

# Attachment 1: Development Variance Permit



## Development Variance Permit

DVP18-0217

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This permit relates to land in the City of Kelowna municipally known as 660 Roanoke Ave

and legally known as Lot 22, Block 9, DL9, ODYD Plan 1306

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

To vary **Section 13.6.6 g**: to reduce the east side yard set-back from 2.0 m to 1.8, and the west side yard set-back from 2.0m to 1.3.

AND THAT Council's consideration of this Development Variance Permit be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated March 12, 2019.

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 Variance 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.

Decision By: COUNCIL

**This permit will not be valid if development has not commenced by March 12, 2021.**

Existing Zone: RU6 – Two Dwelling Housing      Future Land Use Designation: S2RES – Single/Two Unit Residential

### **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: Nathan Peters

Applicant: Nathan Peters

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Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

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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. INDEMNIFICATION**

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

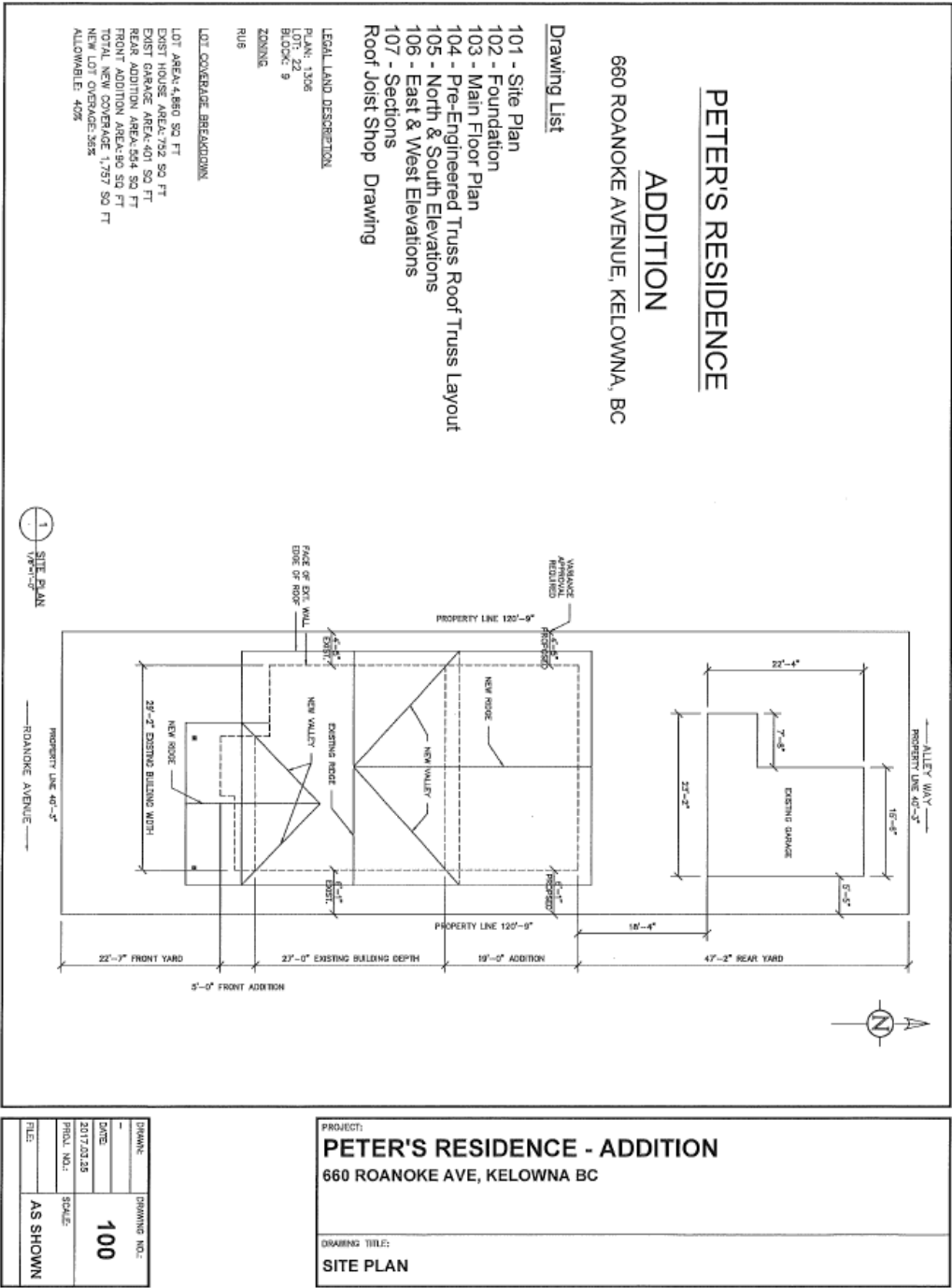
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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 – Site Plan

