
CITY OF KELOWNA

MEMORANDUM

Date: August 23, 2017
File No.: DVP17-0163
To: Urban Planning Management (TB)
From: Development Engineering Manager (JK)
Subject: 1759 Hwy 33 E

ATTACHMENT A

This forms part of application
DP17-0162 & DVP17-0163

Planner Initials AJ



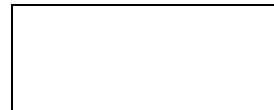
City of
Kelowna
COMMUNITY PLANNING

The Development Engineering division comments and requirements Development Variance Permit application to vary the maximum height from 10.0m required to 11.0m proposed

1. General.

- a) The proposed variance has no impact on existing municipal infrastructure.
- b) All the offsite infrastructure and services upgrades are addressed in the rezoning Engineering Report under file Z17-0065.

Jason Ough
Development Engineering Technologist



Development Engineering Manager
(initials)

SCHEDULE A

This forms part of application

DP17-0162 & DVP17-0163

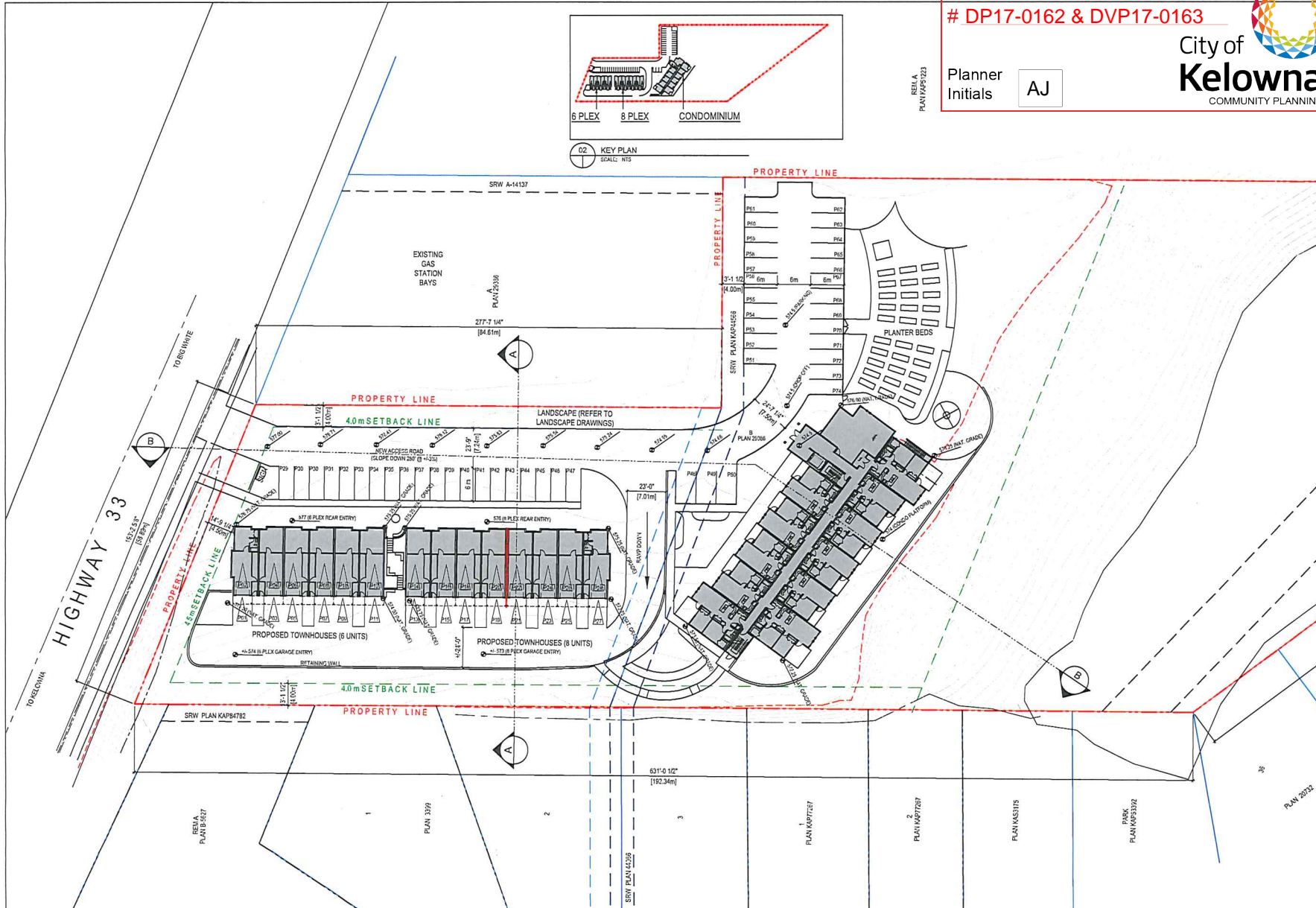


City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

AJ

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Excluded from scope is work to be done during construction.
This drawing shall not be used.
Consent and approval of all dimensions prior to construction is required.
Any additions or alterations shall be required to the architect.



