



# Development Variance Permit DVP 17-0084

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

**4264 Lakeshore Road**

and legally known as

**Lot 11 District Lot 167 ODYD Plan 4610**

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

**Two Dwelling Housing**

USE as per Zoning Bylaw

**One/Two Dwelling Housing, Carriage House**

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

Date of Council Decision August 27, 2019

Decision By: COUNCIL

Development Permit Area: N/A

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S2RES – Single/Two Unit Residential

### **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: Joseph Cosara & Elizabeth Shelton

Applicant: Bill Morel

\_\_\_\_\_  
Terry Barton  
Community Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
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";

THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

**Section 13.6.5(a): RU6 – Two Dwelling Housing Development Regulations**

To vary the required minimum lot width from 13.0 m permitted to 12.46 m proposed.

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

## 3. PERFORMANCE SECURITY

N/A

## 4. 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.

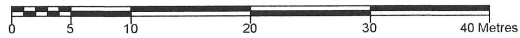
**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

**SITE PLAN OF LOT 11 DISTRICT LOT  
167 OSOYOOS DIVISION YALE  
DISTRICT PLAN 4610**

PID: 007-500-513  
 APPLICANT: CHRISTOPHER BLAKE  
 CIVIC ADDRESS: 4264 LAKESHORE ROAD

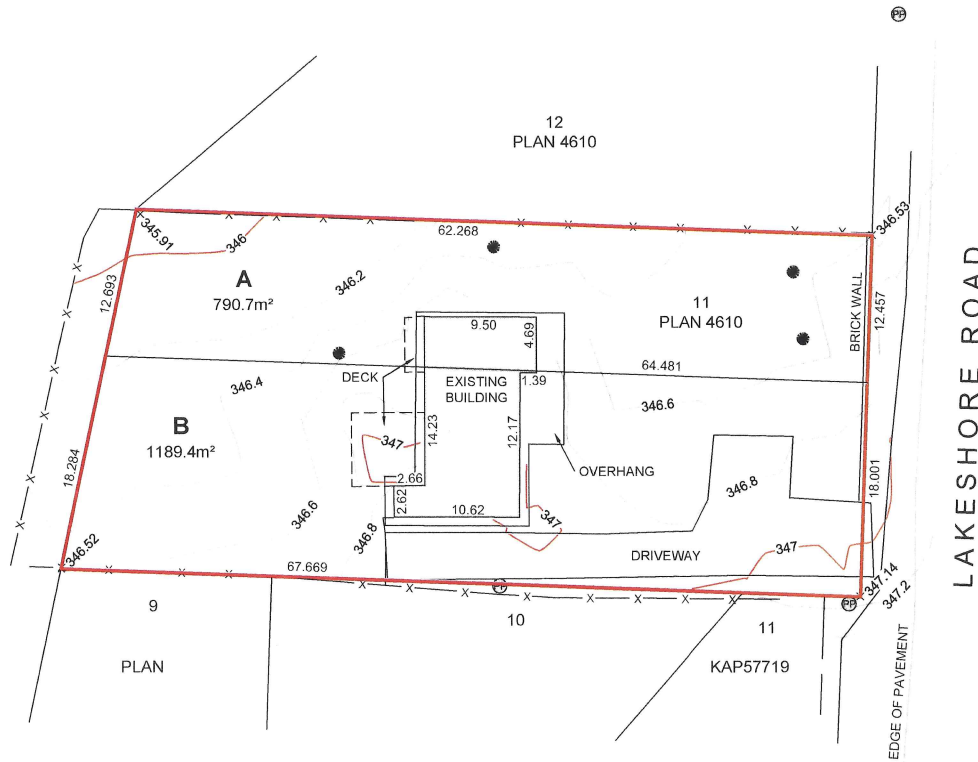
REGISTERED DOCUMENTS: NONE

SCALE 1:400 (@ 11" x 17")



**LEGEND**

- Subject Property
- Major Contour (1m)
- Minor Contour (0.2m)
- Fence
- Power Pole
- Tree