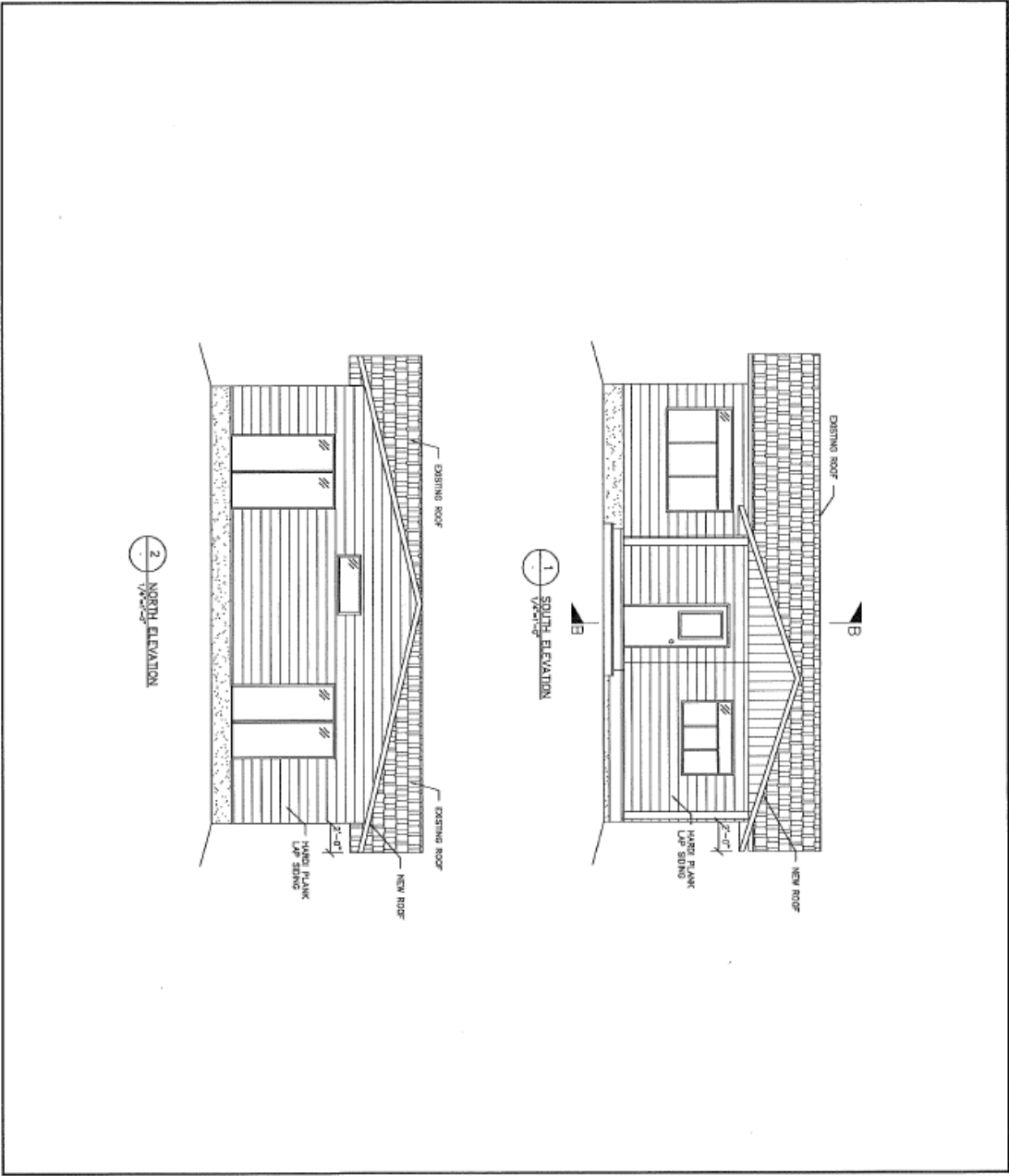
Subject: 660 Roanoke Ave. (Application DVP18-0217)



