

# Development Variance Permit

## DVP19-0091



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

**1368 Ethel Street, Kelowna, BC**

and legally known as

**Lot 2, District Lot 138, ODYD, Plan 31153**

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

### **Single Dwelling Housing**

with variances to the following sections of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

#### **Section 13.6.6(f): RU6 – Two Dwelling Housing Development Regulations**

To vary the minimum front yard from 4.5m permitted to 3.3m proposed.

#### **Section 13.6.6(g): RU6 – Two Dwelling Housing Development Regulations**

To vary the minimum flanking street side yard from 4.5m permitted to 4.3m proposed.

#### **Section 13.6.6(h): RU6 – Two Dwelling Housing Development Regulations**

To vary the minimum rear yard from 7.5m permitted to 7.39m 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: RU6

Future Land Use Designation: S2RES

**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.

Owner: Lois Constance McCloskey

Applicant: Urban Options Planning & Permits

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Terry Barton  
Urban Planning Manager

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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";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

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

### 3. 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.**

BC LAND SURVEYOR'S CERTIFICATE  
OF LOCATION ON LOT 2 DISTRICT  
LOT 138 OSOYOOS DIVISION YALE  
DISTRICT PLAN 31153

CLIENT: LOIS MCCLOSKEY  
PID: 003-786-676  
CIVIC ADDRESS: 1368 ETHEL STREET  
VERTICAL DATUM: CGVD28

SCALE 1:200

REFER TO THE CURRENT STATE OF  
TITLE FOR CHARGES, LIENS, AND  
INTERESTS AFFECTING THIS LAND.

