

Development Permit DP19-0115

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

3786 Lakeshore Road

550 Truswell Road

and legally known as

LOT 5 SECTION 1 TOWNSHIP 25 AND SECTION 6 TOWNSHIP 26 ODYD PLAN 2912 EXCEPT PLAN 35979 AND PLAN KAP56428

LOT 17 SECTION 1 TOWNSHIP 25 AND DISTRICT LOT 134 ODYD PLAN 2714 EXCEPT PLAN KAP66263

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

Non-accessory parking

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

Date of Council Decision September 30, 2019

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

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: City of Kelowna

Applicant: Mission Group Enterprises Ltd

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 works to be constructed on the land be in accordance with Schedule "A";
- b) Landscaping to be provided on the land be in accordance with Schedule "B";
- c) The applicant be required to provide the City with cash or an irrevocable and unconditional letter of credit in an amount equal to 130% of the estimated cost of the Works and Landscaping in accordance with the execution of a Servicing Agreement;

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit
- b) A certified cheque

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

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.**

SCHEDULE

A

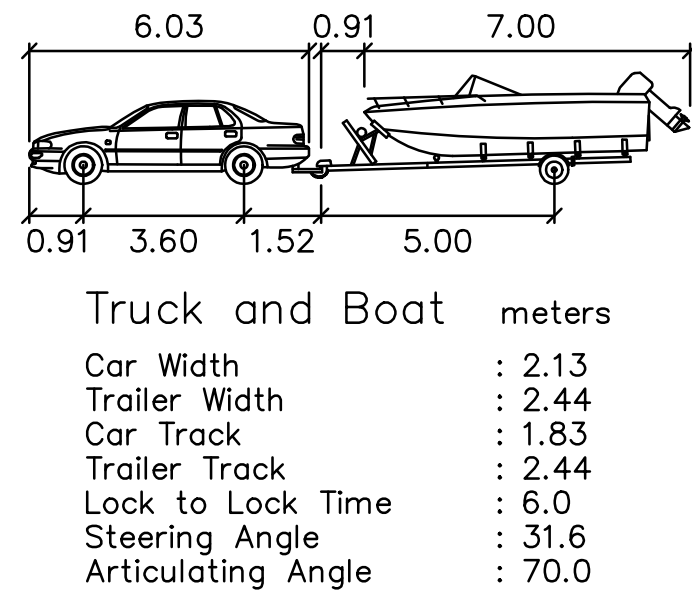
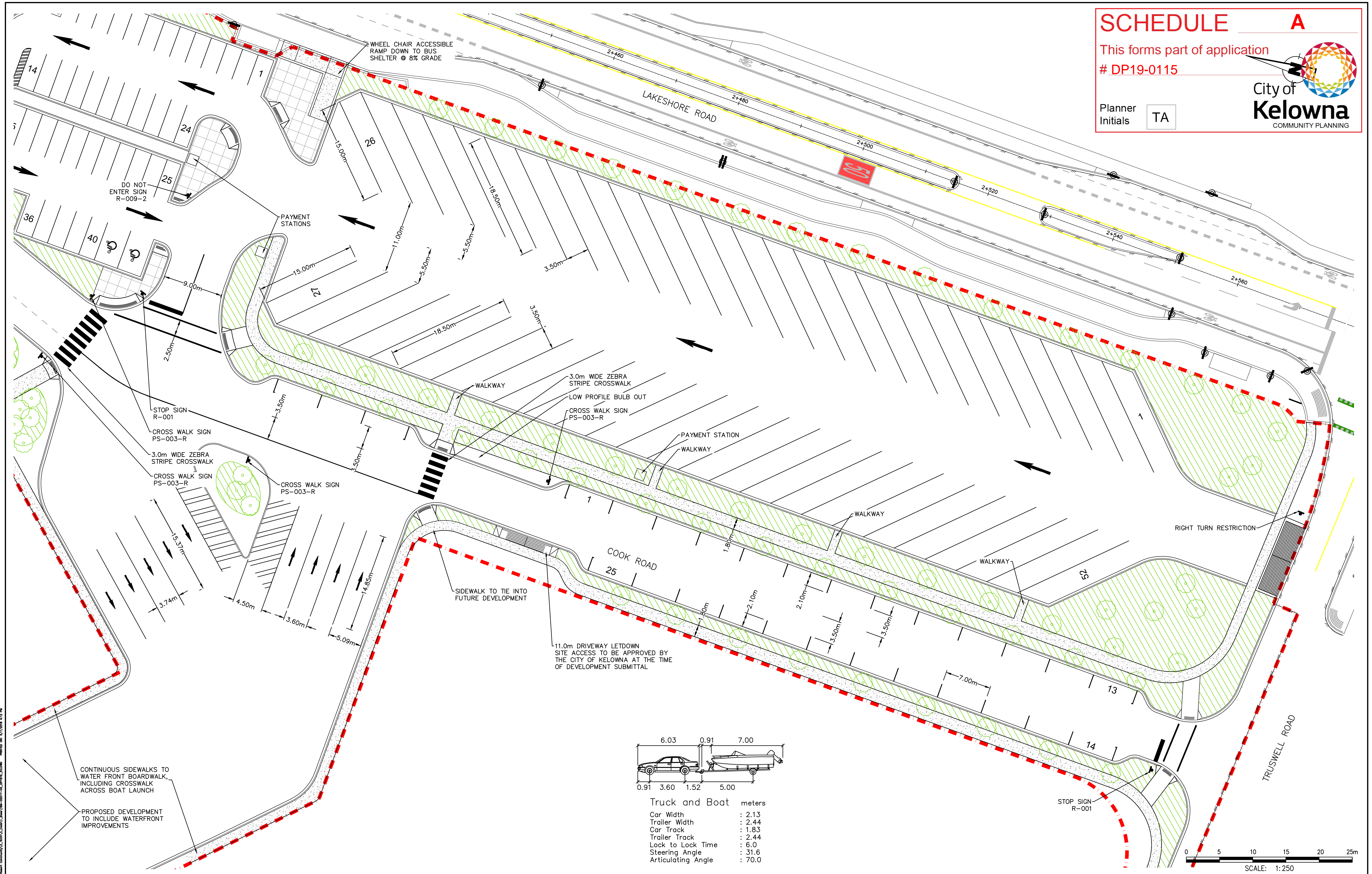
This forms part of application
DP19-0115