# SCHEDULE B – Elevations

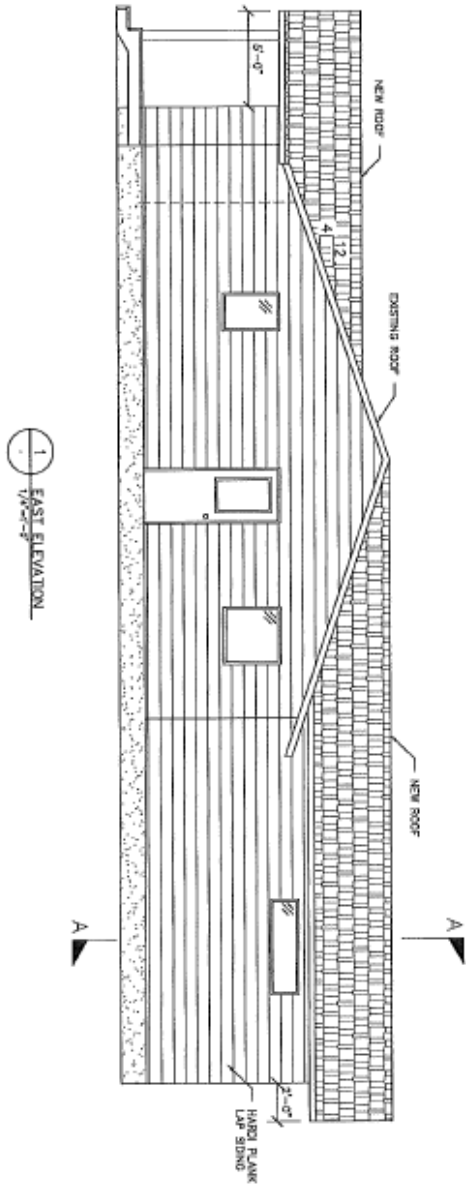


Subject: 66o Roanoke Ave. (Application DVP18-0217)

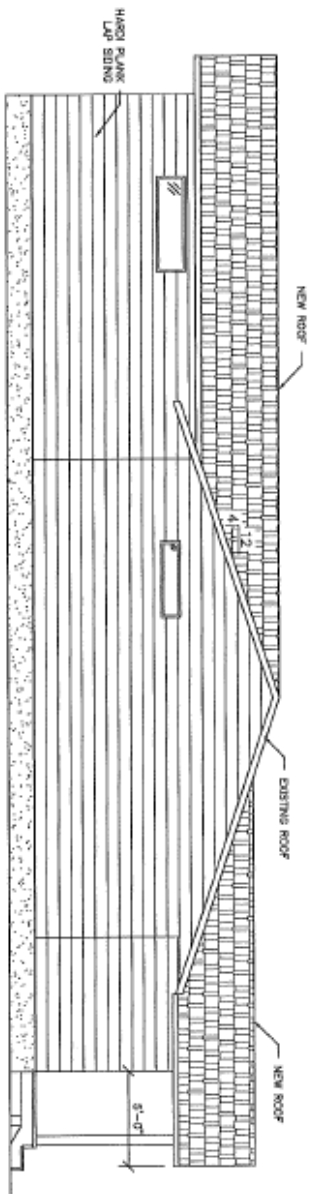


DRAWING NO.	103
DATE:	2017.03.26
PROJ. NO.:	SCALE:
FILE:	AS SHOWN

PROJECT:	PETER'S RESIDENCE - ADDITION
	660 ROANOKE AVENUE, KELOWNA BC
DRAWING TITLE:	ELEVATIONS



1 EAST ELEVATION  
1/4"=1'-0"



2 WEST ELEVATION  
1/4"=1'-0"

PROJECT:  
**PETER'S RESIDENCE - ADDITION**  
660 ROANOKE AVENUE, KELOWNA BC

DRAWING TITLE:  
**ELEVATIONS**

DRAWING NO.:	104
DATE:	2017.03.26
PROJ. NO.:	SCALE:
FILE:	AS SHOWN