D1 SITE PLAN: ENLARGED ALL BUILDINGS AT LEVEL 01 SCALE: 1/8"=1'-0"

Seal

01 2017.06.16 ISSUED FOR DP
No. Date Description
Revisions



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patrickm@kelownaservices.net

project title
MARGARET'S LANDING

1759 HIGHWAY 33
KELOWNA, BRITISH COLUMBIA

project no. 3362

drawing title
SITE PLAN - OVERALL AND ENLARGED @ LEVEL 01 (ALL BUILDINGS)

checked by	PMC	date	VARIES
approved by	JB		
checked by	PMC		

DP1.02a

June 14, 2017 02:16 PM

SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163

Planner Initials AJ



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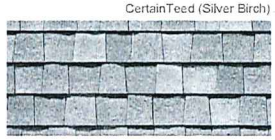
02 FRONT ENTRY
1/8" = 1'-0"



01 SIDE
1/8" = 1'-0"

MATERIAL LEGEND

- FIBREGLASS LAMINATE SHINGLES
- HORIZONTAL SIDING (HARDIE)
- VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS CW 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)



JamesHardie

PM

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project title
MARGARETS LANDING

1101 HIGHWAY 23
KELOWNA, BRITISH COLUMBIA

project no. 1362

drawing title
ELEVATIONS - APARTMENT (COLOURED)

designer Designer 1/8" = 1'-0"
author Author
checked Checker
drawing title

DP3.11

print 12/06/2017 4:22:30 PM

SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163

Planner Initials AJ



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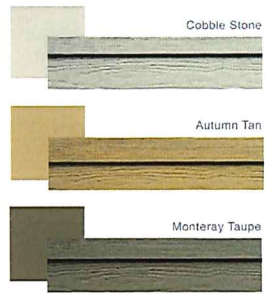
02 REAR
1/8" = 1'-0"



01 SIDE
1/8" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS CW 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)



 James Hardie

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project title	
MARGARET'S LANDING	
1759 HIGHWAY 33 KELOWNA, BRITISH COLUMBIA	
project no. 3352	
drawing title	
ELEVATIONS - APARTMENT (COLOURED)	
designed by	1/8" = 1'-0"
author	
checked by	

DP3.12

SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163

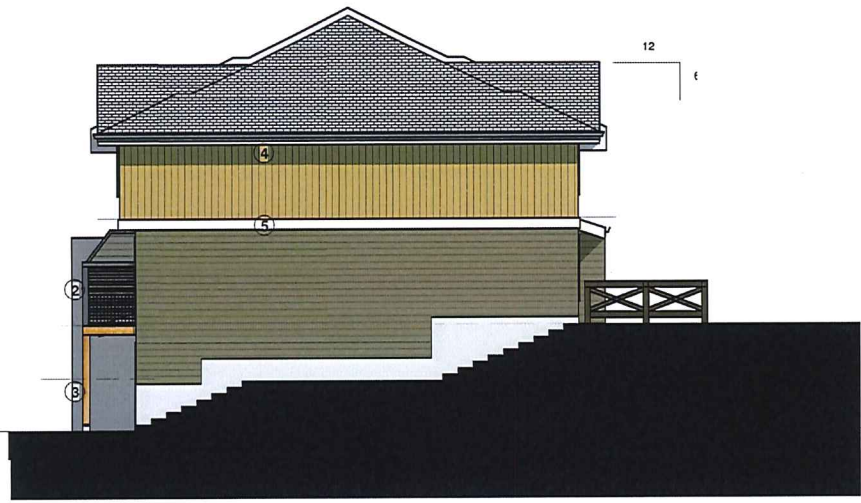
Planner Initials **AJ**



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 5. The drawings shall not be used for any other purpose without the written consent of Patrick Mc Cusker Architecture Inc.






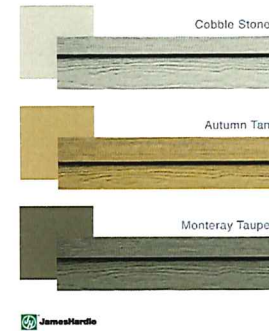
02 FRONT: MAIN ENTRY
3/16" = 1'-0"



01 SIDE
3/16" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS CAV 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)



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project title
MARGARET'S LANDING

178 HIGHWAY 33
 KELOWNA, BRITISH COLUMBIA

project no. 3362

drawing title
ELEVATIONS - 8 PLEX (COLOURED)

designed by **PM/C** scale **3/16" = 1'-0"**

drawn by **JB**

checked by **PM/C**

drawing no. **DP3.14**

date **06/20/17 02:28 PM**

SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163



City of
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Planner Initials **AJ**

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Scale






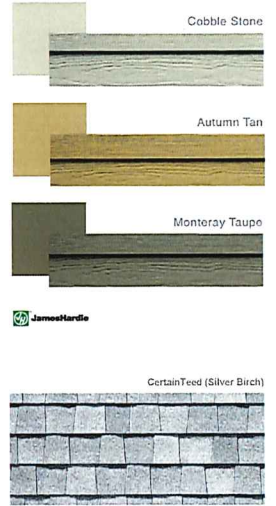
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3/16" = 1'-0"



01 SIDE
3/16" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS C/W 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)



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Project title
MARGARETS LANDING

1750 HIGHWAY 33
KELOWNA, BRITISH COLUMBIA
Project no. 3362

Drawing title
ELEVATIONS - 8 PLEX (COLOURED)