Planner
Initials

TA

City of Kelowna

COMMUNITY PLANNING



LEGEND

WATER

SAN. SEWER

STORM SEWER

GAS

U/G TELEPHONE

U/G ELECTRICAL

MANHOLE

UTILITY POLE

POWER POLE

LAMP STANDARD

CATCH BASIN

HYDRANT

TREES

SURVEY MONUMENT

○ M.H.

● U.P.

● P.P.

□ L.S.

⊗ G.R.

⊙ T

⊙

PAVE WITH ASPHALT

REMOVE-REGRADE-REPLACE

LEVEL COURSE

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

Locations and offsets of existing utilities shown on this plan are not guaranteed to be accurate and must be verified in the field PRIOR TO CONSTRUCTION. The City of Kelowna does not guarantee their accuracy. Concerned persons should not rely on these documents and should verify all information shown by way of site survey and other appropriate methods. The City of Kelowna accepts no liability for use of these files or information.

NO.	YY/MM/DD	BY	REVISION	CH'KD
1.	2017-12-08	CW	ISSUED FOR REFERENCE - CONCEPT DESIGN	SDS

BASE	MD	DESIGN	XX
APPROVED	XX		
DATE	2016-JUL-15		
SCALE	HORIZ.	1:250	

SCALE NOT ACCURATE
OVER LONG DISTANCES

THE CITY OF KELOWNA

DESIGN AND CONSTRUCTION

COOK ROAD BOAT LAUNCH
TRUCK AND TRAILER PARKING LOT

DIVISION

TRANSPORTATION

DRAWING NO.

