

Development Permit DP17-0269



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

3976 Hwy 97 North

and legally known as

Lot 1 Section 2 Township 23 ODYD Plan 42310

The development has been approved subject to any attached terms and conditions, and to full compliance with the approved plans bearing the stamp of approval and the above described development permit number.

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

Date of Decision: December 10, 2018

Decision By: CITY COUNCIL

Issued Date: Tbd

Development Permit Area: Comprehensive Development Permit Area

File Manager: Alec Warrender

This permit will not be valid if development has not commenced by December 10, 2020.

Existing Zone: I2 – General

Future Land Use Designation: Industrial

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: Sweetwater Management Ltd., Inc. No. 298078
Address: C/O O'Reilly Road
City: Kelowna, BC

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";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of Council 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 tbd.

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.

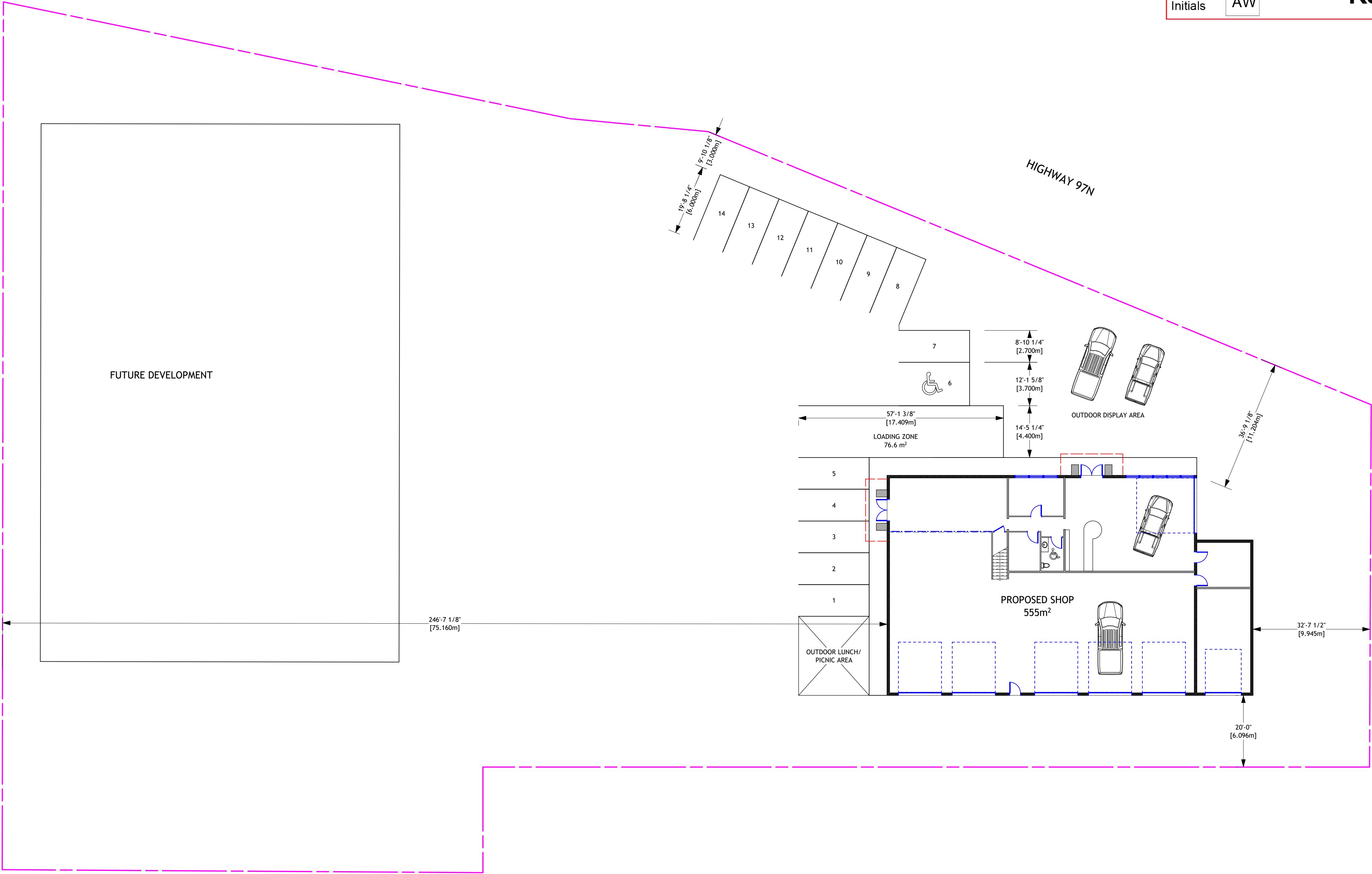
4. Indemnification

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.**



SCHEDULE

A

This forms part of application

DP17-0269

Planner Initials

AW

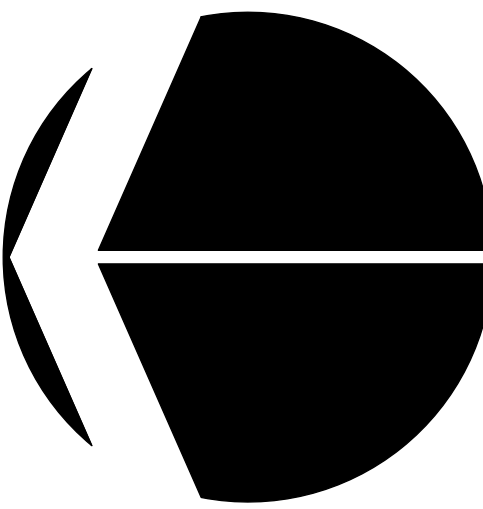
City of Kelowna

COMMUNITY PLANNING



IHS DESIGN
1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
www.ihsdesign.com
(250) 212-7938

