

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0202

Issued To: Glen D'Arcy Manlove
Charmaine Ann Katherine Manlove

Site Address: 911 Pitcairn Ct

Legal Description: Lot 6 Section 29 TWP 26 ODYD Plan 18323

Zoning Classification: RU1c – Large Lot Housing with Carriage House

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.

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 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.

1. TERMS AND CONDITIONS

THAT Council authorizes the issuance of Development Variance Permit No. DVP17-0202 for Lot 6 Section 29 TWP 26 ODYD Plan 18323 located at 911 Pitcairn Court, Kelowna, BC, to allow the construction of a carriage house subject to the following;

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A,"
2. The elevations of the carriage house to be constructed on the land be in accordance with Schedule "B";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.1.6(D): RU1 – Large Lot Housing Development Regulations

To vary the required minimum flanking street side yard setback to a garage or carport which is accessed from that street from 6.0m permitted to 4.8m proposed;

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

None required.

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 that shall form a part hereof.

If the Permit Holder 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 a Building Permit.

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.
- b) 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.

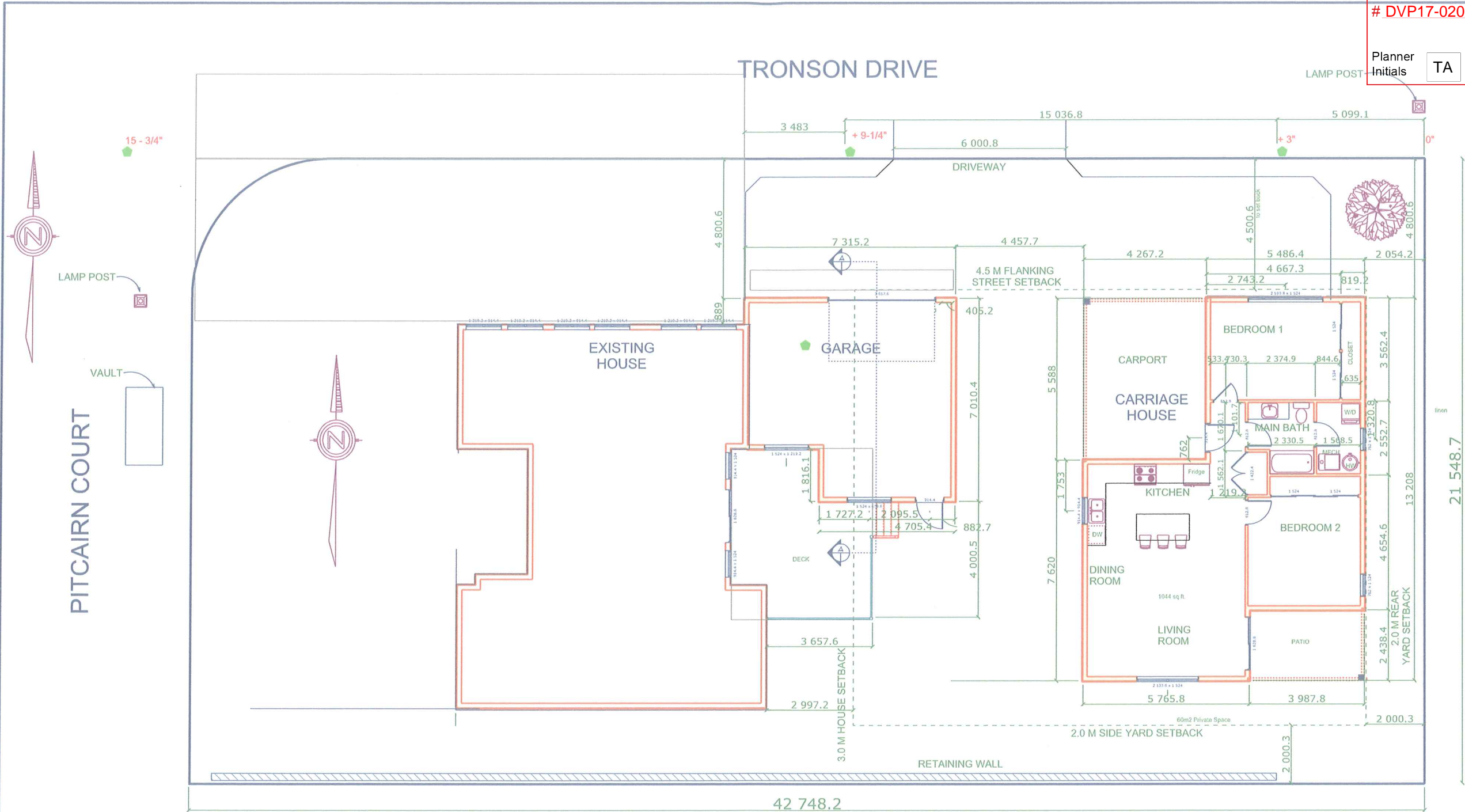
5. APPROVALS

Issued and approved by Council on the 6th day of March, 2018.

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

Date

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

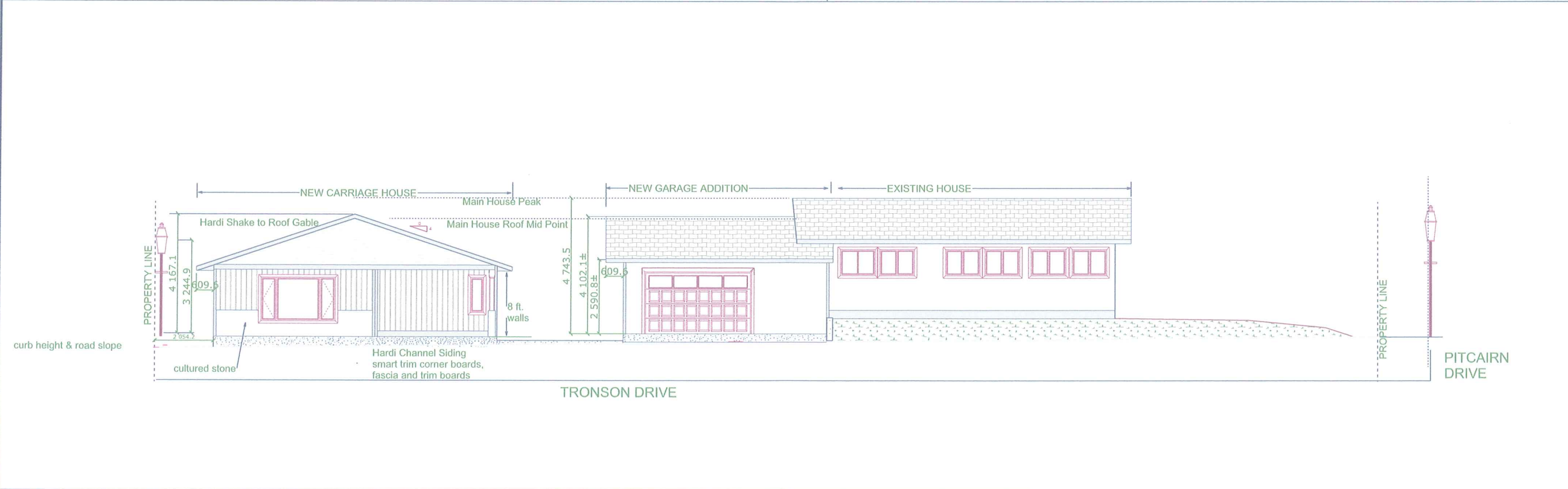


Rules for Carriage House Included on Drawing	
Proposed Zoning	RU6
Total Area of Principle House	247.12 m2
Non Habitable Space (Garage)	48.03 m2
Total Habitable Space (Principle House)	247.12 m2
Carriage House Area (single storie incentive)	97 m2
Lighted Pathway	1.1 m wide
Private Space	60 m2
Principle House Parking	1- in garage, 1- driveway
Carriage House Parking	4.8 m x 2.5 m, min.