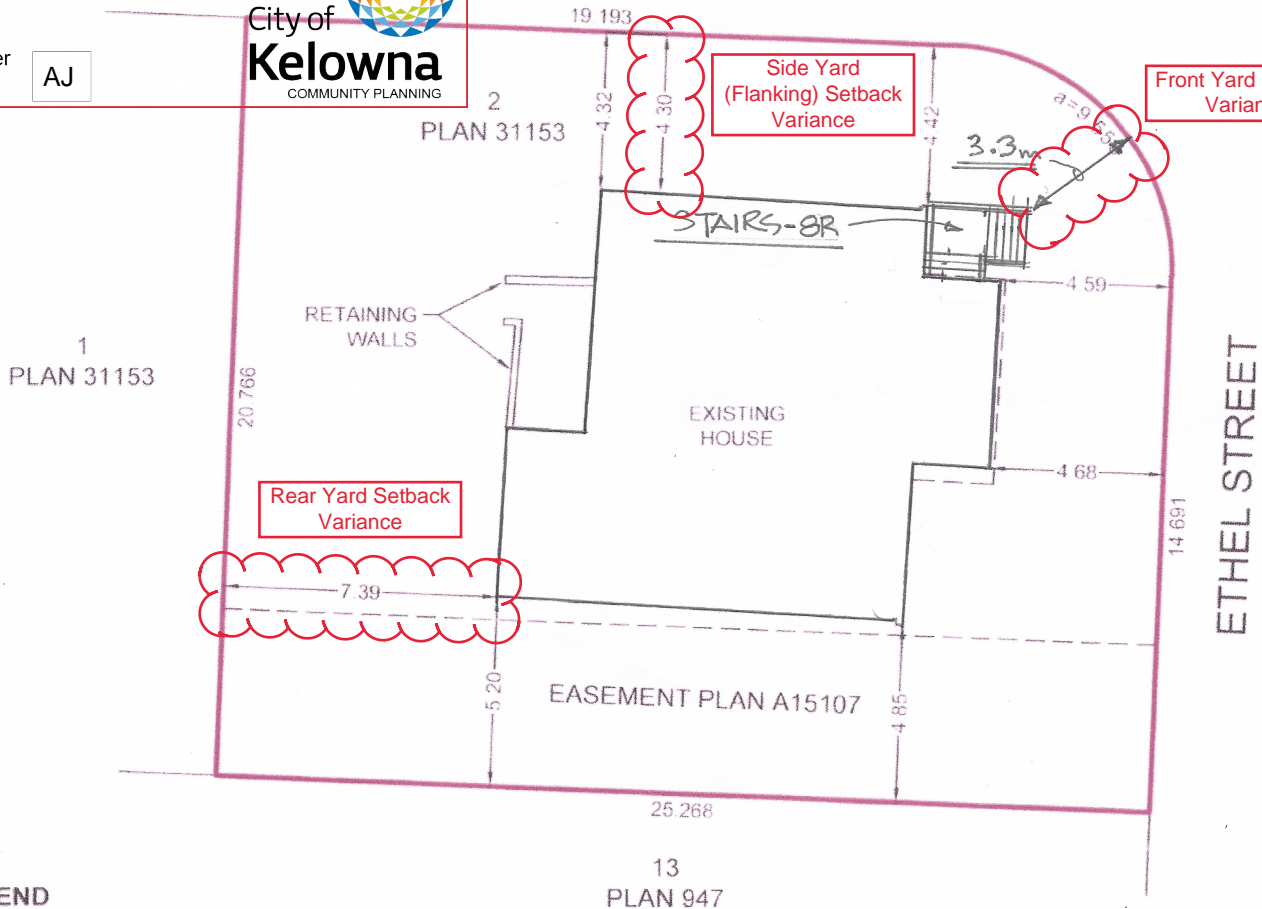
**SCHEDULE A**

This forms part of application  
# DVP10-0091

Planner  
Initials **AJ**



FULLER AVE



**LEGEND**

- Subject Property
- - - Deck

**NOTES:**

- THIS PLAN HAS BEEN PREPARED BASED ON LAND TITLE & SURVEY AUTHORITY RECORDS AND A FIELD SURVEY [PLAN 31153].
- OFFSET DISTANCES ARE MEASURED TO THE EXTERIOR OF CONCRETE FOUNDATION ON MAIN STRUCTURE AND ARE PERPENDICULAR TO PROPERTY LINES.
- THIS PLAN WAS PREPARED FOR MUNICIPAL BYLAW COMPLIANCE AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF LOIS MCCLOSKEY.
- THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
- VECTOR GEOMATICS AND SIGNATORY ACCEPT NO RESPONSIBILITY FOR, AND HEREBY DISCLAIM, ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

CERTIFIED CORRECT THIS 5th DAY  
OF APRIL, 2019

Tyler Fox, B.C.L.S.

This Document Is Not Valid Unless Originally Signed and Sealed

**VECTOR**  
GEOMATICS LAND SURVEYING LTD.  
170-1855 Kirschner Rd  
Kelowna, B.C. V1Y 4N7  
Ph. (250) 868-0172  
www.vectorgeomatics.com

File 1600092R0  
Drafted by: EC

Date: 2019-04-05  
Checked by: GB

run eave projection  
front & side yard  
0.6m

# SOUTH - ELEVATION

SCALE: 1/4" = 1'-0"

