

Development Variance Permit DVP17-0285



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

1109 Churchill Road, Kelowna, BC

and legally known as

Lot 25, Section 30, Township 26, Osoyoos Division, Yale District, Plan 27662

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

1 ½ storey single family dwelling use

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

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted, as shown in Schedule "A":

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

To vary the required minimum flanking street setback to a garage or carport which is accessed from that street from 6.0 m permitted to existing 4.5 m proposed.

AND THAT variances to the following section of Subdivision, Development and Servicing Bylaw No. 7900 be granted, as shown in Attachment "A":

Schedule 4.6 - Curb and Gutter, Sidewalks and Bike Lanes

To vary residential driveway access maximum width of 6.0m permitted to existing 10.0m proposed.

AND THAT the applicant be required to complete the requirements of Attachment "A" as attached to the Report from Development Engineering dated January 19, 2018;

AND THAT Council's consideration of this Development Variance Permit be considered subsequent to the completion of following conditions:

1. The applicant to decommission the existing secondary driveway access to the subject property located at the intersection of Mount Royal Drive and Churchill Road;
2. The applicant to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of \$2,000 for rehabilitation and landscaping following decommissioning of the secondary driveway;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

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

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

Date of Decision: **TBD**

Decision By: CITY COUNCIL

Issued Date: **TBD**

This permit will not be valid if development has not commenced by XXXXXX.

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 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: William Bonn

Applicant: William Bonn

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

1. 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.

2. CONDITIONS OF APPROVAL

- a) The applicant to decommission the existing secondary driveway access to the subject property located at the intersection of Mount Royal Drive and Churchill Road;
- b) The applicant to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of \$2,000 for rehabilitation and landscaping following decommissioning of the secondary driveway.

This Permit is valid for two (2) years from the date of XXXXXXXX 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) A Certified Cheque in the amount of \$2,000 OR
- b) An Irrevocable Letter of Credit in the amount of \$2,000

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.**