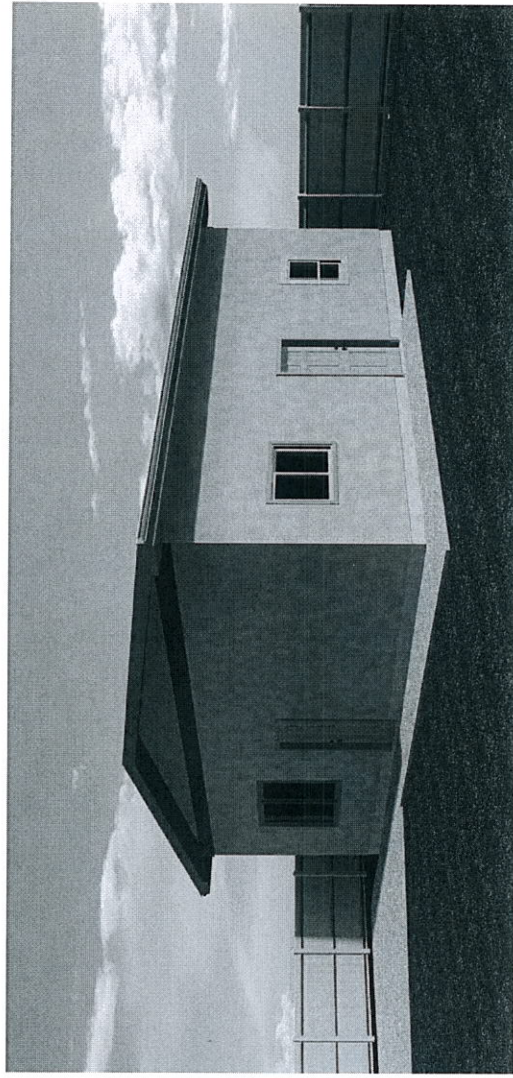


CONTEXT SITE PLAN:

SUBJECT
PROPERTY

ILLUSTRATION:



THE DEVELOPMENT OF

- | | |
|--------------------------|--|
| ☐ | NOT controlled. Revisions may be made without notice. |
| ☐ | A CONTROLLED document. Revisions will be advised. |
| ☐ | The first issue of the document. |
| ☐ | A complete revision. Remove previous issues from use. |
| ☐ | A partial revision. Remove previous issues of corresponding sheets / pages from use. |
| ☐ | Not for Construction. |

NOVATION
DESIGN STUDIO101 • 1845 DELWORTH DR, SUITE 1200
N.E. GAITHERSBURG, MD 20878-4101

Product type

GarapaFuture Carriage House

1967-1968

0.07 day ⁻¹ (0.7 day ⁻¹)	0.07 day ⁻¹ (0.7 day ⁻¹)
0.07 day ⁻¹ (0.7 day ⁻¹)	0.07 day ⁻¹ (0.7 day ⁻¹)

1984

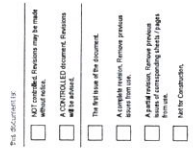
PROJECT COVER PAGE

[illegible][illegible]

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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A0.00

1000

01 20151002 ISSUED FOR REZONE/CDP
No. 0200 Assumption

NOVATION
101 • TRAVIS CHWORTH DR. SUITE 430

Project Site
Garage/Future Carriage House

Lot 44, Sec 28, Twp 28, O.D.V.D. Plan 12452

project no. 001-2013

444 Erosion
SITE AND SCAPE PLAN

designated	PK	4.6	1.96
design	PK		
data	PS		
data			
design			

A1.00

SITE PLAN:
 -Lot #4, Sec 26, TWP 26, O.D.Y.D
 -Plan 12452
 -Civil Address: #160 Gibbs Rd W., B.C.,
 V1
 -Lot Area: (856.1m2)
 -Zoning: RU1

