE PLAN
3/32" = 1'-0"

NOTE:
EXACT BUILDING LOCATION &
ELEVATION TO BE DETERMINED
ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED
LOT PLAN PRIOR TO CONSTRUCTION.

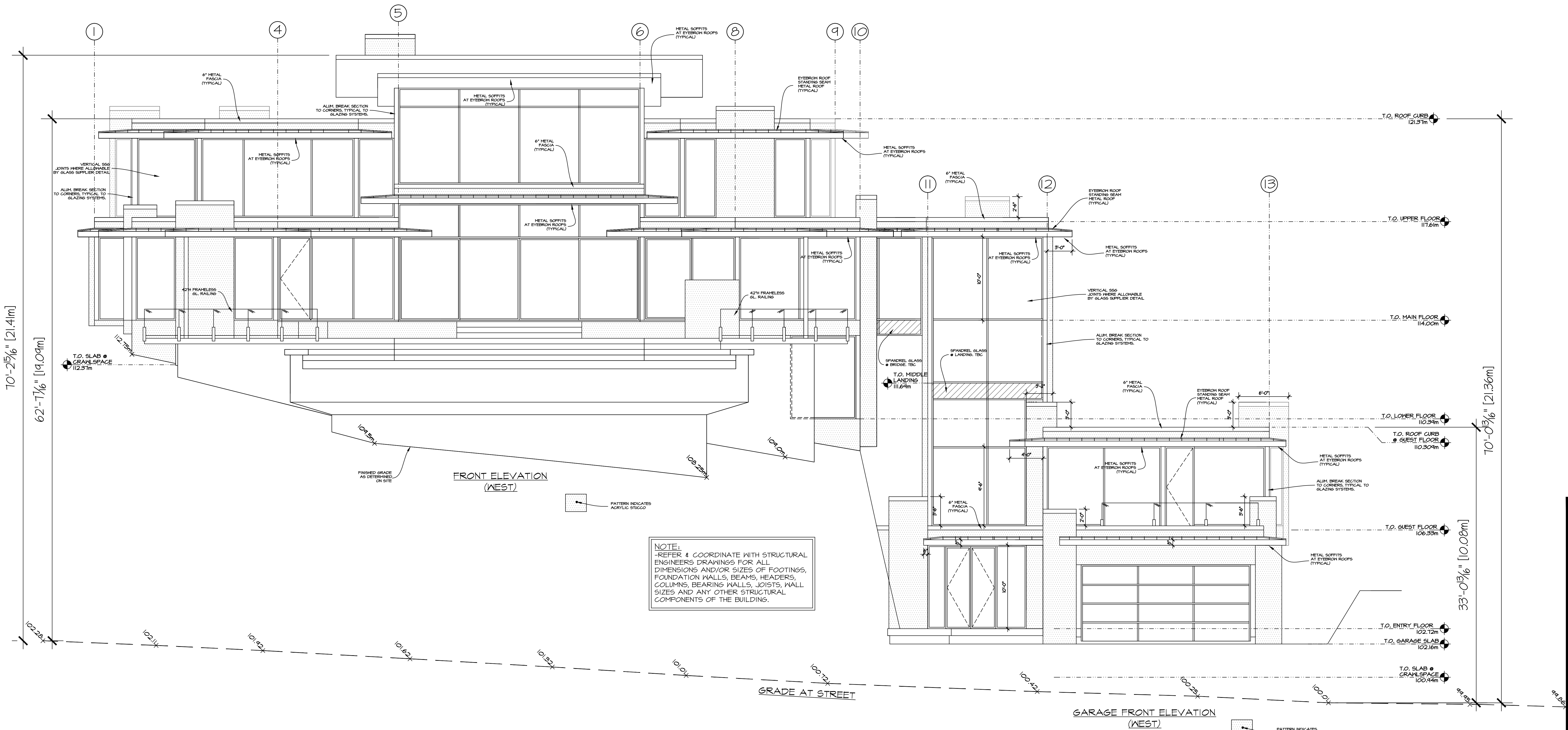
SCHEDULE B

This forms part of application
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Planner
Initials KB



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NOTE:		



NOTE:
-REFER & COORDINATE WITH STRUCTURAL
ENGINEERS DRAWINGS FOR ALL
DIMENSIONS AND/OR SIZES OF FOOTINGS,
FOUNDATION WALLS, BEAMS, HEADERS,
COLUMNS, BEARING WALLS, JOISTS, WALL
SIZES AND ANY OTHER STRUCTURAL
COMPONENTS OF THE BUILDING.

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SHEERWATER

KELOWNA, BC

DATE: 07/02/18

DRAWING SCALE: 3/16" = 1'0"

DRAWN BY: EKG

CHECKED BY: CS

APPROVED BY:

SHEET NAME

HOUSE & GARAGE
STREET VIEW

FOR TENDER

REVISION K PLAN NUMBER: 559

SHEET NUMBER A14 SHEET 14 OF 34

PROJECT: UNDEVELOPED LOT 20 SHEERWATER PROJECT INDEX: 1830 - CARL SCHOLL - LOT 20 SHEERWATER INDEX