Designed	PMC	Date	3/16" = 1'-0"
Drawn	JB		
Checked	PMC		
Scale			

DP3.13

Date: 03/06/2017 12:30:28 PM

SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163

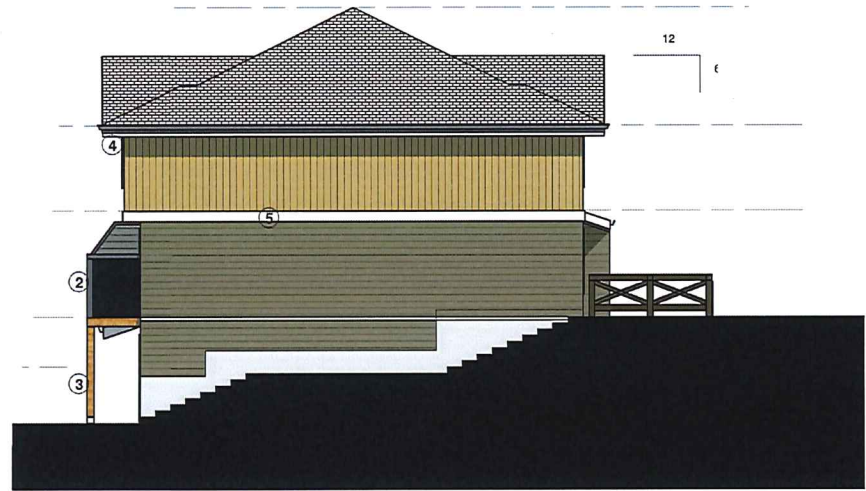
Planner Initials **AJ**



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



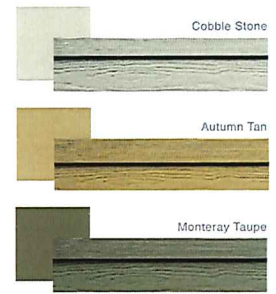
02 FRONT: MAIN ENTRY
3/16" = 1'-0"



01 SIDE
3/16" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS CW 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)



 JamesHardie

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project title
MARGARETS LANDING

1759 HIGHWAY 23
KELOWNA, BRITISH COLUMBIA

project no. 3362

drawing title
ELEVATIONS - 6 PLEX (COLOURED)

Designed	Designer	Scale	3/16" = 1'-0"
Drawn	Author		
Checked	PMC		

drawing no. **DP3.16**

print date 20170207 2:51:22 PM

SCHEDULE **B**

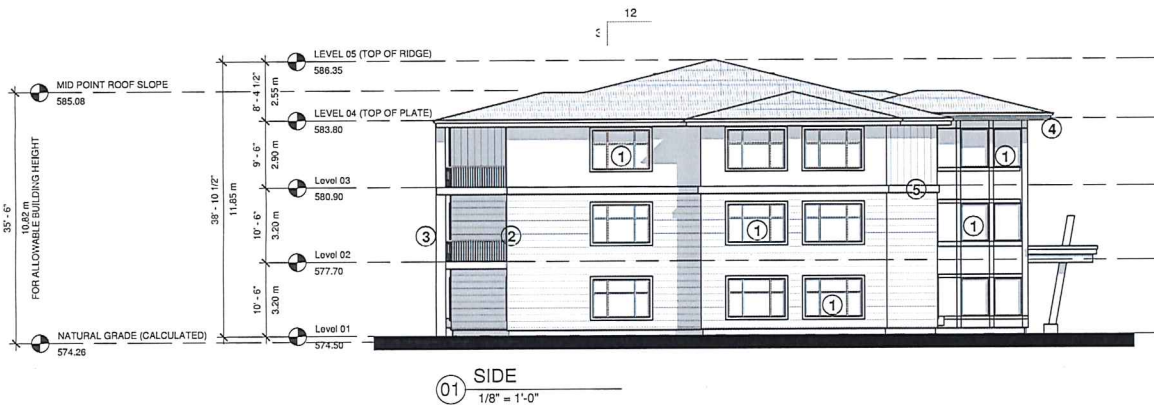
This forms part of application
DP17-0162 & DVP17-0163



City of
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Planner Initials **AJ**

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MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES (CERTAINTED® - SILVER BIRCH)
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS CW 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)