SCHEDULE A

This forms part of development

Permit # DEIS-0251/PUPIS-0252

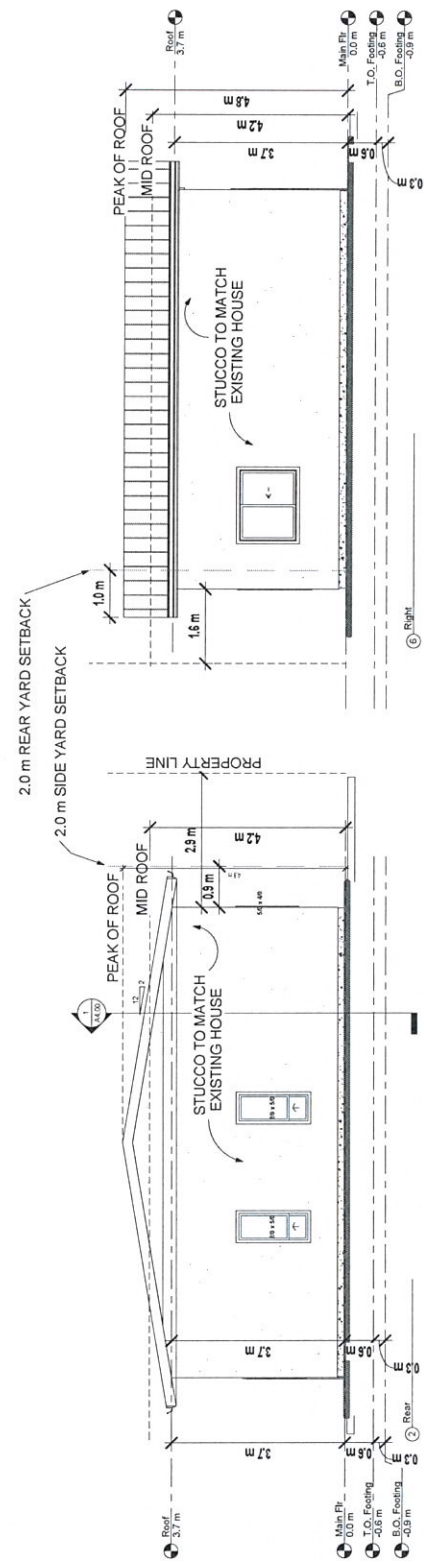
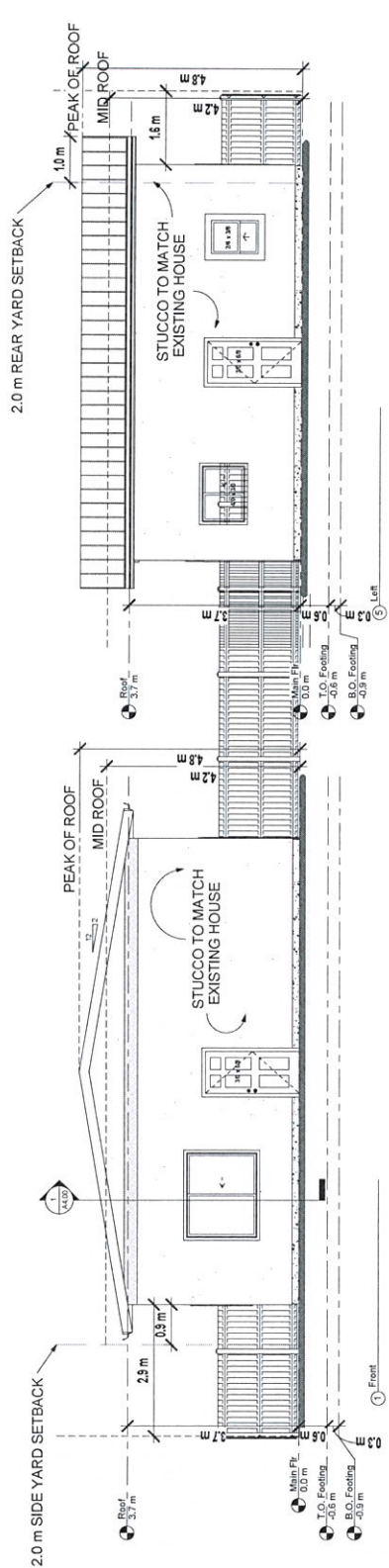
SITE PLAN:
 -Lot #4, Sec 26, TWP 26, O.D.Y.D
 -Plan 12452
 -Civil Address: #160 Gibbs Rd W., B.C.,
 V1
 -Lot Area: (856.1m2)
 -Zoning: RU1

② Landscape Plan

TABLE 1. *Estimated annual number of deaths attributable to the use of tobacco products in the United States, 1990-2000*

Project File Name and Location	BAO VA TRAMWAY Station Design Study Hard Copy/Worison Project File/BAO VA TRAMWAY Station Design Study Hard Copy
Project File Name and Location	BAO VA TRAMWAY Station Design Study Hard Copy/Worison Project File/BAO VA TRAMWAY Station Design Study Hard Copy

NOTES:
 1. All dimensions are in meters.
 2. The proposed design is based on the information provided by the client and is subject to change without notice.
 3. The design is based on the information provided by the client and is subject to change without notice.
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 9. The design is based on the information provided by the client and is subject to change without notice.
 10. The design is based on the information provided by the client and is subject to change without notice.



