

Development Variance Permit

DVP19-0025



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

2331 Aberdeen Street, Kelowna, BC

and legally known as

Lot 1, District Lot 136, ODYD, Plan 9138

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

RU7 – Infill Housing

with a variance to the following section of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

Section 6.5.3 (a): General Development Regulations – Accessory Buildings in Residential Zones

To vary the maximum site coverage for accessory buildings from 90m² permitted to 97.2m² 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

This permit will not be valid if development has not commenced within two years of the issuance date.

Existing Zone: RU7

Future Land Use Designation: SIH

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.

Owners: Gary William Carpendale, Ruth Anne Carpendale, Riley Tyler Darke & Casey Taylor Darke

Applicant: Gary Carpendale

Terry Barton
Urban Planning Manager

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".

This Development Permit is valid for two (2) years **from the date of Council approval**, with no opportunity to extend.

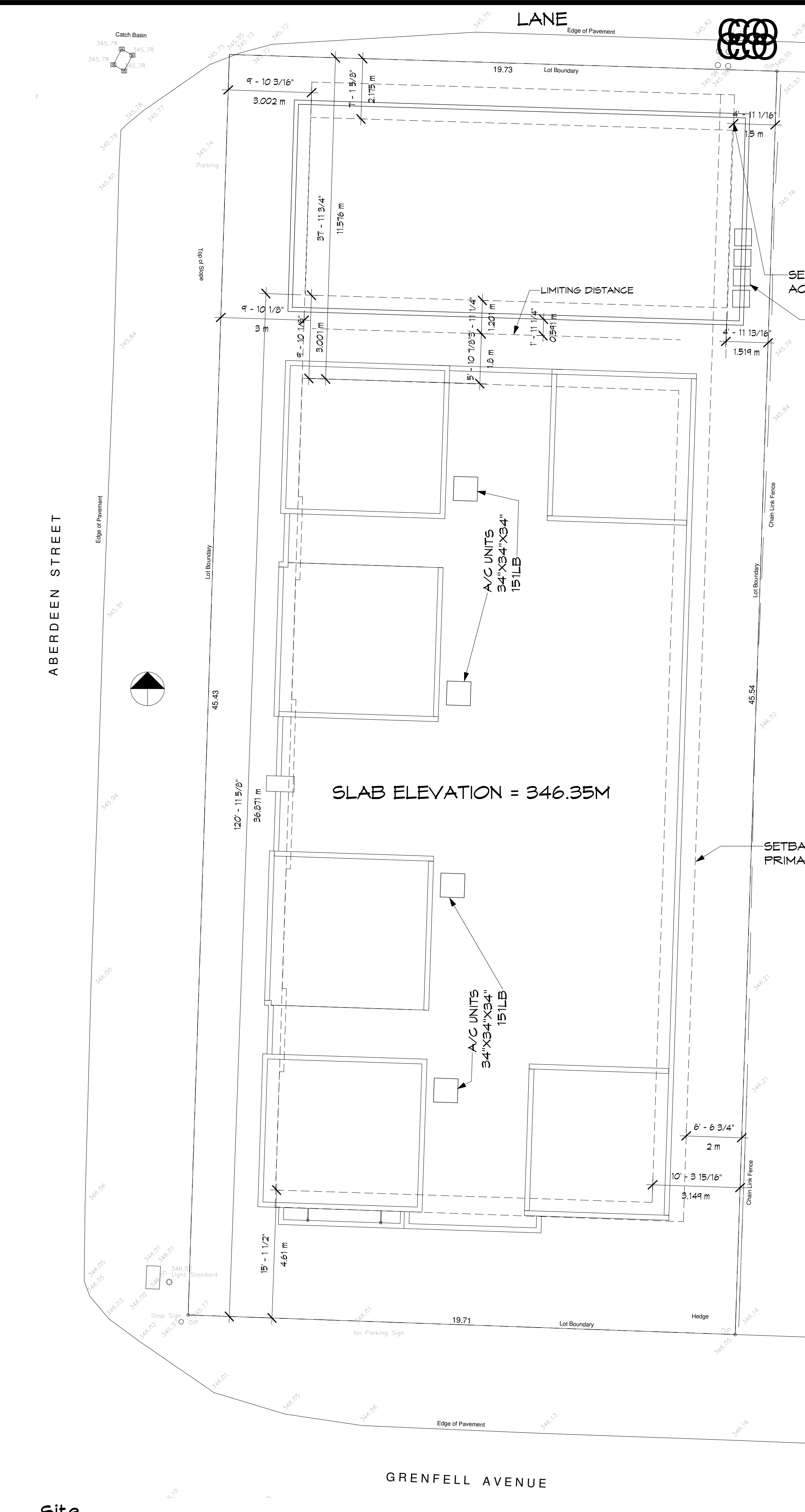
5. INDEMNIFICATION

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.**



FLOOR AREA RATIO		
LOT AREA	9671.42 SF	898.504 SM
UNIT 1	1922 SF	178.96 SM
UNIT 2	1920 SF	178.974 SM
UNIT 3	1920 SF	178.974 SM
UNIT 4	1922 SF	178.96 SM
TOTAL FLOOR AREA	7684 SF	719.87 SM
ALLOWABLE FLOOR AREA	7737.14 SF	7.188 SM
PROPOSED FLOOR AREA RATIO	0.795	
ALLOWABLE FLOOR AREA RATIO	0.8	

LOT COVERAGE		
LOT AREA	9671.42 SF	898.504 SM
4 FLEX	4252.17 SF	395.04 SM
GARAGE	1047 SF	97.269 SM
	0 SF	0 SM
	0 SF	0 SM
TOTAL LOT COVERAGE	5299.17 SF	492.31 SM
ALLOWABLE LOT COVERAGE	5319.28 SF	494.177 SM
PROPOSED LOT COVERAGE	54.79%	
ALLOWABLE LOT COVERAGE	55 %	

Variance to accessory building site coverage from 90m² to 97.2m²

① Site
1/8" = 1'-0"

ISSUED FOR CONSTRUCTION



PHONE: (250)765-5191
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:
2331 Aberdeen
KELOWNA, B.C.

DRAWING SCALE: 1/8" = 1'-0"

DATE: NOVEMBER 13, 2018

REV. DATE: MAR 25, 2019

DRN. BY: J.A.S.