REV NO

C-100

SCHEDULE

A

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DP19-0115

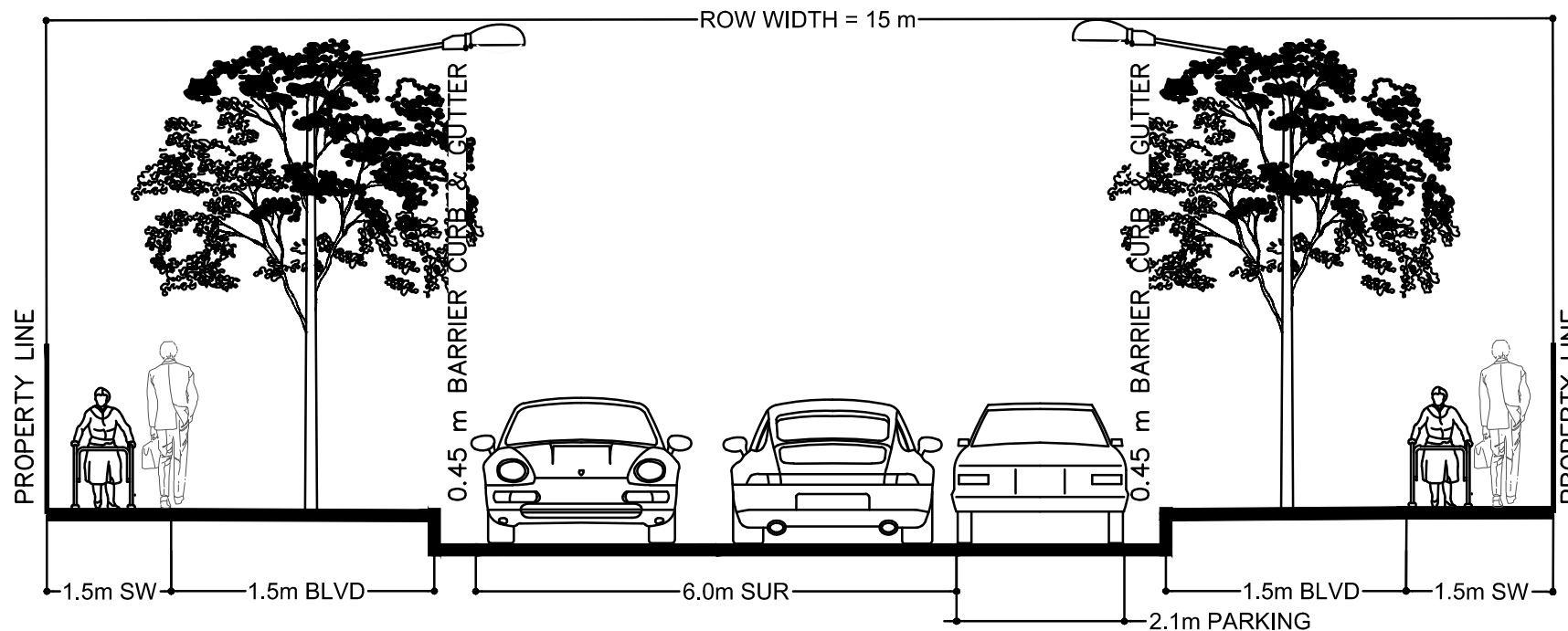
Planner
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City of Kelowna

COMMUNITY PLANNING

PARKING STALL COUNT			
QTY	TYPE	WIDTH	LENGTH
13	MED	2.50	4.80
27	FULL	2.50	6.00
2	H.C.	3.70	6.00
25	STREET	2.10	7.00
52	BOAT	3.50	18.50



COOK ROAD CROSS SECTION
C-101/ SCALE: NTS

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

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STORM SEWER
GAS
U/G TELEPHONE
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MANHOLE
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TREES
SURVEY MONUMENT

○ M.H.
● U.P.
● P.P.
□ L.S.
⊠ C.B.
⊕ HND
⊙ T

LEGEND

PAVE WITH ASPHALT
REMOVE-REGRADE-REPLACE
LEVEL COURSE

BASE	MD	DESIGN	XX
APPROVED	XX		
DATE	XX		
SCALE	HORIZ.	1:250	
SCALE NOT ACCURATE OVER LONG DISTANCES			

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
COOK ROAD BOAT LAUNCH
CAR PARKING LOT & ENTRANCE

DIVISION	TRANSPORTATION
DRAWING NO.	REV NO
C-101	

1.	2017-12-08	CW	ISSUED FOR REFERENCE - CONCEPT DESIGN	SDS
NO.	YY/MM/DD	BY	REVISION	CH'KD

P:\2016\16M-02077-02 AQUA LAKESIDE RESORT COMMUNITY\3_TCH\3_CADD\16M-02077-02_DP.DWG



PLANTING LEGEND:

- PROPOSED TREES
- EXISTING TREES
- GRASS, SHRUB AND PERENNIAL PLANTING
- LAWN

- LANDSCAPE DEVELOPMENT DATA:
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANTING LIST

Botanical Name	Common Name	Size	Root	Mature Plant Size (Ht. x Wd.)
Trees				
<i>Cercidiphyllum japonicum</i>	Katsura Tree	60mm Cal.	B & B	13.50m x 9.00m
<i>Fraxinus pennsylvanica</i> 'Rugby'	Prairie Spire Green Ash	60mm Cal.	B & B	12.00m x 6.00m
<i>Pinus flexilis</i> 'Vanderwolf'	Vanderwolf Pine	60mm Cal.	B & B	6.00m x 2.50m
<i>Populus tremuloides</i> 'Forest Silver'	Forest Silver Aspen	60mm Cal.	B & B	16.00m x 3.00m
<i>Quercus frainetto</i> 'Schmidt'	Forest Green Oak	60mm Cal.	B & B	13.00m x 8.00m
<i>Acer rubrum</i>	Red Maple	60mm Cal.	B & B	25.00m x 9.00m
Shrubs				
<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	#01	Potted	1.50m x 1.50m
<i>Cornus alba</i> 'Bud's Yellow'	Bud's Yellow Dogwood	#01	Potted	1.50m x 1.50m
<i>Rhus aromatica</i> 'Gro-low'	Grow-low Fragrant Sumac	#01	Potted	0.90m x 1.50m
Grasses				
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#01	Potted	1.50m x 1.00m
<i>Calamagrostis x acutiflora</i> 'Overdam'	Variegated Reed Grass	#01	Potted	1.25m x 1.00m
<i>Heliototrichon sempervirens</i>	Blue Oat Grass	#01	Potted	0.75m x 0.90m
<i>Molinia caerulea</i> 'Poul Petersen'	Purple Moor Grass	#01	Potted	0.60m x 0.60m
<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass	#01	Potted	1.20m x 0.90m
<i>Pennisetum orientale</i> 'Karley Rose'	Karley Rose Fountain Grass	#01	Potted	0.90m x 1.00m
<i>Pennisetum</i> 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.50m x 0.50m
<i>Pennisetum alopecuroides</i> 'Red Head'	Red Head Fountain Grass	#01	Potted	1.20m x 1.00m
Perennials				
<i>Achillea filipendulina</i> 'Cloth of Gold'	Cloth of Gold Yarrow	#01	Potted	1.00m x 0.75m
<i>Echinacea purpurea</i> 'Magnus'	Magnus Coneflower	#01	Potted	1.00m x 0.60m
<i>Eupatorium maculatum</i> 'Gateway'	Joe Pye Weed	#01	Potted	1.50m x 1.00m
<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's low Catmint	#01	Potted	0.90m x 0.90m
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	#01	Potted	1.20m x 1.00m
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01	Potted	0.60m x 0.60m
<i>Sedum</i> 'Autumn Joy'	Autumn Joy Stonecrop	#01	Potted	0.70m x 0.75m

