

SCHEDULE A

This forms part of application
DCP18-0125

Planner Initials **TH**



City of Kelowna
COMMUNITY PLANNING

No.	Date	Description
1	180509	Issued to Client for Review
2	180523	Issued for PIR
3	180523	Revised for PIR
4	180509	Revised for PIR

NEW TOWN SERVICES
250 - 860 - 8185
www.newtownservices.com

project title
245 Swick Rd Subdivision

project no. 1687

drawing title
RR1 Subdivision Plan

designed	scale
	1:1000
drawn	
checked	
drawing no.	

CITY OF KELOWNA
MEMORANDUM

Date: July 18, 2018
File No.: DVP18-0125

To: Land Use Management (TH)

From: Development Engineering Manager

Subject: 245 Swick Road Lakeshore Rd

ATTACHMENT B

This forms part of application

DVP18-0125

Planner
Initials TH

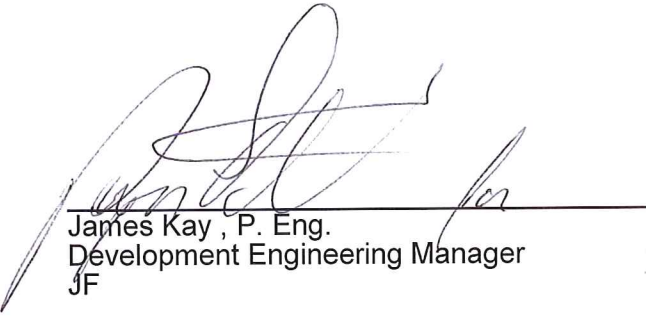


Lot 2 Plan KAP45842

Development Engineering Services have the following comments associated with this application for a development variance permit.

Servicing requirements are outlined in our report under file S18-0050

The Development Variance Permit Application to vary the lot width for each lot from 40.0 m required to 38.7 m proposed does not compromise the municipal servicing requirements.


James Kay, P. Eng.
Development Engineering Manager
JF

CITY OF KELOWNA
MEMORANDUM

Date: July 9, 2018
File No.: S18-0050
To: Land Use Management (TH)
From: Development Engineering Manager
Subject: Rezoning Application – Engineering Comments

LOCATION:	245 Swick Road Lakeshore Rd
APPLICANT:	New Town Services Inc
LLEGAL:	Lot 2 Plan KAP45842 Land District 41 TP 28 ODYD

The Development Engineering Branch comments and requirements regarding this application for a two lot subdivision zoned RR1 are as follows:

The Development Engineering Technologist for this project is John Filipenko. ASCT

.1) General

- a) The subject land area under this application is below Lakeshore Road within the South Okanagan Mission area.

.3 Water

- a) The subject parcel under this application is located within the Future City of Kelowna service area. The parcel is currently served by a licenced fresh water lake intake.
- b) As a condition of subdivision, Schedule 1 of Bylaw 7900, Works & Services Requirements (BL11309) indicates that each parcel must be supplied by a distribution system capable of delivering domestic and fire flow demands that meet the flow and pressure peramiters of Schedule 4 in the Subdivision, Development & Servicing Bylaw

.4 Sanitary Sewer

- a) This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system. Each individual lot requires a stand alone system .
- b) Sanitary sewage effluent ground disposal shall be in accordance with Part 2, Section 5.2 (o)(viii) of the Subdivision, Development & Servicing Bylaw No.7900.

.6) Roads

- a) Verify that physical driveway access will satisfy City requirements. The lots are serviced by onsite sewage disposal system, show limits of cut and fill lines for the proposed driveway..

.7) Security and Levy Requirements

Bonding To be determined

Bonding amounts are comprised of estimated construction costs escalated to include engineering design and contingency protection. The developer's consulting civil engineer shall provide detailed designs and obtain actual tendered construction costs. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format. The owner must also enter into a servicing agreement in a form provided by the City.

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3.5% of the Total Off-Site Construction Cost plus GST)

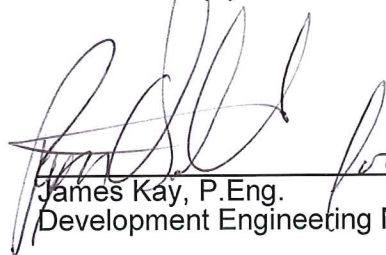
.8) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.

.7) Charges and Fees

Development Cost Charges (DCC's) are payable

- a) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee: **\$50.00** per newly created lot (GST exempt).

