

Development Variance Permit



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

504 Knowles Road

and legally known as

Lot 1 District Lot 167 ODYD Plan 15446, located at 504 Knowles Road, Kelowna, BC

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

Date of Decision: April 10, 2018

Decision By: CITY COUNCIL

Issued Date: April 10, 2018

This permit will not be valid if development has not commenced by April 10, 2018

Existing Zone: RU2 – Medium Lot Housing

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: David Reginald John Rolleston

Jennifer Lynn Rolleston

Applicant: David Reginald John Rolleston

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

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

Section 13.2.5 (b): RU2 – Medium Lot Housing Subdivision Regulations

To vary the minimum lot depth from 30.0m required to 27.5m proposed;
as per attached Schedule "A".

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.**

504 KNOWLES RD, KELOWNA, BC

PID: 003-277-691 LOT 1, PLAN 15446

ORIGINAL LOT
AREA: ± 1,403.52m²

PROPOSED NEW LOT
AREA: ± 412.19m²
ALLOWABLE BUILDING AREA: ± 187.60m²

RU2 ZONING

INFILL LOT SETBACKS:

- FRONT:** 4.5M (HOUSE)
6.0m (GARAGE)
- SIDE:** 1.5m (1 or 1-1/2 STOREY)
1.8m (2 or 2-1/2 STOREY)
- REAR:** 6.0m (1 or 1-1/2 STOREY)
7.5m (2 or 2-1/2 STOREY)

SCHEDULE A

This forms part of application
DVP17-0220

Planner Initials **TA**


