

# Development Variance Permit No. DVP18-0069



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

**743-745 Finns Road**

and legally known as

**Lot 1 Section 34 Township 26 Osoyoos Division Yale District Plan 3389**

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

## **General Industrial Uses**

With variances to the following section of Zoning Bylaw No. 8000

### **Section 15.2.5(d): I2 – General Industrial Development Regulations**

To vary the required minimum front yard (north) from 7.5 m permitted to 6.0 m proposed.

### **Section 15.2.5(d): I2 – General Industrial Development Regulations**

To vary the required minimum front yard (south) from 7.5 m permitted to 6.0 m proposed.

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

Date of Decision: May 29, 2018

Decision By: City Council

Issued Date: May 29, 2018

Development Permit Area: N/A

**This permit will not be valid if development has not commenced by May 29, 2020.**

Existing Zone: I2 – General Industrial

Future Land Use Designation: COMM - Commercial

**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: Jeffrey Neil Brown and Yvonne Nicole Brown

Applicant: Urban Options Planning and Permits

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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";

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.**

LOT 1 - 743-745 FINNS ROAD. PLAN 3389 ZONING: I2  
LOT AREA: 6534 SQ FT (607M<sup>2</sup>)  
ALLOWABLE COVERAGE 60%: 3920 SQ FT (364 M<sup>2</sup>)  
ACTUAL LOT COVERAGE: 43.5% - 2840 SQ FT (264 M<sup>2</sup>)

SCHEDULE

A

This forms part of application

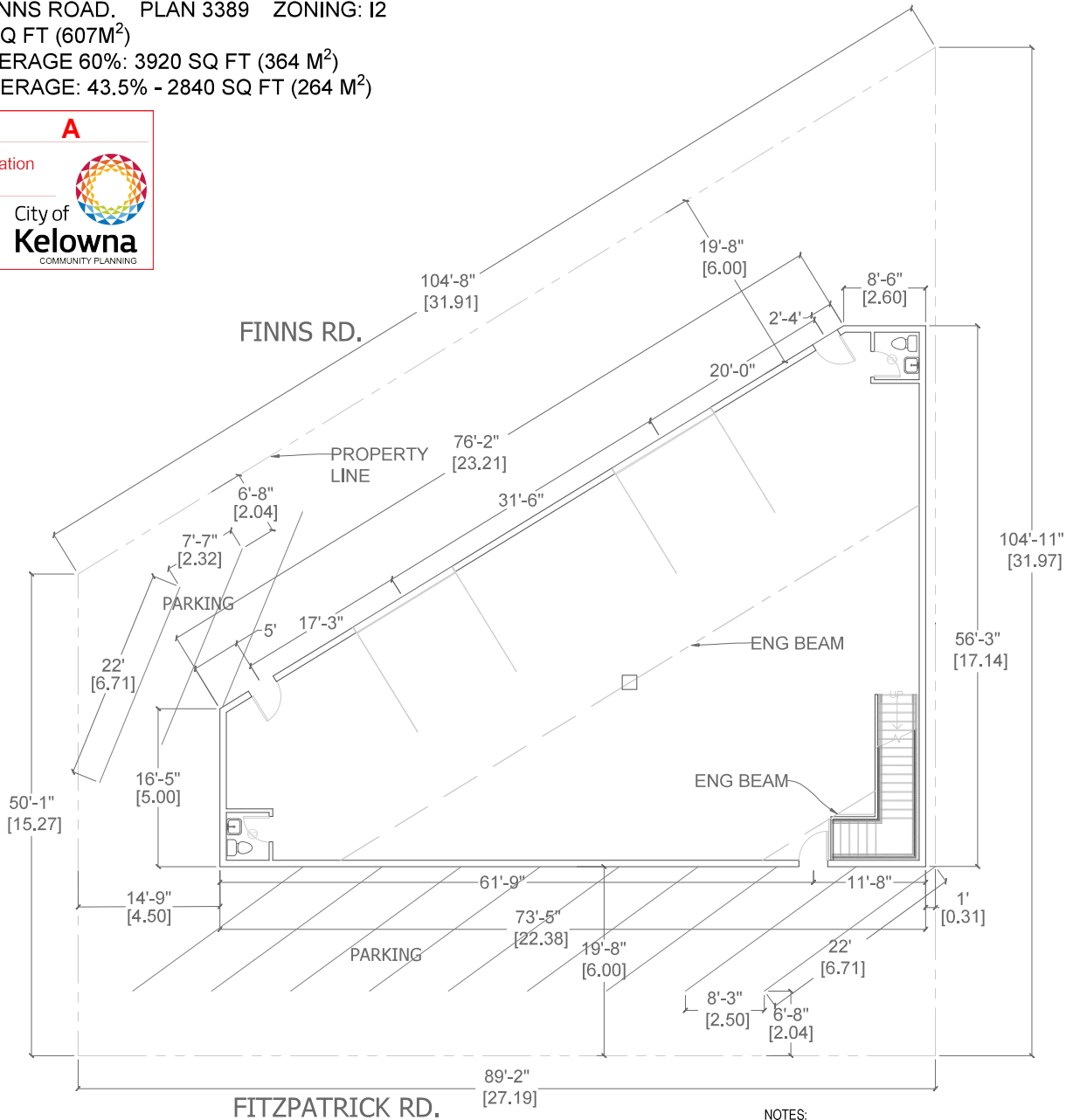
# DVP18-0069

Planner Initials

KB

City of Kelowna

COMMUNITY PLANNING



NOTES:  
1.DIMENSIONS ARE APPROXIMATES AND ARE NOT FOR CONSTRUCTION PURPOSES  
2. BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS AND CONNECTIONS BEFORE CONSTRUCTION BEGINS

GENERAL NOTES		
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2. BUILDING CONTRACTOR TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS AND CONNECTIONS BEFORE CONSTRUCTION BEGINS		
1	REVISE LOT INFO ADDED EXTRA STALLS	FEB 26/18
No.	Revision/Issue	Date

Project Name and Address ZONING CHANGE PROPOSAL MAXUM AUTOBODY 743-745 FINNS ROAD KELOWNA, BC LOT 1 PLAN # 3389		
Project	-----	Sheet
Date	JAN 19/18	A2
Scale	As Noted	