31 2017.03.16 KEL020.PDF



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- SALES@pmcarch.com

project title
MARGARET'S LANDING

1750 HIGHWAY 33
KELOWNA, BRITISH COLUMBIA
project no. 3362

drawing title
ELEVATIONS - APARTMENT

designed	PMC	date	1/8" = 1'-0"
checked	JB		
approved	PMC		

DP3.01

DATE: 14/02/2017 9:40:15 AM

SCHEDULE B

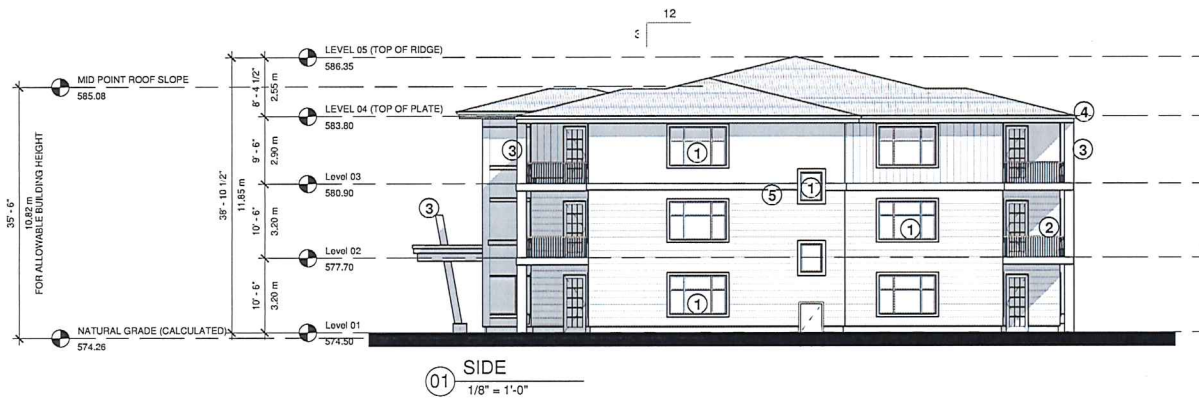
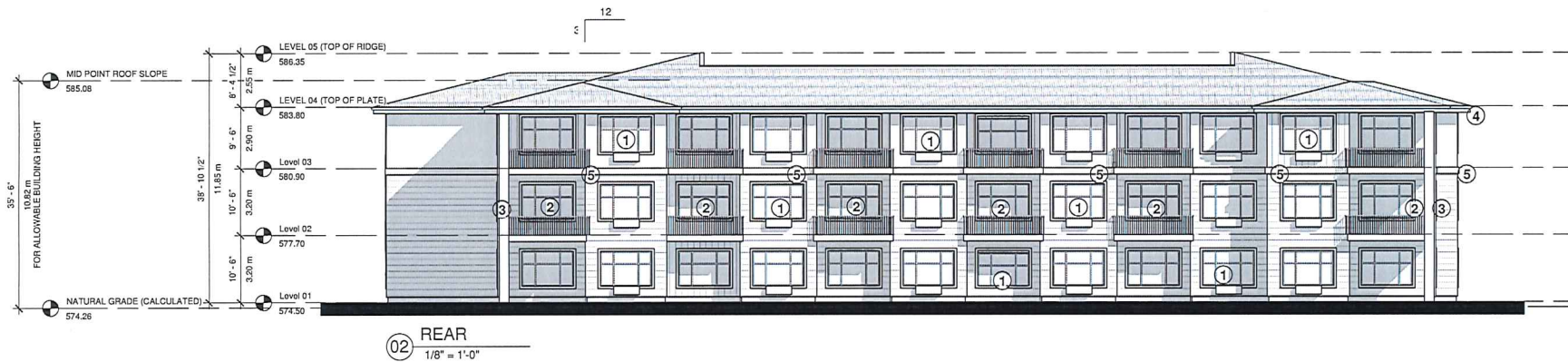
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DP17-0162 & DVP17-0163



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Planner
Initials **AJ**

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Any discrepancies or omissions shall be resolved in the architect's favour.
Seal



MATERIAL LEGEND

- FIBREGLASS LAMINATE SHINGLES (CERTAINTED® - SILVER BIRCH)
- HORIZONTAL SIDING (HARDIE)
- VERTICAL BOARD AND BATTEN (HARDIE)
- 1** DOUBLE GLAZED VINYL WINDOWS C/W 4" WOOD TRIM (COMBED SPRUCE)
- 2** EXTERIOR METAL RAILING
- 3** BUILT UP COLUMNS
- 4** ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- 5** WOOD BELT BOARD (COMBED SPRUCE)

PM

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project title
MARGARETS LANDING

1750 HEDDAWAY ST
KELOWNA BRITISH COLUMBIA

project no. 3362

drawing title
ELEVATIONS - APARTMENT

designer	PMC	scale	1/8" = 1'-0"
drawn	JB		
checked	PMC		
drawing no.			

DP3.02

DATE: 1 MAR 2017 11:42:47 AM

SCHEDULE B

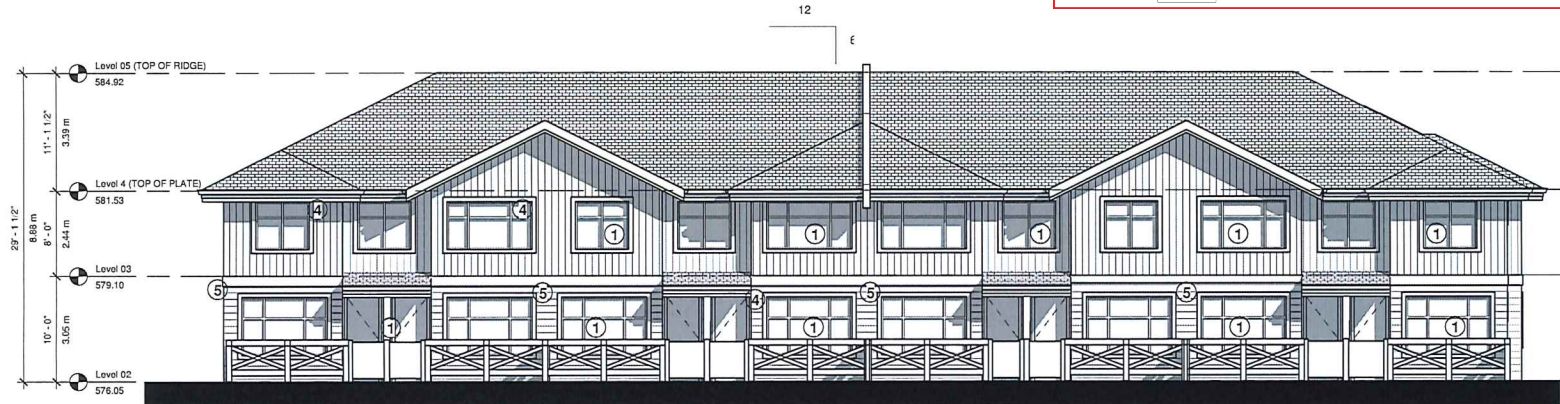
This forms part of application
DP17-0162 & DVP17-0163