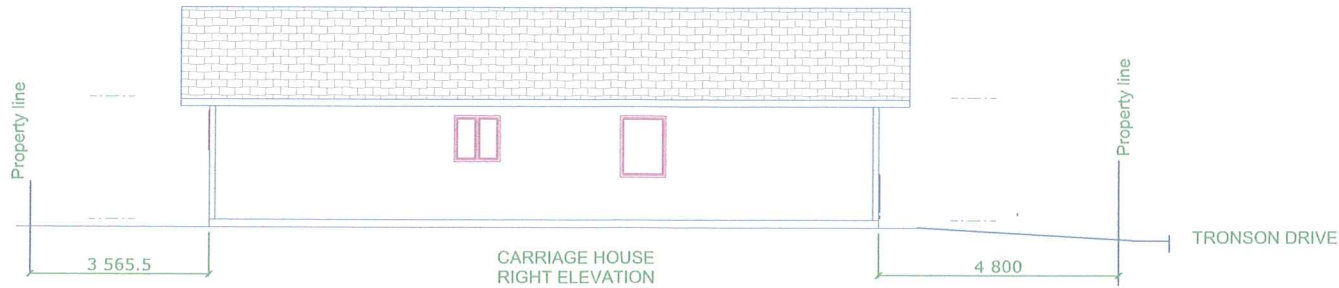
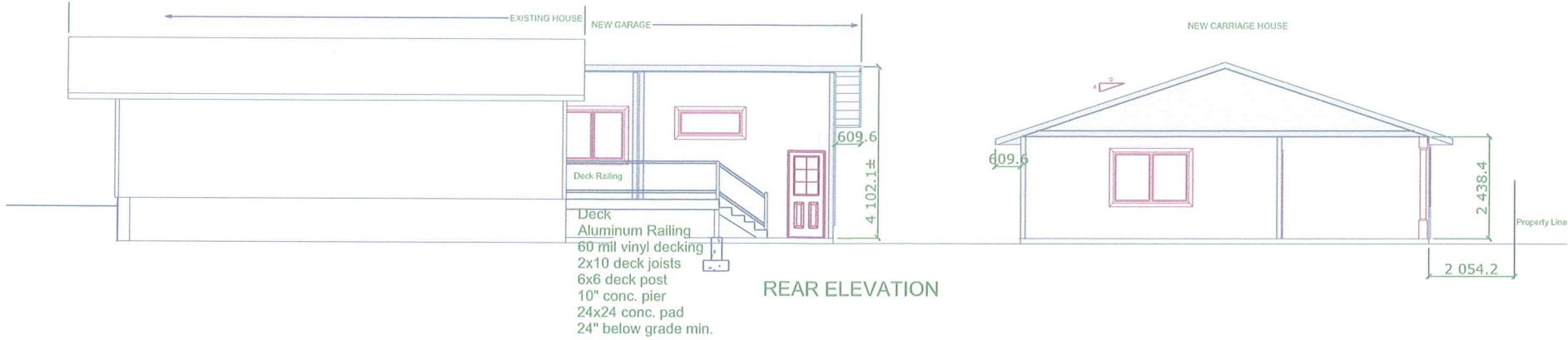
House Habitable space
247.12 m2 - Total area
(Main Floor & Lower Floor)
48.03 m2 garage - (non habitable)
247.12 m2 - (habitable space)
185.34 m2 - (75% of habitable)

Carriage house
Max net floor area - 100 m2
single storie incentive, max net floor area
(excluding garage and carport areas)

Gord Turner Renovations Ltd	#1 - 3304 Appaloosa Road	PHONE: 250.469.9379	1:150	PROJECT: CARRIAGE HOUSE	
	Kelowna, B.C. V1V 2W5	dale@gordturner.com	DRAWN BY: DN		DATE: 25/08/2017
Glen & Charmaine Manlove, 911 Pitcairn Crt, Plan 18323, Lot 6					SITE PLAN



Gord Turner Renovations Ltd	#1 - 3304 Appaloosa Road	PHONE: 250.469.9379	1:150	PROJECT: CARRIAGE HOUSE	
	Kelowna, B.C. V1V 2W5	dale@gordturner.com	DRAWN BY: DN		DATE: 25/08/2017
Glen & Charmaine Manlove, 911 Pitcairn Crt, Plan 18323, Lot 6			FRONT ELEVATION, CARRIAGE HOUSE RIGHT, GARAGE LEFT		



Gord Turner Renovations Ltd	PROJECT: CARRIAGE HOUSE	
	1:150	DATE: 25/07/2017
	LEFT, REAR ELEVATIONS	
PHONE: 250.469.9379		DRAWN BY: DN
# 1 - 3304 Appaloosa Road		DATE: 25/07/2017
Kelowna, B.C. V1V 2W5		
Glen & Charmaine Manlove, 911 Pitcairn Crt, Plan 18323, Lot 6		