

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT

File Number Z18-0120/DVP18-0246
Issued To: Andrew Bergestad
Site Address: 165 Venus Rd
Legal Description: Lot 62, Section 23, Township 26, ODYD, Plan 22418,
Zoning Classification: RU1c – Large Lot Housing with Carriage House

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Variance Permit No. DVP18-0246, located at 165 Venus Rd, Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A") attached to this permit.

AND THAT the variance to the following sections of Zoning Bylaw No. 8000 be granted:

Section 9.5b.1(b): RU1C – Carriage House Development Regulations

To vary the required maximum combined site coverage of a carriage house and all other accessory buildings or structures from 90m² to 114.5m²;

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

The issuance of this Permit grants to the municipality a 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

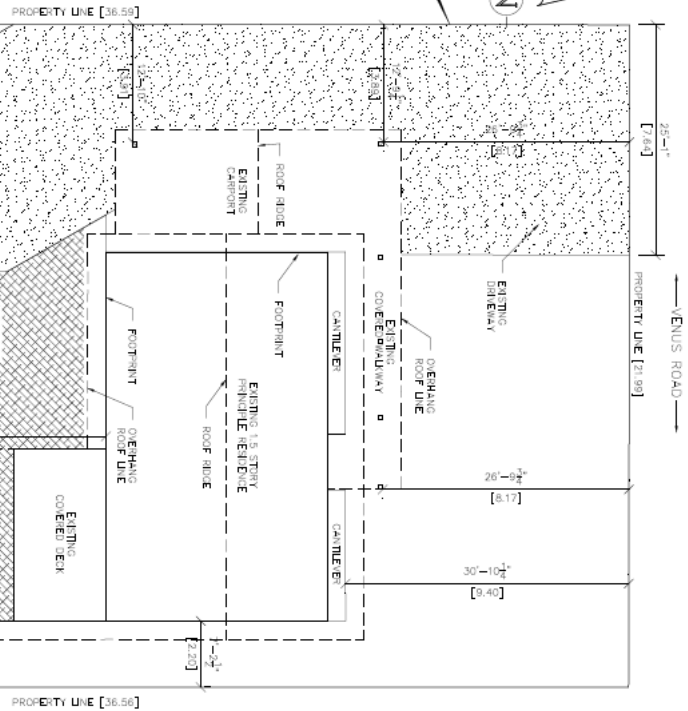
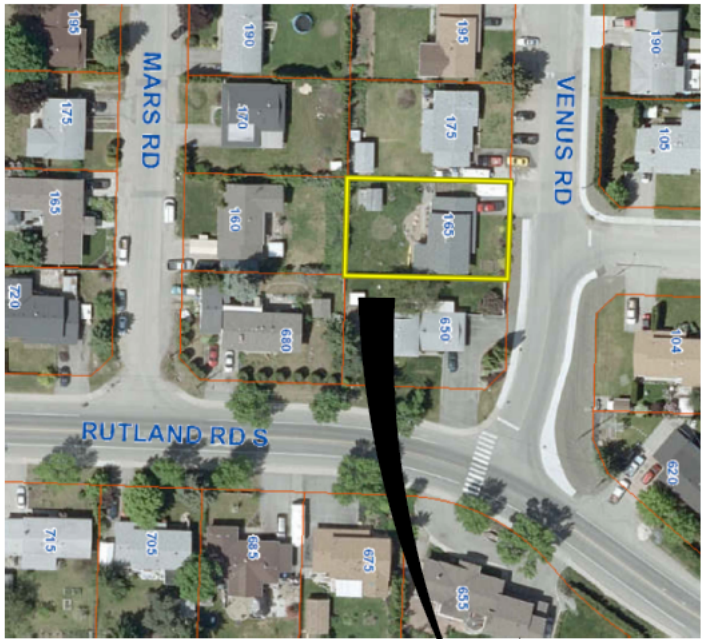
3. APPROVALS

Issued and approved by Council on the ____day of ____.

Ryan Smith, Community Planning Department Manager

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**



LEGAL LAND DESCRIPTION SITE DATA
 PLAN: 22/418
 LOT: 62/23
 SECTION: 23
 TOWNSHIP: 26
ZONING
 CURRENT: RUI
 PROPOSED: RUC

LOT AREA: 8,661 SQ. FT.
 LOT COVERAGE OF ALL BUILDINGS - MAX 40%
 EXISTING HOUSE FOOTPRINT: 970 SQ. FT. [90.11 SQ.M.]
 EXISTING COVERED DECK: 187 SQ. FT. [17.37 SQ.M.]
 PROPOSED CARRIAGE HOUSE FOOTPRINT: 1232 SQ. FT. [114.45 SQ.M.]
 TOTAL AREA: 2,389 SQ. FT. [221.95 SQ.M.]
 2,389 SQ. FT. / 8,661 SQ. FT. = 28% SITE COVERAGE
 LOT COVERAGE OF ACCESSORY BUILDING - MAX 14%
 TWO STOREY CARRIAGE HOUSE
 TOTAL FOOTPRINT: 1232 SQ.FT. [114.45 SQ.M.]
 MAIN LEVEL LIVING AREA: 348 SQ.FT. [32.33 SQ.M.]
 UPPER LEVEL LIVING SPACE: 614 SQ.FT. [57.04 SQ.M.]
 TOTAL LIVING AREA: 962 SQ.FT. [89.37 SQ.M.]
 1232 SQ. FT. / 8,661 SQ. FT. = 14% ACCESSORY COVERAGE
 PARKING SPOTS: 6