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PROJECT NORTH

REVISION	DATE	DISCRIPTION

PROJECT

ADVENTURE TRUCKS

3976 HWY 97 NORTH

KELOWNA, BC V1X 4J5

LOT 1 PLAN KAP42910

DRAWING TITLE

SITE PLAN

DATE

SEPTEMBER 13, 2017

DRAWING NUMBER

5 of 5

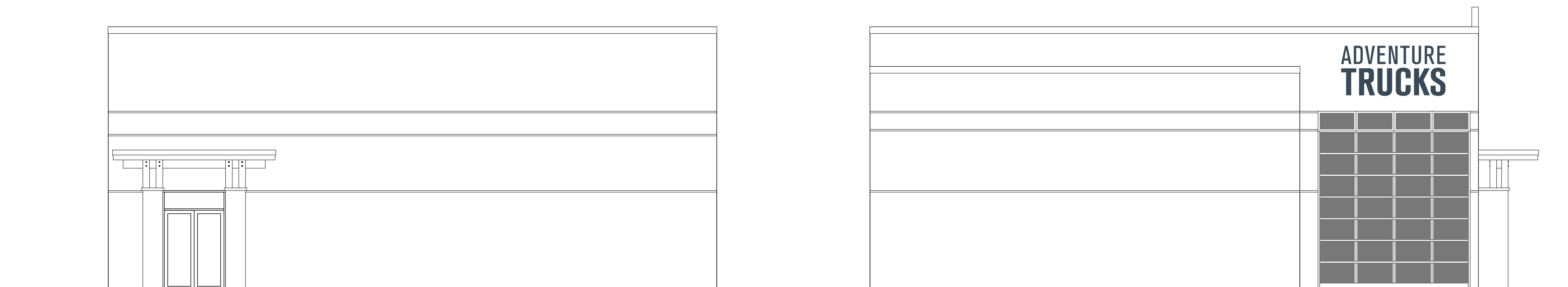




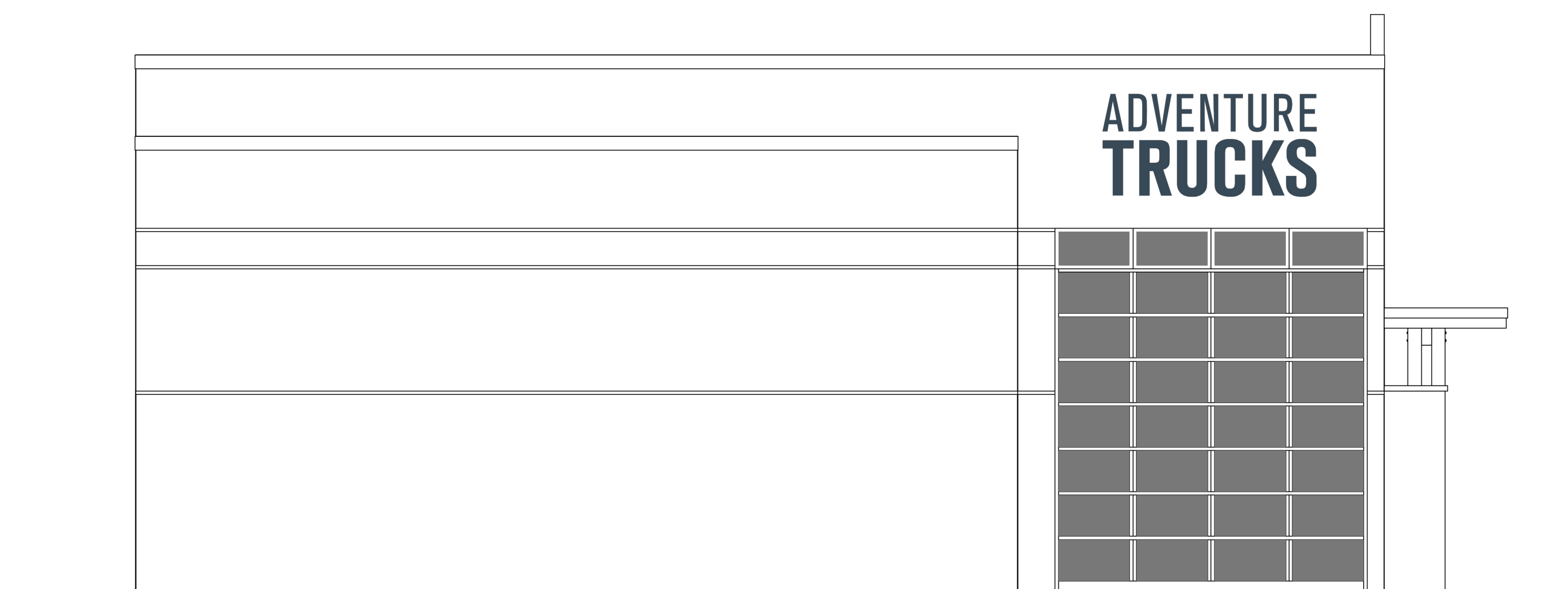
1 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"



3 NORTH ELEVATION
Scale: 3/16" = 1'-0"



4 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

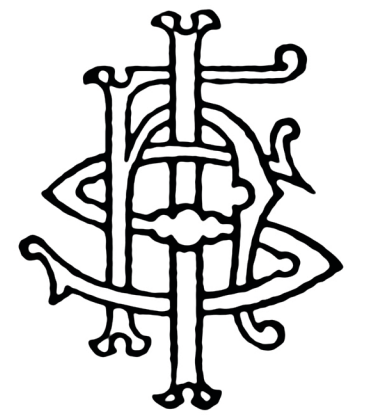
SCHEDULE
A

