

Development Variance Permit



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

375 Rutland Road

and legally known as Lot 1 Section 26 Township 26 ODYD Plan 3513

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

Accessory Building

USE as per Zoning Bylaw

Single Detached House

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

Date of Decision: January 29, 2019

Decision By: Council

Development Permit Area: N/A

This permit will not be valid if development has not commenced by January 29, 2021.

Existing Zone: Future Land Use Designation:

This is NOT a Building Permit.

In addition to your Development Variance 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: Nancy Ryan & Richard Martin

Applicant: Ken Kandola

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 Variance 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 Variance 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 January 29, 2019 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.**

Rutland Road North

16.142

17.30

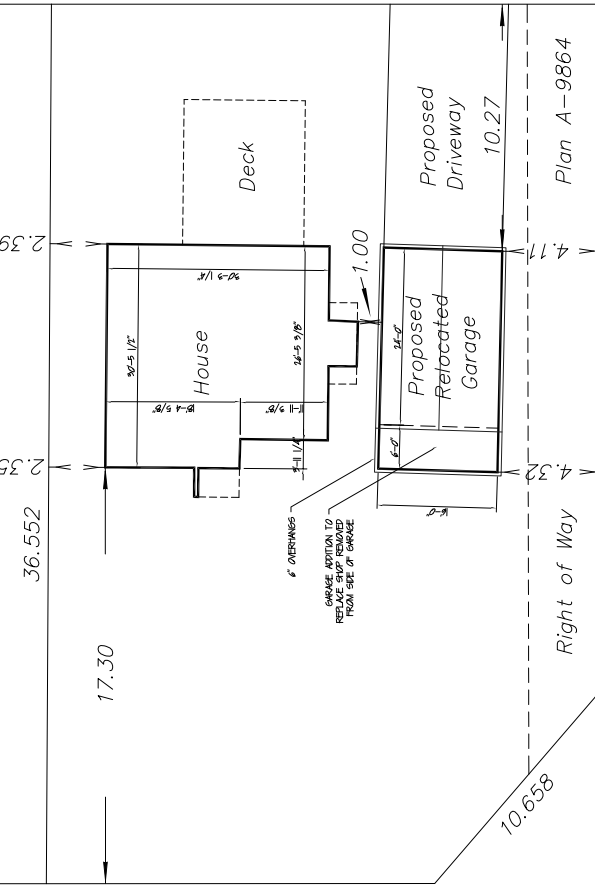
36.552

2.35

2.39

22.819

Lane



Mugford Road

28.466

Right of Way

Plan A-9864

10.655

DEVELOPMENT REGULATIONS

| | | |
|--|-----------|----------|
| LOT 1 PLAN 986 515 RUTLAND ROAD | | |
| CURRENT ZONING RU-1 | | |
| SINGLE DWELLING TOWN | | |
| SITE AREA - 8,726 SF (0.21 AC) | | |
| PRIMARY BUILDING FOOTPRINT | REGULATED | EXEMPTED |
| PROPOSED GARAGE FOOTPRINT | 100% | 0% |
| PROPOSED PORCH FOOTPRINT | 100% | 0% |
| SITE COVERAGE | 100% | 0% |
| PRIMARY BUILDING | 100% | 0% |
| PROPOSED GARAGE | 100% | 0% |
| TOTAL | 100% | 0% |
| SETBACKS - PROPOSED GARAGE | | |
| REAR SETBACK | 15m | 15m |
| LEFT SETBACK | 15m | 15m |
| RIGHT SETBACK | 15m | 15m |
| ALL DIMENSIONS TAKEN FROM VAN CURB AND CORNER LAND SURVEYORS DRAWING 10/23 | | |

SITE PLAN
375 MUGFORD ROAD

SCALE: 1/8" = 1'-0" | DRAWING NUMBER: 16-105-001 | REVISION:

OASIS DESIGN

DESIGNED BY: JAMES W. HAASDYK
868-2275
10000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80231