SCHEDULE B
 This forms part of development
 Permit # DPIS-051 / DPIS-052

ON 2011002 ISSUED FOR REZONING
 PROJECT
 PROJECT



Project 156
 Garage Future Garage House
 150-155 S. W. 15th Ave. S.W. 33150
 150-155 S. W. 15th Ave. S.W. 33150
 150-155 S. W. 15th Ave. S.W. 33150

EXTERIOR ELEVATIONS

Project	PK	1	45
Sheet	PK		
Scale	PK		
Author	PK		
Check	PK		
Drawn	PK		
Project	PK		
Sheet	PK		
Scale	PK		
Sheet	PK		

A3.00
 3/10/2011 10:17 AM



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

WATER SERVICE CERTIFICATE

TO: **Approving Officer for City**

RWD FILE #: 15/17

FAX # 862-3314

CITY FILE #: Z15-055, DP15-0251, DVP-0252

ATTENTION: LAURA BENTLEY

Issuance Date: November 19, 2015

Owner/Agent: Lance Johnson

Service Address: 160 Gibbs Rd W

Legal Description: Lot: _____ 4 Plan: _____ 12452

FINAL PROCESSING OF THE APPLICATIONS FOR THE FOLLOWING HAVE BEEN APPROVED BY THE DISTRICT:

This is to certify that acceptable arrangements have been made with the District to complete the indicated process. This form does not confirm installation of works as of issuance date. Additional costs may be applied for water meters, backflow prevention devices etc.

☒ Zoning Application

☐ Subdivision Application

☒ Development Application

☐ Strata Application

☐ Building Permit

CONFIRMATION OF WATER SERVICE INFORMATION:

☒ Capital Costs DUE AT TIME OF BUILDING PERMIT (Ch₁ PAID

☐ Connection Deposit Paid

☐ Upgrading & hydrants

The existing service is adequate in size, any upgrading required by another authority will be at the owners expense.

Authorized District Official: _____

PETER PRESTON

Title: GENERAL MANAGER

This form indicates that acceptable arrangements have been made with the District. This form does not confirm installation of works as of issuance date.

Only boxes that are checked off are applicable.

CITY OF KELOWNA
MEMORANDUM

Date: November 25, 2015
File No.: Z15-0055
To: Land Use Management Department (LB)
From: Development Engineering Manager
Subject: 160 Gibbs Rd. W. Lot 4 Plan 12452 Carriage House RU1C

Development Engineering has the following requirements associated with this application.

1. **Domestic Water**

- (a) The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.

2. **Sanitary Sewer**

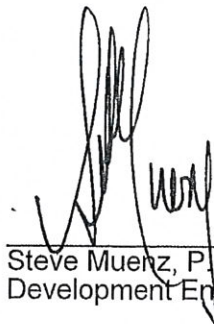
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No service upgrades are required for this application.

3. **Electric Power and Telecommunication Services**

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

4. **Access and Parking Requirements**

Access to the subject property is limited to Gibbs Road West.



Steve Muenz, P. Eng.
Development Engineering Manager

CITY OF KELOWNA

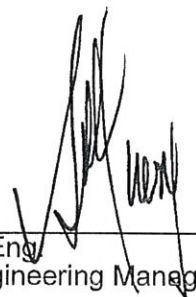
MEMORANDUM

Date: November 25, 2015
File No.: DP15-0251
To: Urban Planning (LB)
From: Development Engineer Manager (SM)
Subject: 160 Gibbs Rd. W. Lot 4 Plan 12452 Carriage House

The Development Engineering comments and requirements regarding this Development Application to construct a carriage house are as follows:

1. General.

Requirements addressed in rezoning file Z15-0055 must be satisfied prior to the issuance of this Development Permit.



Steve Muenz, P.Eng.
Development Engineering Manager

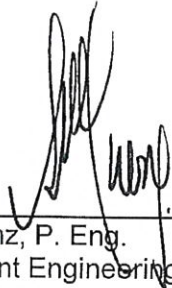
jo

CITY OF KELOWNA
MEMORANDUM

Date: November 25, 2015
File No.: DVP15-0252
To: Community Planning (LB)
From: Development Engineering Manager (SM)
Subject: 160 Gibbs Rd. W. Lot 4 Plan 12452

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

This development variance permit application to vary the rear yard setback to 1.6m does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

jo