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DP17-0269

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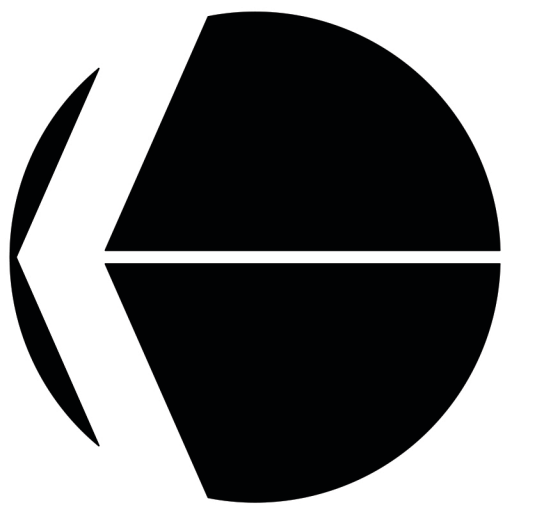
Planner Initials AW

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REVISION	DATE	DISCRPTION

PROJECT

ADVENTURE TRUCKS

3976 HWY 97 NORTH

KELOWNA, BC V1X 4J5

LOT 1 PLAN KAP42910

DRAWING TITLE
ELEVATIONS

DATE SEPTEMBER 13, 2017

DRAWING NUMBER

4

— of —

5

SCHEDULE **B**

This forms part of application

DP17-0269

Planner
Initials

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City of
Kelowna
COMMUNITY PLANNING



