

Development Variance Permit

DVP19-0072



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

677 Ellis Street

and legally known as

Lot B District Lot 9 ODYD Plan EPP52340

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 (a): RU6 – Two Dwelling Housing Development Regulations

To vary the maximum site coverage from 40% permitted to 42.7% proposed.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Decision Date:

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: Richard Lawrence Dempster & Marie Delourdes Dempster

Applicant: Westerkamp Design Inc.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		A
This forms part of application # DVP19-0072		
Planner Initials	AJ	 City of Kelowna DEVELOPMENT PLANNING

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

THAT variances to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.6.6 (a): RU6 – Two Dwelling Housing Development Regulations

To vary the maximum site coverage from 40% permitted to 42.7% proposed.

This Development Variance Permit is valid for two (2) years from the date of 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:

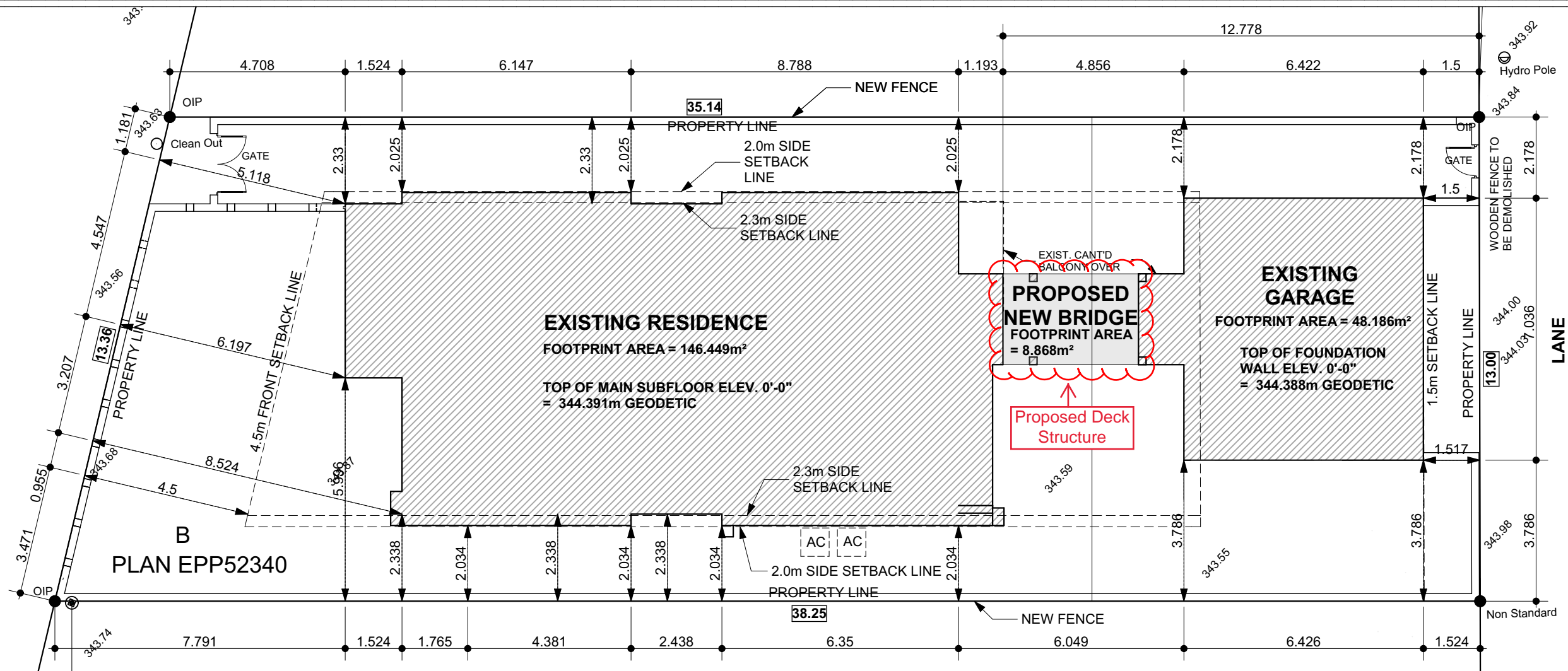
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