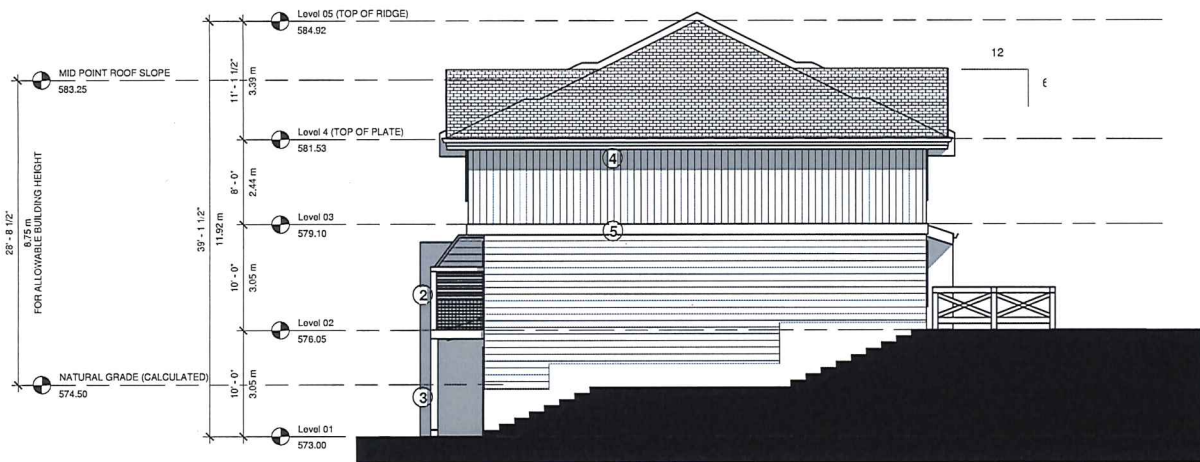
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Initials **AJ**

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








02 FRONT: MAIN ENTRY
3/16" = 1'-0"



01 SIDE
3/16" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES (CERTAINTED - SILVER BIRCH)
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
-  ① DOUBLE GLAZED VINYL WINDOWS
-  ② EXTERIOR METAL RAILING
-  ③ BUILT UP COLUMNS
-  ④ ALUMINUM GUTTER AND (HARDIE) FASCIA
-  ⑤ BELT BOARD

01 2017.06.16 REVISED FROM DP



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project title
MARGARETS LANDING

1155 HEDDEN RD
KELOWNA, BRITISH COLUMBIA

project no. 3362

drawing title
ELEVATIONS - 8 PLEX

designer	PMC	scale	3/16" = 1'-0"
drawn	JB		
checked	Checker		
drawing no.			

DP3.04

0104 2017.06.16 REVISED FROM DP

SCHEDULE B

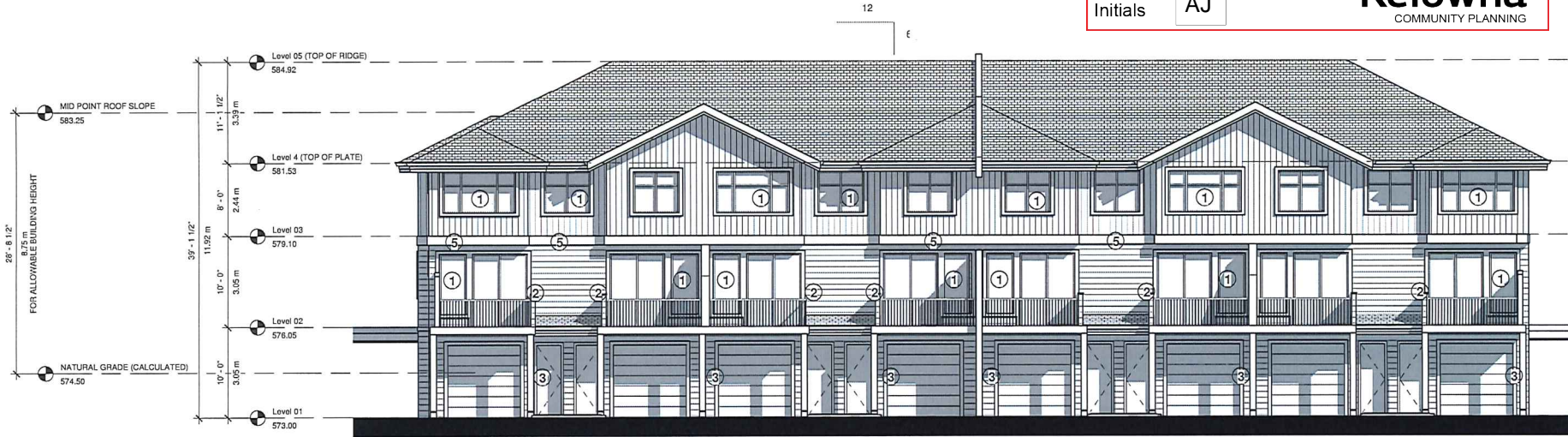
This forms part of application
DP17-0162 & DVP17-0163