SCHEDULE B

This forms part of application

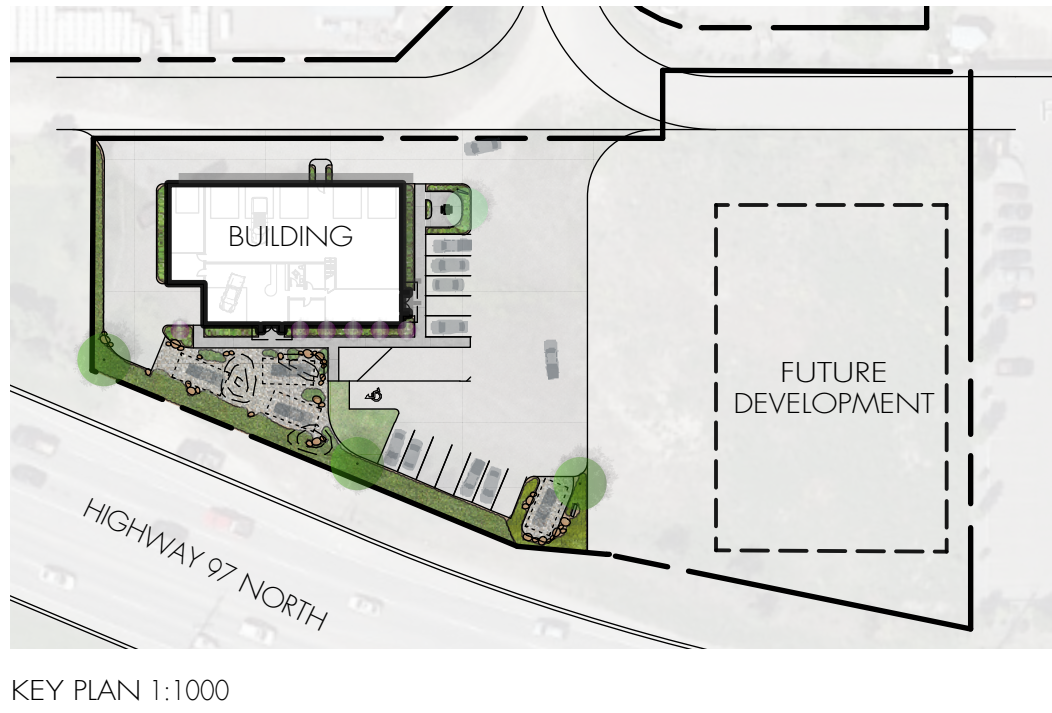
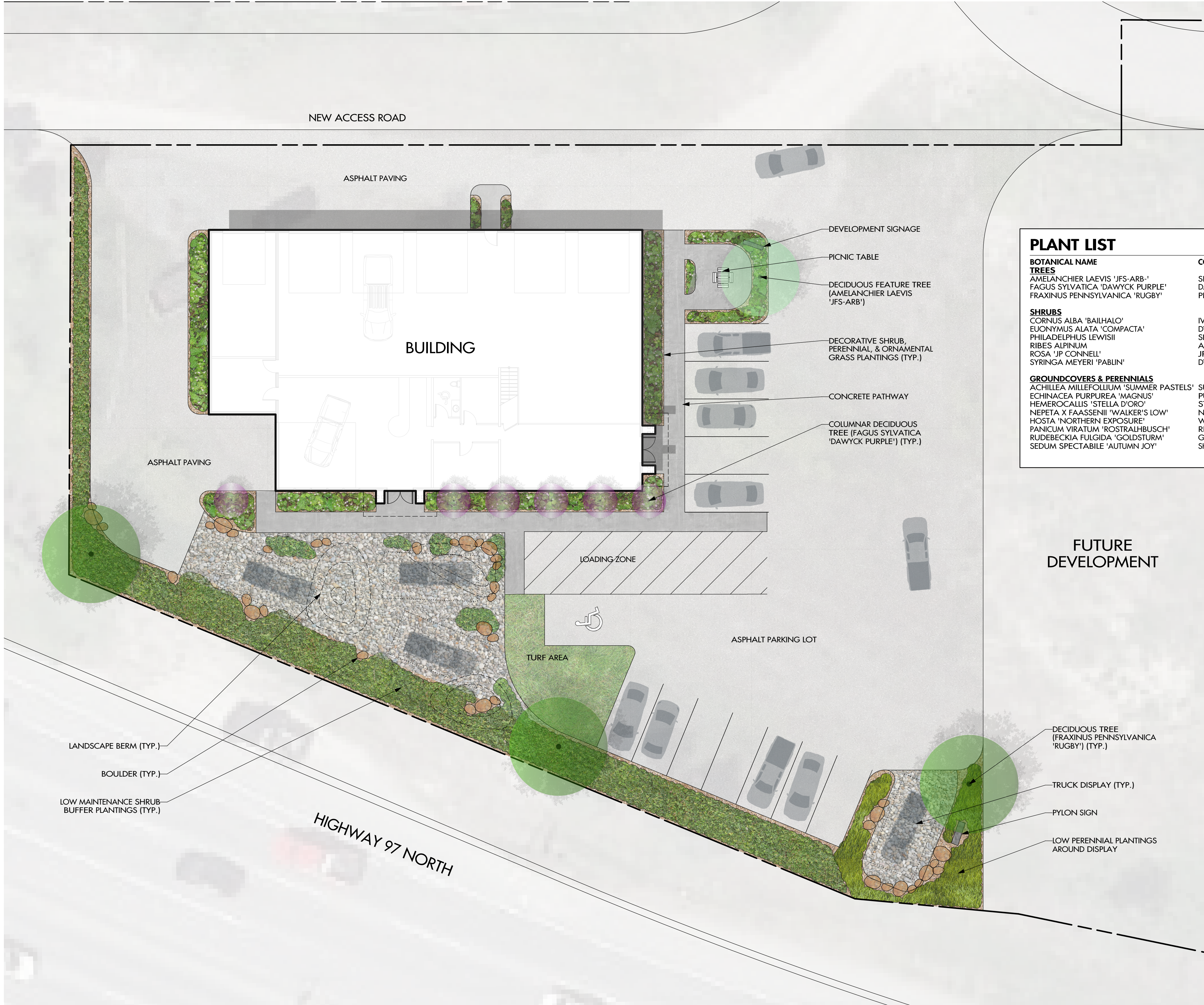
DP17-0269

