

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO.DVP15-0253

Issued To: Tara Henderson
Site Address: 2673 Bath Street
Legal Description: Strata Lot 1 District Lot 14 ODYD Strata Plan KAS2976 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
Zoning Classification: RU6 - Two Dwelling Housing
Development Permit Area: South Pandosy Revitalization Area

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 Permit No. DVP15-0253 for Strata Lot 1 District Lot 14 ODYD Strata Plan KAS2976, Together With an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, located at 2673 Bath Street Kelowna, BC to allow the construction of an accessory structure be approved subject to the following:

- 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";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 6.5.8 (a) General Development Regulations - Accessory Development

To vary the required front yard setback for an accessory structure from 18.0 m required to 0.1 m proposed as noted on Schedule "A".

Section 6.5.8 (b) General Development Regulations - Accessory Development

To vary the required side yard setback for an accessory structure from 1.2 m required to 0.6 m proposed as noted on Schedule "A".

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. PERFORMANCE SECURITY

None required.

3. 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.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

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.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

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

B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT 11, PLAN 3785,
DISTRICT LOT 14, O.D.Y.D.

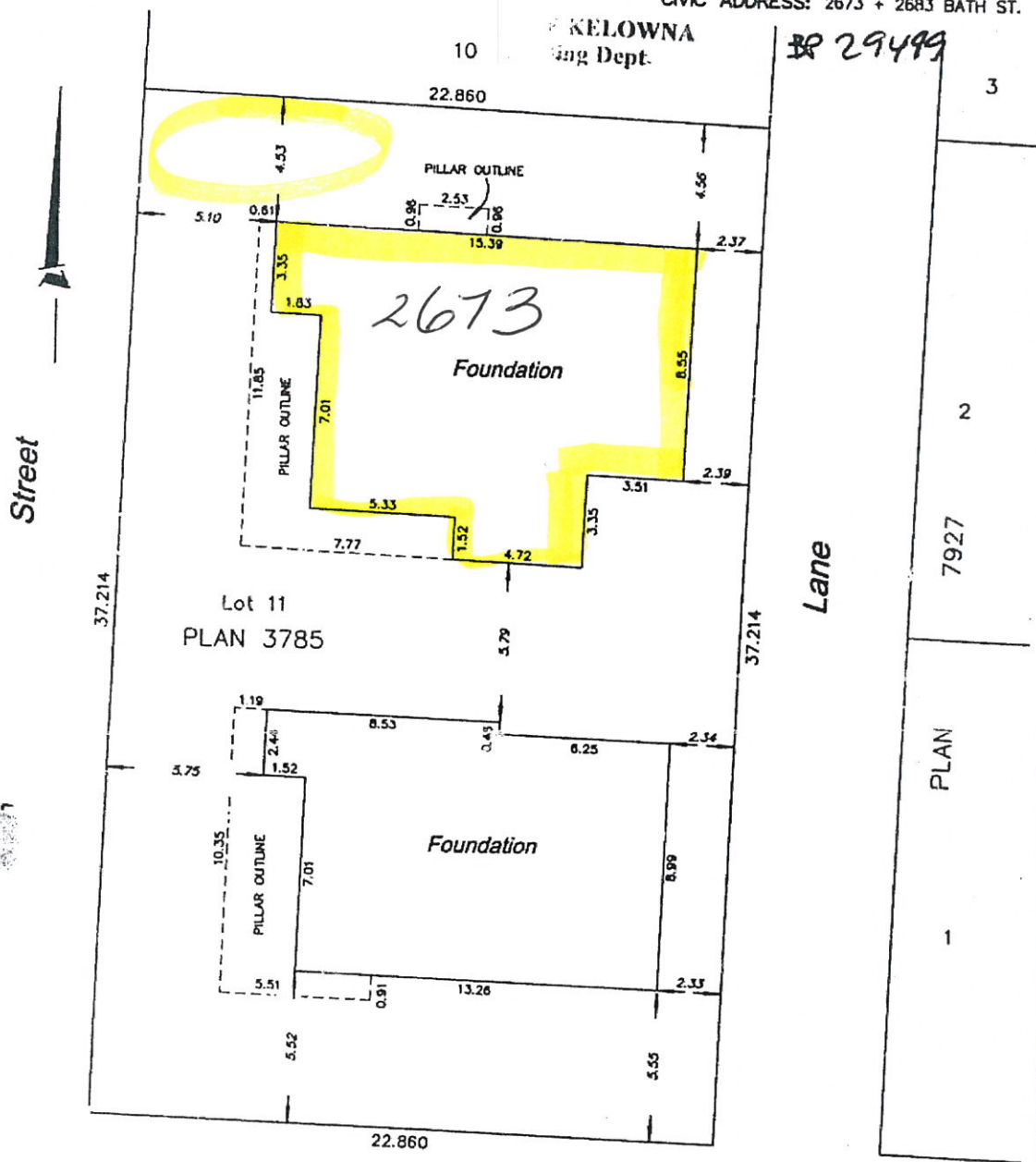
SCALE 1:200 All distances are in metres.