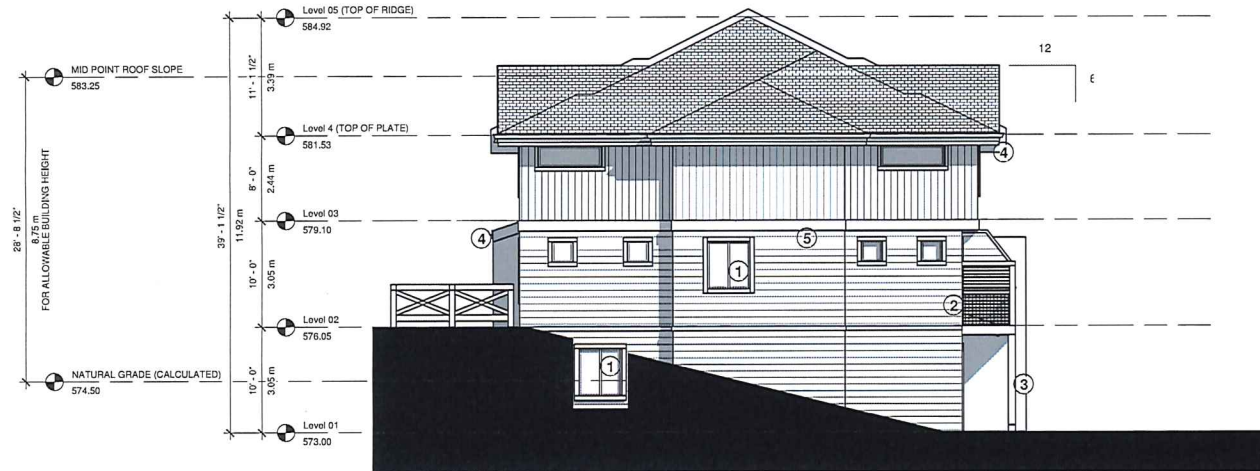
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Kelowna
COMMUNITY PLANNING

Planner
Initials AJ

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Soil






02 REAR: GARAGE ENTRY
3/16" = 1'-0"



01 SIDE
3/16" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES (CERTAINTED-SILVER BIRCH)
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS CW 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)

01 2017.06.16 10:52:05 PM
No. 0000 00000000
Date Issued

PM 

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- pm@pmesarch.com

project title
MARGARET'S LANDING

1759 HEDDERY RD
KELOWNA, BRITISH COLUMBIA

project no. 3362

drawing title
ELEVATIONS - 8 PLEX

Designed	PMC	Date	3/16" = 1'-0"
Drawn	JB		
Checked	Checker		
Drawing no.			

DP3.03

printed 18/02/2017 1:47:16 PM

SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163



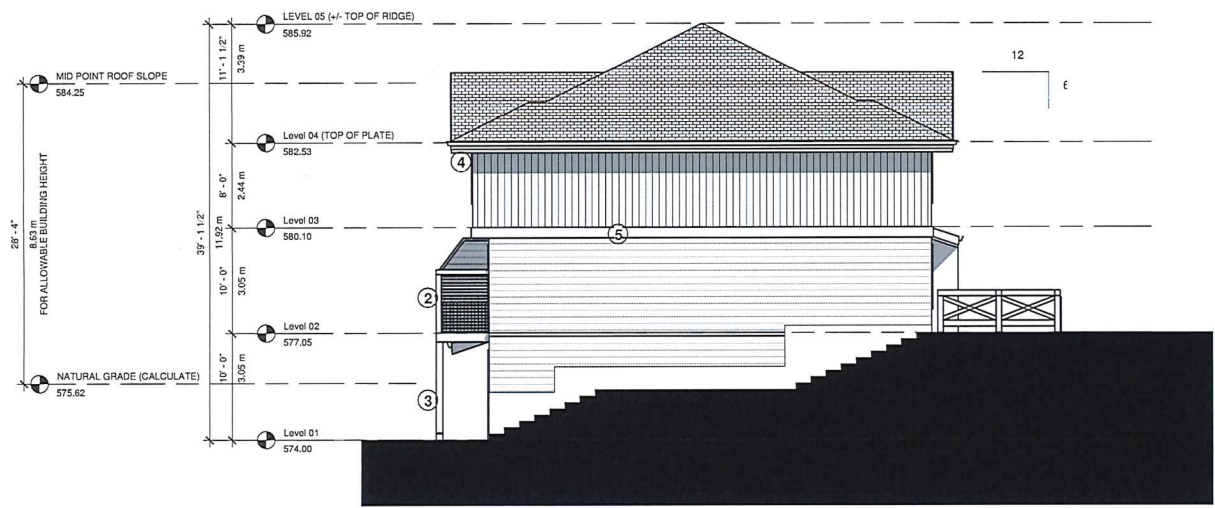
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Planner
Initials AJ

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Scale






02 FRONT: MAIN ENTRY
3/16" = 1'-0"



01 SIDE
3/16" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES (CERTAINTED - SILVER BIRCH)
-  HORIZONTAL SIDING (HARDIE)
-  VERTICAL BOARD AND BATTEN (HARDIE)
- ① DOUBLE GLAZED VINYL WINDOWS C/W 4" WOOD TRIM (COMBED SPRUCE)
- ② EXTERIOR METAL RAILING
- ③ BUILT UP COLUMNS
- ④ ALUMINUM GUTTER AND FASCIA (COMBED SPRUCE)
- ⑤ WOOD BELT BOARD (COMBED SPRUCE)

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PATRICK MCSKUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3436 BEVOULIN ROAD
 KELOWNA BC V1W 4M5
 - PHONE 778-484-0223 -
 pat@pmsarch.com

project title
MARGARETS LANDING

project no. 3362

drawing title
ELEVATIONS - 6 PLEX

DESIGNED	PMC	DATE	3/16" = 1'-0"
DRAWN	JB		
CHECKED	PMC		
DRAWING NO.			