## SCHEDULE

B

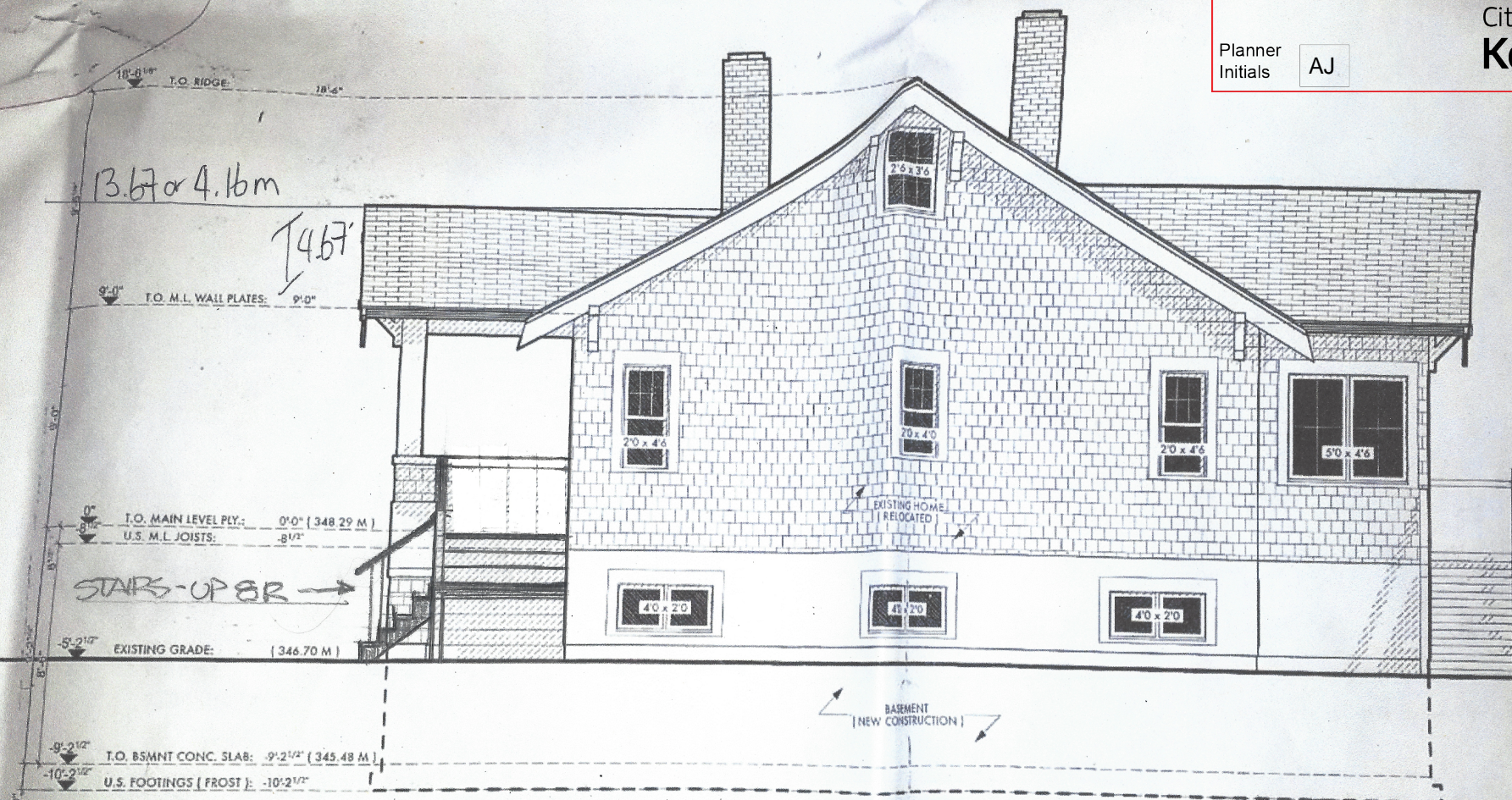
This forms part of application

# DP19-0091

Planner  
Initials

AJ

City of  
**Kelowna**  
COMMUNITY PLANNING



# NORTH - ELEVATION

SCALE: 1/4" = 1'-0"

Flanking side

(Right)

**JEREMY  
NEWELL  
DESIGN INC.**  
info@jeremynewell.com

PROJECT TITLE  
**PROPOSED HOME RELOCATION**

1368 ETHEL STREET ( CURRENTLY AT 1730 ETHEL STREET )

KELOWNA, BC

SHEET TITLE

**BUILDING ELEVATIONS**

RUG ZONING

FOR PER

SCALE  
1/4" =

DATE  
AUG 2

A