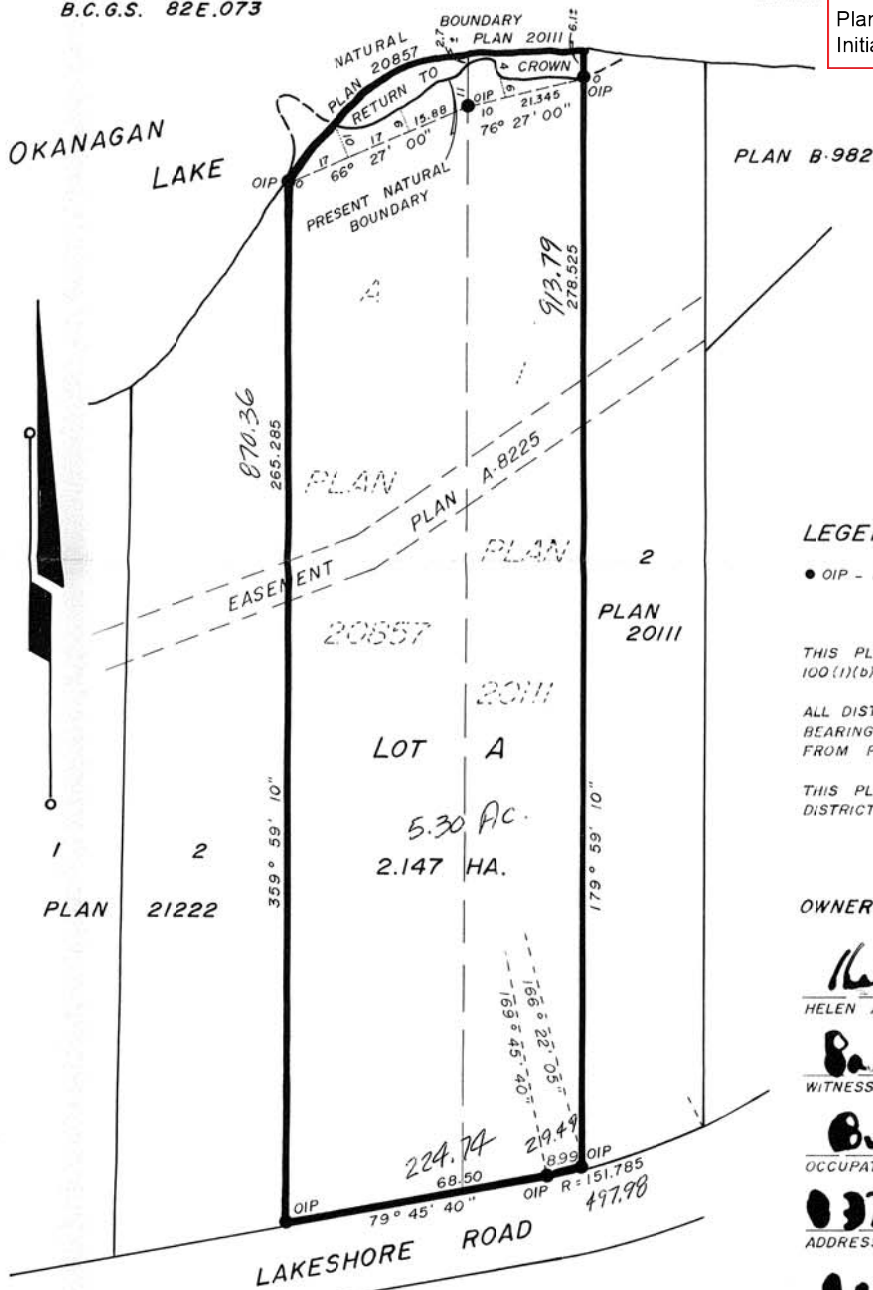
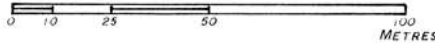


James Kay, P.Eng.
Development Engineering Manager

Jf

**REFERENCE PLAN
OF CONSOLIDATION OF
LOT A, PLAN 20857 &
LOT 1, PLAN 20111,
SEC. 16, TP. 28, S.D.Y.D.**

SCALE - 1:1250
B.C.G.S. 82E.073



PLAN NO. 41241 (P)
DEPOSITED IN THE LAND TITLE OFFICE AT
KAMLOOPS, B.C., THIS DAY OF
1989.

M. M. M.
REGISTRAR

ATTACHMENT C
This forms part of application
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City of Kelowna
COMMUNITY PLANNING

LEGEND

● OIP - IRON POST FOUND

THIS PLAN PREPARED PURSUANT TO SECTION 100(1)(b) OF THE LAND TITLE ACT.

ALL DISTANCES ARE IN METRES.
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 20857.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN.

OWNER -

Helen Ann Roach
HELEN ANN ROACH
Paul Roach
WITNESS
Businessman
OCCUPATION
32 EAGLE RIDGE PL
ADDRESS
CALGARY

I, C.W. GEHUE, A BRITISH COLUMBIA LAND SURVEYOR, OF KELOWNA, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL 1989.

C.W. Gehue
C.W. GEHUE B. C. L. S.

C.W. GEHUE & ASSOC.
B.C. LAND SURVEYORS
201 - 1470 ST. PAUL ST.
KELOWNA, B.C. V1Y 2E6

Development Variance Permit

DVP18-0125



This permit relates to land in the City of Kelowna municipally known as **245 Swick Road**

and legally known as **Lot 2 Section 16 Township 28 SDYD Plan KAP45842**

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

Two Lot Subdivision as per Zoning Bylaw No. 8000

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

Date of Decision: November 19, 2018

Decision By: CITY COUNCIL

Issued Date:

This permit will not be valid if development has not commenced by November 19, 2020.

Existing Zone: RR1 Rural Residential 1 Future Land Use Designation: 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: Wilfrid Roach

Applicant: New Town Services

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

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) That Variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 12.1.5 (a): RR1 – Rural Residential Zones Subdivision Regulations

To vary the required minimum front yard width on proposed Lot A from 40.0 m permitted to 38.8 m proposed as per attached schedule "A".

Section 12.1.5 (A): RR1 – Rural Residential Zones Subdivision Regulations

To vary the required minimum front yard with on proposed Lot B from 40.0 m permitted to 38.8 m proposed as per attached schedule "A".

This Development Variance Permit is valid for two (2) years from the date of November 19, 2017 approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

N/A

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.**