PROJECT:
BERGESTAD RESIDENCE - CARRIAGE HOUSE
 165 VENUS ROAD, KELOWNA BC

DRAWING TITLE:
SITE PLAN

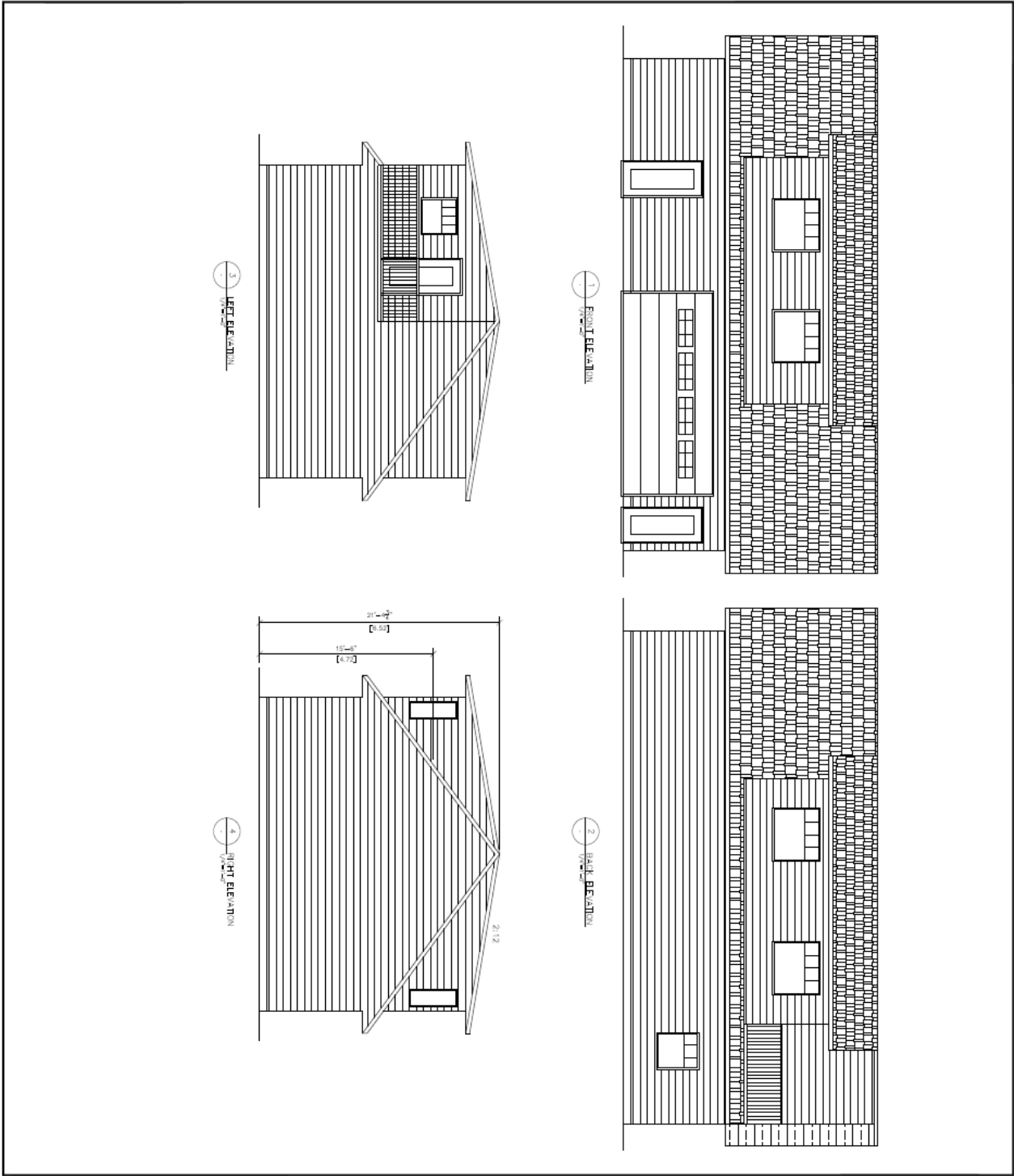
SCHEDULE A

This forms part of application
 # DVP18-0246

Planner
 Initials **LKC**



DRAWN:	DRAWING NO.:
DATE:	100
2018.04.10	
PROJ. NO.:	SCALE:
	AS SHOWN
FILE:	



DRAWN:	DRAWING NO.:
DATE:	102
2018.04.10	
PROJ. NO.:	SCALE:
FILE	AS SHOWN

PROJECT:	BERGESTAD RESIDENCE - CARRIAGE HOUSE
	165 VENUS ROAD, KELOWNA BC
DRAWING TITLE:	ELEVATIONS

SCHEDULE **A**

This forms part of application
DVP18-0246

Planner Initials

LKC

City of Kelowna
COMMUNITY PLANNING

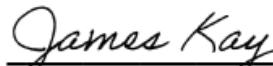
CITY OF KELOWNA

MEMORANDUM

Date: December 14, 2018
File No.: DVP18-0244
To: Urban Planning Management (LC)
From: Development Engineering Manager (JK)
Subject: 165 Venus Rd.

Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the maximum carriage house footprint size from 90m² to 114.5m², does not compromise any municipal services.



James Kay, P. Eng.
Development Engineering Manager

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SCHEDULE		B
This forms part of application # <u>DVP18-0246</u>		
Planner Initials	<div style="border: 1px solid black; padding: 2px;">LKC</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>