AUG 12 2005

CIVIC ADDRESS: 2673 + 2683 BATH ST.

KELOWNA
Eng Dept.

BR 29499



Osprey

Avenue

Certified correct this 8th day of August, 2005.

NEEL R. DENBY

O.C.L.S.

RUNNALLS DENBY

british columbia land surveyors

#2-1470 Water Street
Kelowna, B.C.
V1Y 1J5

Phone: (250)763-7322
Fax: (250)763-4413
Email: denby@telus.net

CLIENT : WORMAN HOMES

FILE No: 11348_SC

FB/PG : IN FILE

SCHEDULE A

This forms part of development

Permit # DP15-0253

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

© THIS PLAN IS PROTECTED BY COPYRIGHT.

NO PERSON MAY COPY OR ALTER THIS CERTIFICATE WITHOUT PRIOR CONSENT OF RUNNALLS DENBY.

THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.

6 5 10 15 25
SCALE 1:250 (All distances are in metres)

BATH STREET

PROPOSED PERGOLA

0.67

5.71

0.46

3.47

4.93

3.93

4.6

5.10

2673 BATH ST.

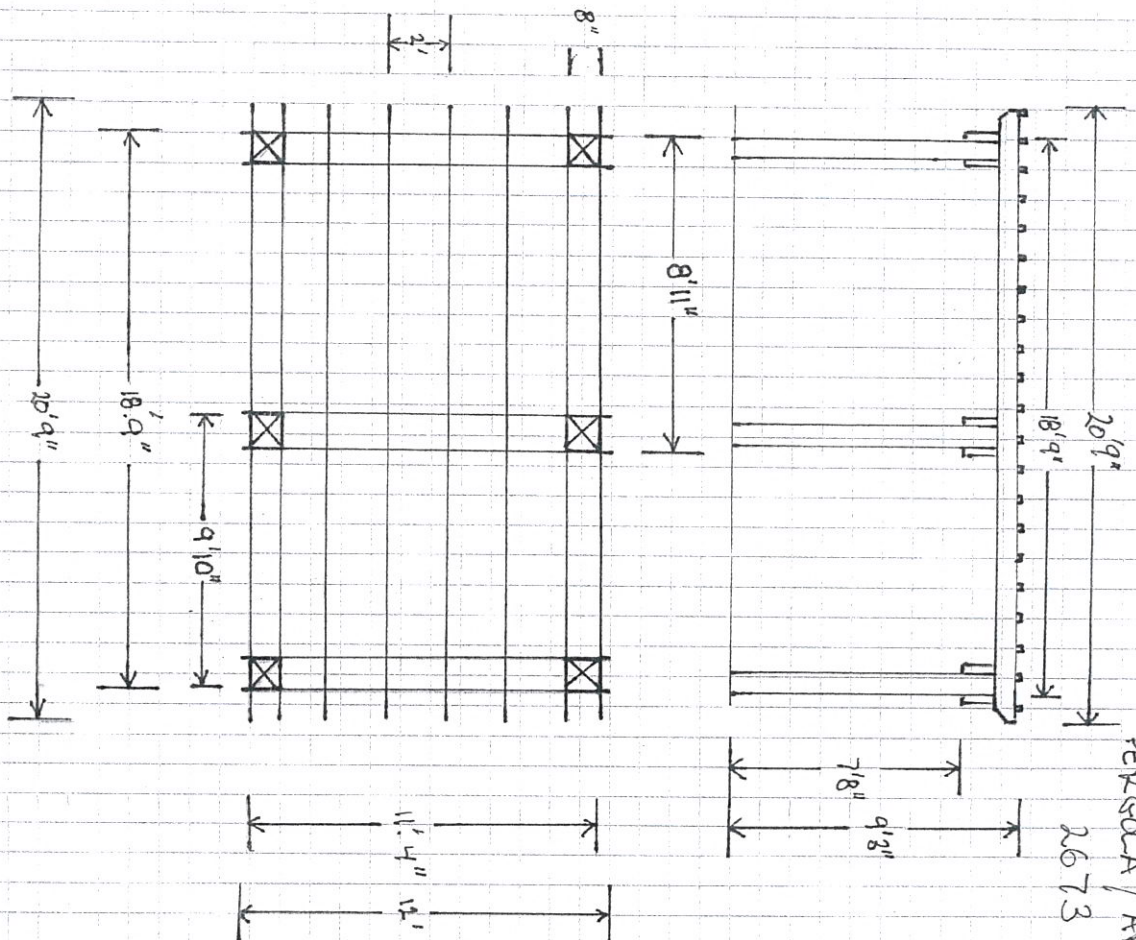
LOT 11

PLAN 3785

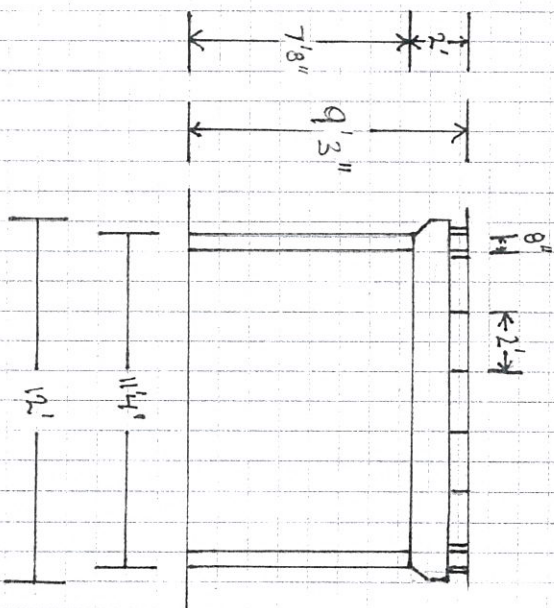
SCHEDULE A

This forms part of development

Permit # DP15 0853



SCALE:
1/4" = 1'



SCHEDULE 3

This forms part of development

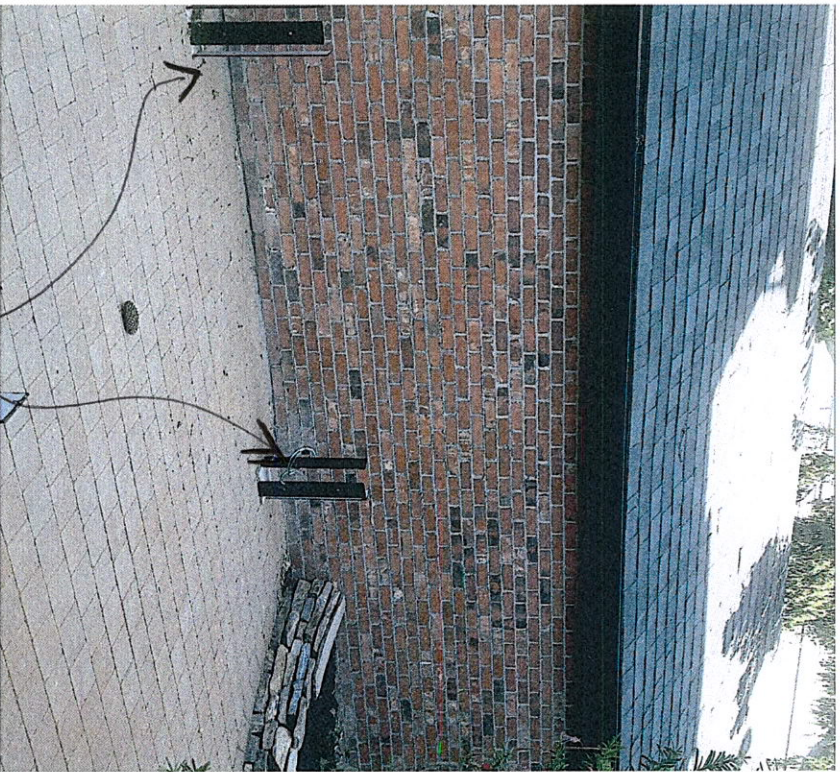
Permit # DP15-0253

EXISTING
CONCRETE



EXISTING
CONCRETE





PLACES FOR ACCESSORY STRUCTURE POSTS

SITE PHOTOS.