DP3.06

SCHEDULE B

This forms part of application
 # DP17-0162 & DVP17-0163



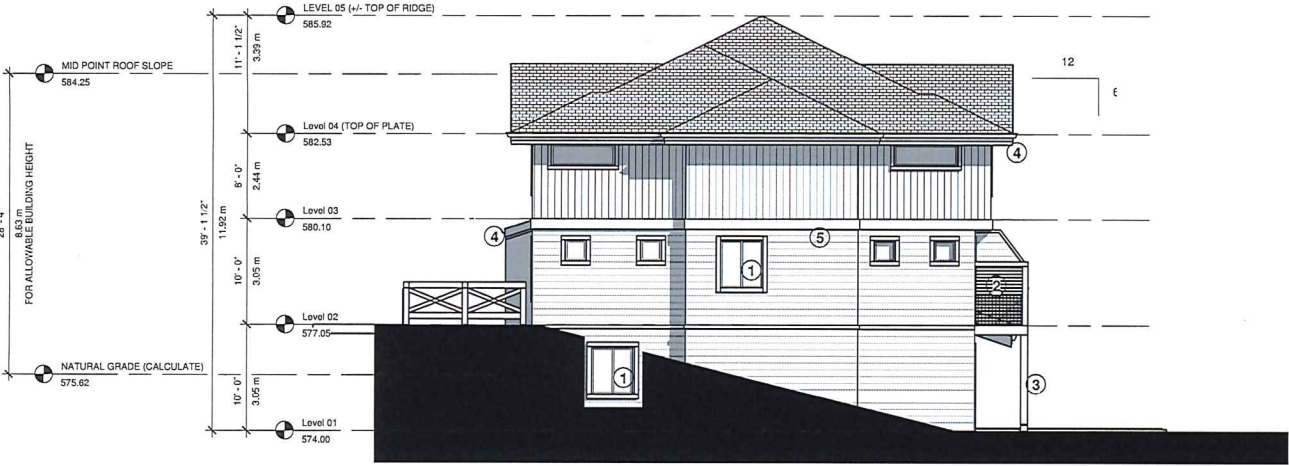
City of
Kelowna
 COMMUNITY PLANNING

Planner
 Initials **AJ**

Notes:
 © Copyright Reserved. This drawing and design is the property of Patrick McGusker Architects Inc., and can be reproduced only with written consent.
 All drawings shall be read in conjunction with local, provincial and national codes.
 All work shall be carried out in accordance with Canadian Standards, Specifications, and Code Council Building Code (Current Edition) and local authority by laws and regulations.
 Referenced codes refer to British Columbia Building Code.
 This drawing shall not be used for construction purposes prior to commencement of work.
 Any changes or alterations shall be approved in writing by the architect.






02 REAR: GARAGE ENTRY
 3/16" = 1'-0"



01 SIDE
 3/16" = 1'-0"

MATERIAL LEGEND

-  FIBREGLASS LAMINATE SHINGLES (CERTAINTEED - SILVER BIRCH)
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01 2017.05.16 ISSUED FOR DP
 No. 0001 0001/0001



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Project title
 MARGARET'S LANDING

1725 HIGHWAY 23
 KELOWNA, BRITISH COLUMBIA

Project no. 3362

Drawing title
 ELEVATIONS - 6 PLEX

Designed	PMC	Date	3/16" = 1'-0"
Drawn	JB		
Checked	PMC		
Drawing no.			

DP3.05

000001 1/8"=1'-0" (1/4")



SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163

Planner Initials **AJ**



City of
Kelowna
COMMUNITY PLANNING



SCHEDULE B

This forms part of application
DP17-0162 & DVP17-0163



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

AJ



SCHEDULE C
 This forms part of application
 # DP17-0162 & DVP17-0163
 Planner Initials: AJ
 City of Kelowna
 COMMUNITY PLANNING

