

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT

File Number DVP18-0190
Issued To: David Harkins & Camille Harkins
Site Address: 30 Altura Rd
Legal Description: Lot 1 Section 32 Township 26 ODYD Plan 35716
Zoning Classification: RU2c – Medium 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. DVP18-0190, located at 30 Altura Rd, 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 23rd day of April, 2019.

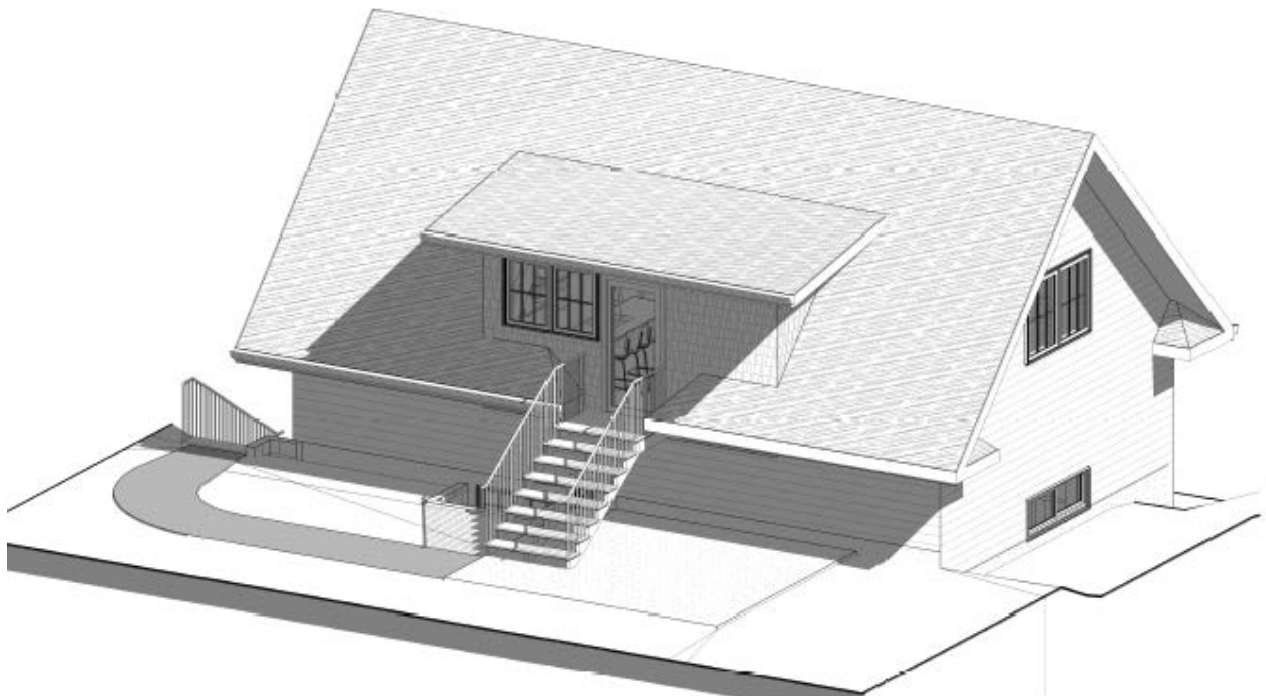
Ryan Smith, Community Planning Department Manager

Date

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



① ISOMETRIC - FRONT



SCHEDULE A

This forms part of application
DVP18-0190

Planner
Initials **LKC**



CITY OF KELOWNA
MEMORANDUM

Date: September 20, 2018
File No.: Z18-0102
To: Community Planning (AK)
From: Development Engineering Manager (JK)
Subject: 30 Altura Road RU2 to RU2c Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

2. Sanitary Sewer

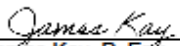
- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service from Monte Rd. This proposed Carriage house cannot be service with this sanitary service. A new sanitary Service can be provided from Altura Rd by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Ryan O'Sullivan, by email rosullivan@kelowna.ca or phone, 250-469-8519.

3. Development Permit and Site Related Issues


Direct the roof drains onto splash pads.

4. 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.


James Kay, P. Eng.
Development Engineering Manager

RO

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|---|--|
| SCHEDULE | B |
| This forms part of application # DVP18-0190 | |
| Planner Initials | <div style="border: 1px solid black; padding: 2px; display: inline-block;">LKC</div> |
|  City of Kelowna <small>COMMUNITY PLANNING</small> | |