

# DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT

**File Number** DVP19-0054  
**Issued To:** Ian Ferguson  
**Site Address:** 904 Tronson Dr  
**Legal Description:** Lot 26, Section 29, Township 26 ODYD Plan KAP 24924  
**Zoning Classification:** RU1- Large Lot Housing

### 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. DVP19-0054, located at 904 Tronson Dr, Kelowna, BC be approved subject to general conformance to the drawings (Schedule "A") attached to this permit.

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 9<sup>th</sup> day of April, 2019.

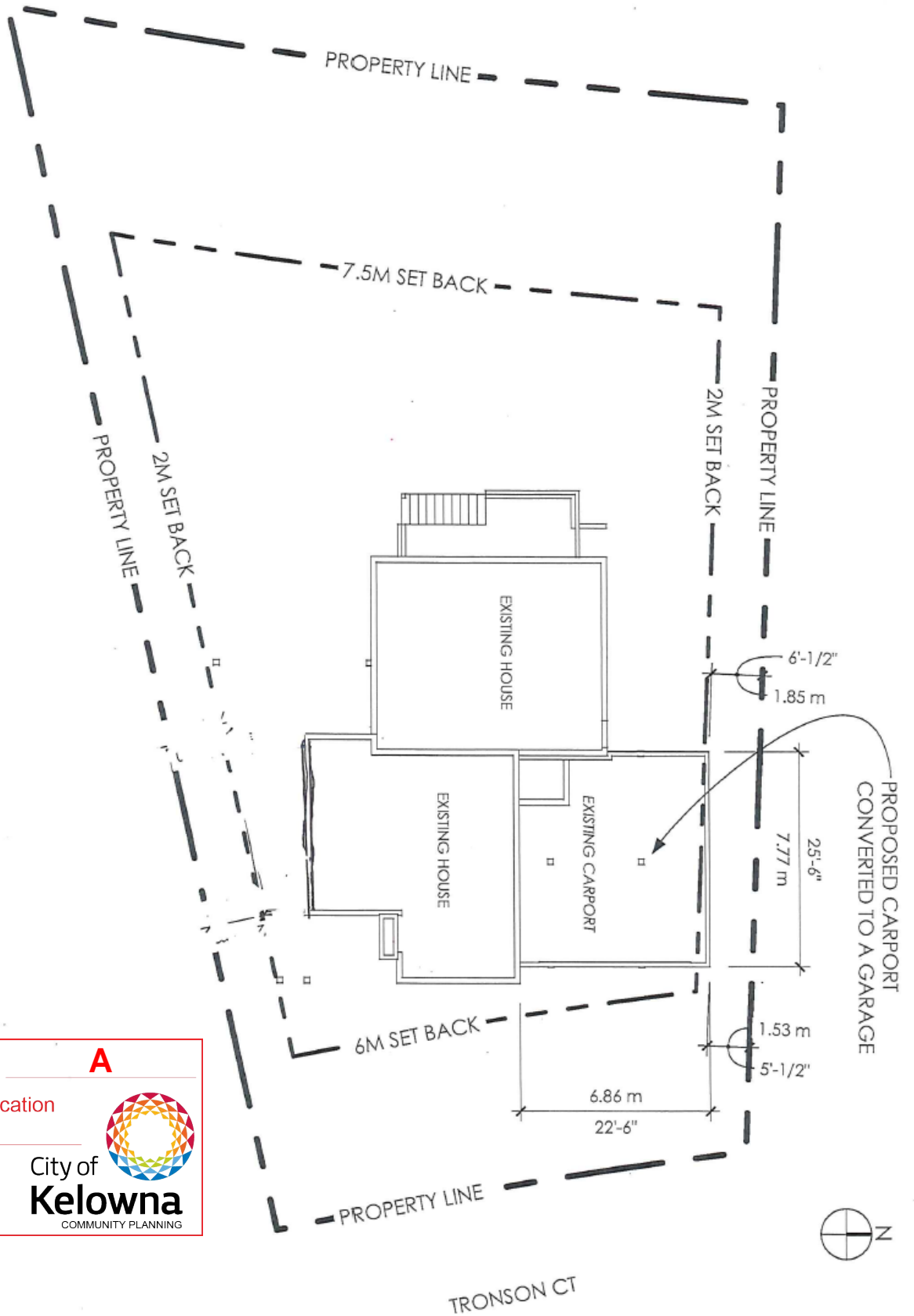
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Ryan Smith, Community Planning Department Manager

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Date

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



## SCHEDULE A

This forms part of application  
# DVP19-0054

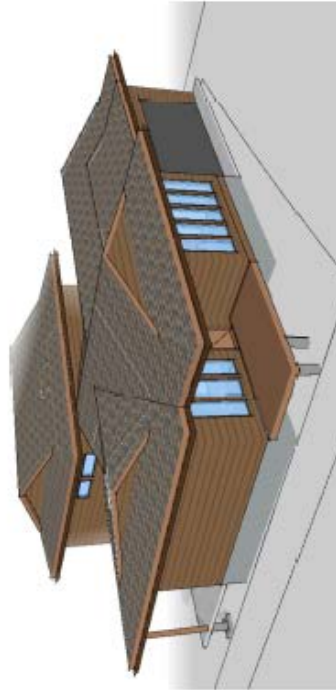
Planner  
Initials

LKC

City of  
**Kelowna**  
COMMUNITY PLANNING



<b>FERGUSON RESIDENCE</b> PERSPECTIVES 904 TROUSON DR., KELOWNA, BC V1Y 4E1 LOT: 26, PLAN: KAP24924, SEC 29, TOWN 26 KID: 291005, PID: 005770-664, ZONING: RU1		SCALE: AS NOTED SHEET: <b>ASK-02</b>
18-12-13 DVP	18-12-12 DVP	ISSUED FOR YVAM-D0
<b>KNOWLTON</b> CONCEPTS™ DEAN@KNOWLTONCONCEPTS.COM (250) 575-0128		



## SCHEDULE

**A**

This forms part of application

# DVP19-0054

Planner  
Initials

LKC

City of  
**Kelowna**  
COMMUNITY PLANNING



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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** February 21, 2019  
**File No.:** DVP19-0054  
**To:** Community Planning (LKC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 904 Tronson Drive

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The Development Engineering comments and requirements regarding this DVP application are as follows:

This Development Variance permit to reduce the north side yard setback from 2m to 1.53m for the addition of a garage for the purpose of meeting parking requirements to allow for a legal secondary suite does not compromise any municipal services.

The appicate must use caution when constructing the addition due to a 1973 Asbestos Cement water main is within the walkway. Any vibration may cause the main to break.

  
James Kay, P. Eng.  
Development Engineering Manager

JA

<b>SCHEDULE</b>		<b>B</b>
This forms part of application # <b>DVP19-0054</b>		
Planner Initials	<b>LKC</b>	 City of <b>Kelowna</b> COMMUNITY PLANNING