NOTES

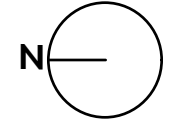
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm 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 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE & REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS	BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES				PERENNIALS & GRASSES				SHRUBS			
ABIES GRANDIS	GRAND FIR	5	2m HT.	ACHILLEA MILLEFOLIUM	YARROW	65	#01 CONT. /0.75M O.C. SPACING	AMELANCHIER ALNIFOLIA 'HONEYWOOD'	HONEYWOOD SASKATOON	24	#01 CONT. /2.0M O.C. SPACING
ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	8	6cm CAL.	ARCTOSTAPHYLOS UVA-URSI	BEAR BERRY	255	#01 CONT. /1.0M O.C. SPACING	BERBERIS THUNBERGII 'ROSEGLOW'	ROSEGLOW JAPANESE BARBERRY	43	#01 CONT. /1.5M O.C. SPACING
ACER GRISEUM	PAPERBARK MAPLE	22	6cm CAL.	ARNICA FULGENS	FOOTHILL ARNICA	65	#01 CONT. /0.75M O.C. SPACING	CEANOTHUS VELUTINUS	CALIFORNIA LILAC	43	#01 CONT. /1.5M O.C. SPACING
ALNUS TENUIFOLIA	RIVER ALDER	38	6cm CAL.	ARTEMISIA FRIGIDA	PASTURE SAGE	36	#01 CONT. /1.0M O.C. SPACING	CORNUS STOLONIFERA 'FARROW'	RED OSIER DOGWOOD	24	#01 CONT. /2.0M O.C. SPACING
BETULA Papyrifera	PAPER BIRCH	16	6cm CAL.	ARTEMISIA TRIDENTATA	SAGEBRUSH	36	#01 CONT. /1.0M O.C. SPACING	CORNUS SERICEA	ARCTIC FIRE RED TWIG DOGWOOD	24	#01 CONT. /2.0M O.C. SPACING
CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	6	6cm CAL.	BALSAMORHIZA SAGITTATA	OREGON SUNFLOWER	65	#01 CONT. /0.75M O.C. SPACING	EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	67	#01 CONT. /1.2M O.C. SPACING
FRAXINUS AMERICANA 'JUNGINGER'	AUTUMN PURPLE ASH	2	6cm CAL.	CICHORIUM INTYBUS	CHICKORY	25	#01 CONT. /1.2M O.C. SPACING	POTENTILLA REPTANS	CINQUEFOIL	97	#01 CONT. /1.0M O.C. SPACING
MALUS AMBROSIA	AMBROSIA APPLE	3	6cm CAL.	FRITILLARIA PUDICA	YELLOW BELLS	73	#01 CONT. /0.5M O.C. SPACING	PRUNUS TOMENTOSA	NANKING'S CHERRY	32	#01 CONT. /2.0M O.C. SPACING
PINUS ARISTATA	BRISTLECONE PINE	12	2m HT.	HELLEBORUS X HYBRIDUS	HYBRID LENTEN ROSE	73	#01 CONT. /0.5M O.C. SPACING	RHUS GLABRA	SMOOTH SUMAC	24	#01 CONT. /2.0M O.C. SPACING
PINUS PONDEROSA	PONDEROSA PINE	30	2m HT.	MAHONIA REPENS	OREGON GRAPE	36	#01 CONT. /1.0M O.C. SPACING	RIBES NIGRUM	BLACK CURRANT	43	#01 CONT. /1.5M O.C. SPACING
POPULUS BALSAMIFERA	BALSAM POPLAR	12	6cm CAL.	MONARDA FISTULOSA	BEE BALM	65	#01 CONT. /0.75M O.C. SPACING	ROSA NUTKANA	NUTKANA ROSE	67	#01 CONT. /1.2M O.C. SPACING
POPULUS TREMULOIDES	QUAKING ASPEN	10	6cm CAL.	PHLOX LONGIFOLIA	LONG LEAVED PHLOX	65	#01 CONT. /0.75M O.C. SPACING	VIBURNUM TRILOBUM	CRANBERRYBUSH VIBURNUM	43	#01 CONT. /1.5M O.C. SPACING
PRUNUS ARMENIACA 'HARGRAND'	HARGRAND APRICOT	3	6cm CAL.	PLANTAGO MAJOR	COMMON PLANTAIN	36	#01 CONT. /1.0M O.C. SPACING	SAMBUCUS RACEMOSA	RED ELDERBERRY	67	#01 CONT. /1.2M O.C. SPACING
PRUNUS VIRGINIANA	CHOKECHERRY	5	6cm CAL.	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	36	#01 CONT. /1.0M O.C. SPACING				
PYRUS COMMUNIS 'BOSC'	BOSC PEAR	3	6cm CAL.	TRIFOLIUM PRATENSE	RED CLOVER	73	#01 CONT. /0.5M O.C. SPACING				
				XEROPHYLLUM TENAX	GROWING BEAR GRASS	65	#01 CONT. /0.75M O.C. SPACING				

206 - 1889 Spall Road
 Kelowna, BC V1Y 4R2
 T (250) 868-9270
 www.outlanddesign.ca



PROJECT TITLE
MARGARET'S LANDING

Kelowna, BC
 DRAWING TITLE
CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.05.24	Review
2		
3		
4		
5		

PROJECT NO: 17016
 DESIGN BY: CS
 DRAWN BY: NG
 CHECKED BY: FB
 DATE: MAY 24, 2017
 SCALE: 1:300

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY
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Development Permit & Development Variance Permit DP17-0162 & DVP17-0163



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

1759 Highway 33 E

and legally known as

Lot B, Section 18, Township 27, ODYD, Plan 29386

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

Low Density Multiple Housing

with variances to the following sections of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

Section 13.9.6(c): RM3 – Low Density Multiple Housing Development Regulations

To vary the maximum height from 10.0m permitted to 11.0m proposed.

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

Date of Council Decision

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

This permit will not be valid if development has not commenced by

Existing Zone: RM3

Future Land Use Designation: MRL, PARK

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: Ki-Low-Na Friendship Society, Inc. No. S-10638

Applicant: Patrick McCusker

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) An Irrevocable Letter of Credit or certified cheque in the amount of **\$265,575.00**

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.**