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.**

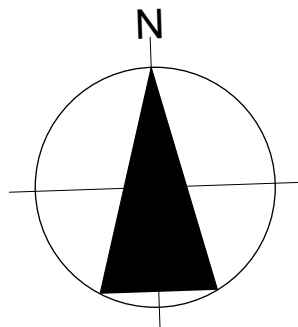
ELLIS STREET

Edge of paved road



B
PLAN EPP52340

3
PLAN 3710



SCHEDULE A

This forms part of application
DVP19-0072

Planner
Initials
AJ

City of
Kelowna
DEVELOPMENT PLANNING



LEGAL DESCRIPTION: LOT B, DISTRICT LOT 9, O.D.Y.D., PLAN EPP52340

ZONING: RU6 - TWO DWELLING HOUSING

SITE DETAILS:

LOT AREA:	477.00 m ²	400m ² MIN.
LOT WIDTH:	13.00 m	13.0m MIN.
LOT DEPTH:	36.69 m	30.0m MIN.

FOOTPRINT AREA OF EXISTING DWELLING:	146.45 m ²
AREA OF EXISTING GARAGE:	48.19 m ²
AREA OF EXISTING COVERED PATIO (LESS THAN 23m ²):	0.00 m ²
AREA OF EXIST. FRONT CANTILEVERED UPPER DECK:	0.00 m ²
AREA OF PROPOSED NEW BRIDGE:	8.87 m ²
AREA OF DRIVEWAY(S) & PARKING:	10.61 m ²

SITE COVERAGE (%):

DWELLING, GARAGE & PROPOSED BRIDGE:	42.7 %	40% MAX.
DWELLING, GARAGE, BRIDGE, DRIVEWAYS & PARKING:	44.9 %	50% MAX.
COVERAGE OF ACCESSORY BUILDING ONLY:	10.1 %	14% MAX.

EXISTING DWELLING DETAILS:

TOTAL FLOOR AREA:		269.37 m ²
GARAGE AREA:		45.22 m ²
HEIGHT OF BUILDING:		7.60 m 9.5m MAX. OR 2 1/2 STOREYS (WHICHEVER IS THE LESSER)
SETBACKS (IN METRES):		
FRONT:	(TO LIVING SPACE)	4.500 m 4.5m MIN.
	(TO GARAGE)	N/A m 6.0m MIN.
NORTH SIDE (MAIN LEVEL):		2.025 m 2.0m MIN.
NORTH SIDE (UPPER LEVEL):		2.330 m 2.3m MIN. (FOR 2 OR 2 1/2 STOREY PORTION)
SOUTH SIDE (MAIN LEVEL):		2.034 m 2.0m MIN.
SOUTH SIDE (UPPER LEVEL):		2.338 m 2.3m MIN. (FOR 2 OR 2 1/2 STOREY PORTION)
REAR:	(TO LIVING SPACE)	13.056 m 7.5m MIN.
	(TO GARAGE)	1.500 m 1.5m MIN.
NUMBER OF PARKING STALLS (IN GARAGE):		2 2 MIN.



WESTERKAMP DESIGN INC.

1587 SUTHERLAND AVENUE
KELOWNA, B.C. V1Y 5Y7
(778) 484-2516

e-mail: bauhaus1@shaw.ca
web: www.bauhausdesigns.com

DEMPSTER RESIDENCE

DEVELOPMENT VARIANCE PERMIT APPLICATION

Site Plan

PROJECT :

TITLE :

CUSTOMER :
RICK L. DEMPSTER

CIVIC :
**677 ELLIS STREET
KELOWNA, BC**

LEGAL :
**LOT B, D.L. 9, O.D.Y.D.,
PLAN EPP52340**

REVISED :

REVISED :

REVISED :

REVISED :

SCALE :

AS NOTED

DATE :

2/25/2019

SHEET :

DVP-004