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Initials

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City of
Kelowna
COMMUNITY PLANNING





PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / REMARKS
TREES			
AMELANCHIER LAEVIS 'JFS-ARB-'	SPRING FLURRY SERVICEBERRY	1	6cm CAL.
FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK'S PURPLE BEECH	6	6cm CAL.
FRAXINUS PENNSYLVANICA 'RUGBY'	PRAIRIE SPIRE GREEN ASH	3	6cm CAL.
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	11	#01 CONT. / 1.5m O.C. SPACING
EUONYMUS ALATA 'COMPACTA'	DWARF WINGED BURNING BUSH	8	#01 CONT. / 1.8m O.C. SPACING
PHILADELPHUS LEWISII	SNOWBELLE MOCKORANGE	4	#01 CONT. / 2.5m O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	8	#01 CONT. / 1.8m O.C. SPACING
ROSA 'JP CONNELL'	JP CONNELL ROSE	11	#01 CONT. / 0.75 O.C. SPACING
SYRINGA MEYERI 'PABLIN'	DWARF KOREAN LILAC	48	#01 CONT. / 1.5m O.C. SPACING
GROUNDCOVERS & PERENNIALS			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	31	#01 CONT. / 0.75m O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONE FLOWER	48	#01 CONT. / 0.60m O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	48	#01 CONT. / 0.06m O.C. SPACING
NEPETA X FAASSENII 'WALKER'S LOW'	NORTHERN EXPOSURE HOSTA	18	#01 CONT. / 1.2m O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	WALKER'S LOW CATMINT	31	#01 CONT. / 0.9m O.C. SPACING
PANICUM VIRATUM 'ROSTRALHUSCH'	RED SWITCH GRASS	18	#01 CONT. / 1.2m O.C. SPACING
RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	31	#01 CONT. / 0.75m O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	SHOWY STONECROP	31	#01 CONT. / 0.75m O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

SCHEDULE C

This forms part of application
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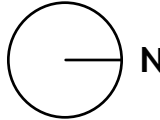
Planner
Initials

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OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

ADVENTURE TRUCKS

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.11.03	Review
2		
3		
4		
5		

PROJECT NO

17-132

DESIGN BY

FB

DRAWN BY

NG

CHECKED BY

FB

DATE

NOV. 3, 2017

SCALE

1:150

SEAL



DRAWING NUMBER

L1 / 1

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