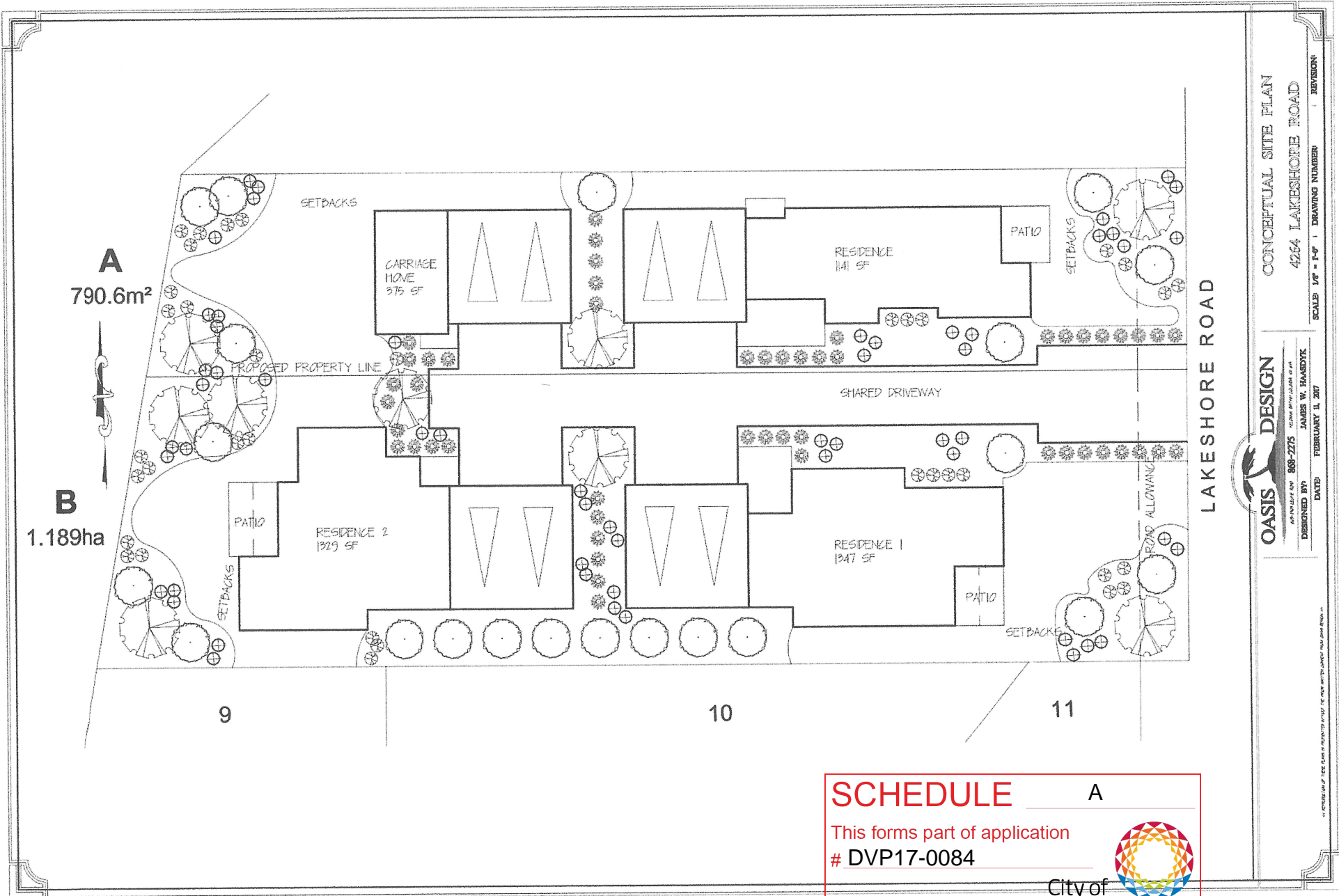
**ATTACHMENT B**

This forms part of application  
 # DVP17-0084

Planner Initials **LK**



**VECTOR**  
 GEOMATICS LAND SURVEYING LTD.  
 Head Office - Fort St. John Kelowna Office  
 6834 Airport Rd., PO Box 6428 170-1855 Kirschner Rd  
 Fort St. John, B.C. V1J 4H8 Kelowna, B.C. V1Y 4N7  
 Ph.: (250) 785-7474 Ph.: (250) 868-0172  
 www.vectorgeomatics.com  
 File: 1600163



CONCEPTUAL SITE PLAN  
4264 LAKESHORE ROAD  
SCALE: 1/8" = 1'-0" | DRAWING NUMBER | REVISION

**OASIS DESIGN**  
888-2775  
DESIGNED BY: JAMES W. HANDEK  
DATE: FEBRUARY 11, 2017

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**SCHEDULE A**

This forms part of application  
# DVP17-0084

Planner Initials **LK**

City of **Kelowna**  
DEVELOPMENT PLANNING