SCHEDULE B

This forms part of application
DP19-0115

Planner
Initials TA



City of
Kelowna
COMMUNITY PLANNING

REVISIONS / ISSUED		
NO.	DATE	DESCRIPTION
01	23/11/2018	ISSUED FOR DP

PROJECT
AQUA LAKESIDE RESORT COMMUNITY

CLIENT
MISSION GROUP

CONSULTANT
IBI GROUP ARCHITECTS



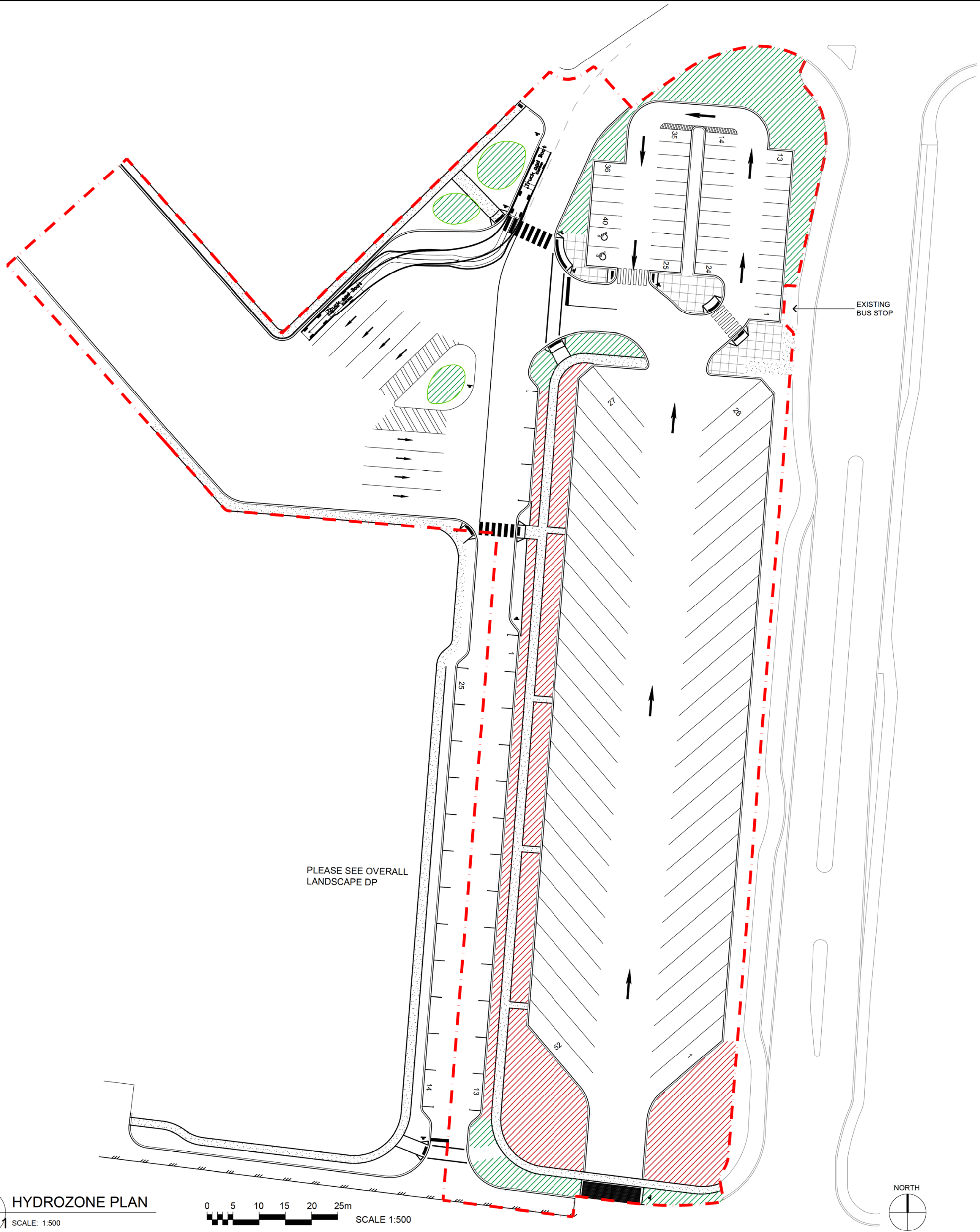
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING
Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 | 250.869.1334 | www.wsp.com

DESIGN BY	TC
DRAWN BY	EB
CHECKED BY	RF
PROJECT #	16M-02077-02
SCALE	1:1500

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
LDP-1

P:\2016\16M-02077-02 AQUA LAKESIDE RESORT COMMUNITY\3_TCH\3_CADD\16M-02077-02_DP.DWG



HYDROZONE LEGEND:

- LOW WATER USAGE: 658m²
- HIGH WATER USAGE: 1423m²

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COMMUNITY PLANNING

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Suite 700, 1631 Dickson Avenue, Kelowna, BC V1Y 0B5 T:250.869.1334 www.wsp.com

DESIGN BY	TC
DRAWN BY	EB
CHECKED BY	RF
PROJECT #	16M-02077-02
SCALE	1:500

SHEET TITLE
HYDROZONE PLAN

SHEET NO.
LDP-1.1