DATE: FEBRUARY 14, 2018

<< REPRESENTATION OF THIS PLAN IS PROVIDED WITHOUT THE FURTHER WRITTEN GUARANTEE OF THE DESIGNER >>

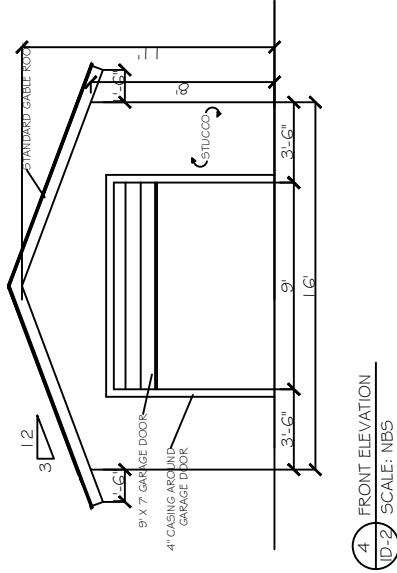
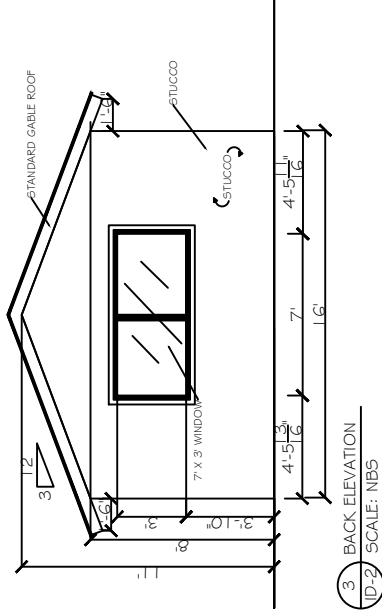
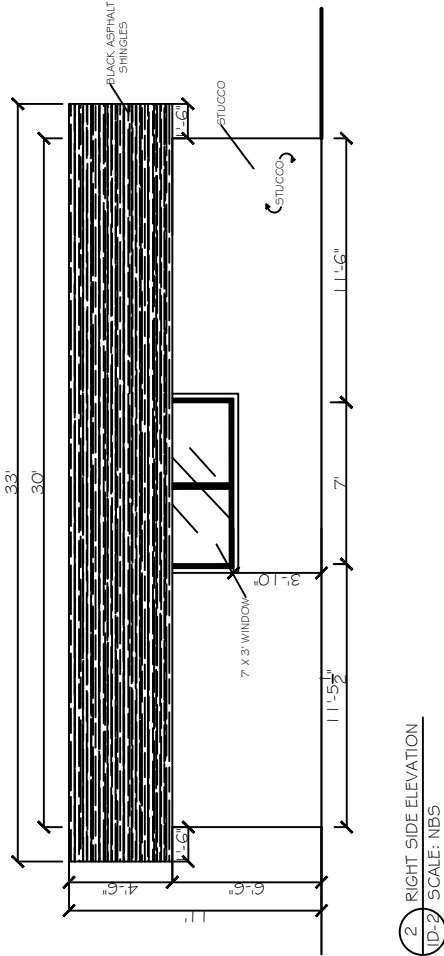
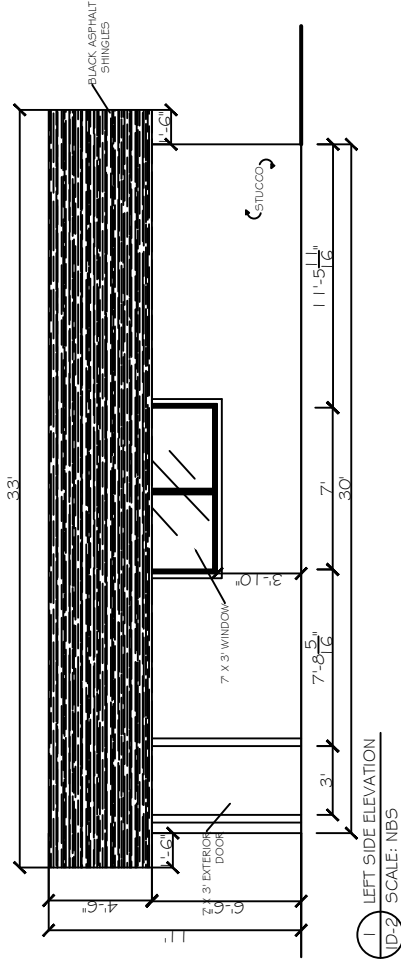
GENERAL NOTES

| NO. | REVISION / ISSUE | DATE |
|-----|------------------|------|
| | | |
| | | |
| | | |

AKAM
CONSTRUCTION

MUGFORD RD.
GARAGE

| | |
|----------------|--------------|
| PROJECT: | SHEET: |
| EXT. ELEVATION | ID-2 |
| DATE: | 11/21/2018 |
| SCALE: | NOT TO SCALE |



EXTERIOR ELEVATIONS