

Development Variance Permit DVP19-0158



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

934 Grenfell Road

and legally known as

Lot 2 District Lot 136 Osoyoos Division Yale District Plan 39171

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

Two Dwelling Housing

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

Decision By: COUNCIL

Development Permit Area: n/a

This permit will not be valid if development has not commenced by January 21, 2022.

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: Allan Roderick & Annette Lee Lipkovits

Applicant: Allan Roderick Lipkovits

Terry Barton
Development Planning Department Manager
Community Planning & Strategic Investments

Date



1. SCOPE OF APPROVAL

This Development Variance 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 Variance 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 a variance to the following section of Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

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

To vary the required minimum rear yard setback from 7.5 m required to 6.0 m proposed.

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

3. PERFORMANCE SECURITY

Not required.

5. INDEMNIFICATION

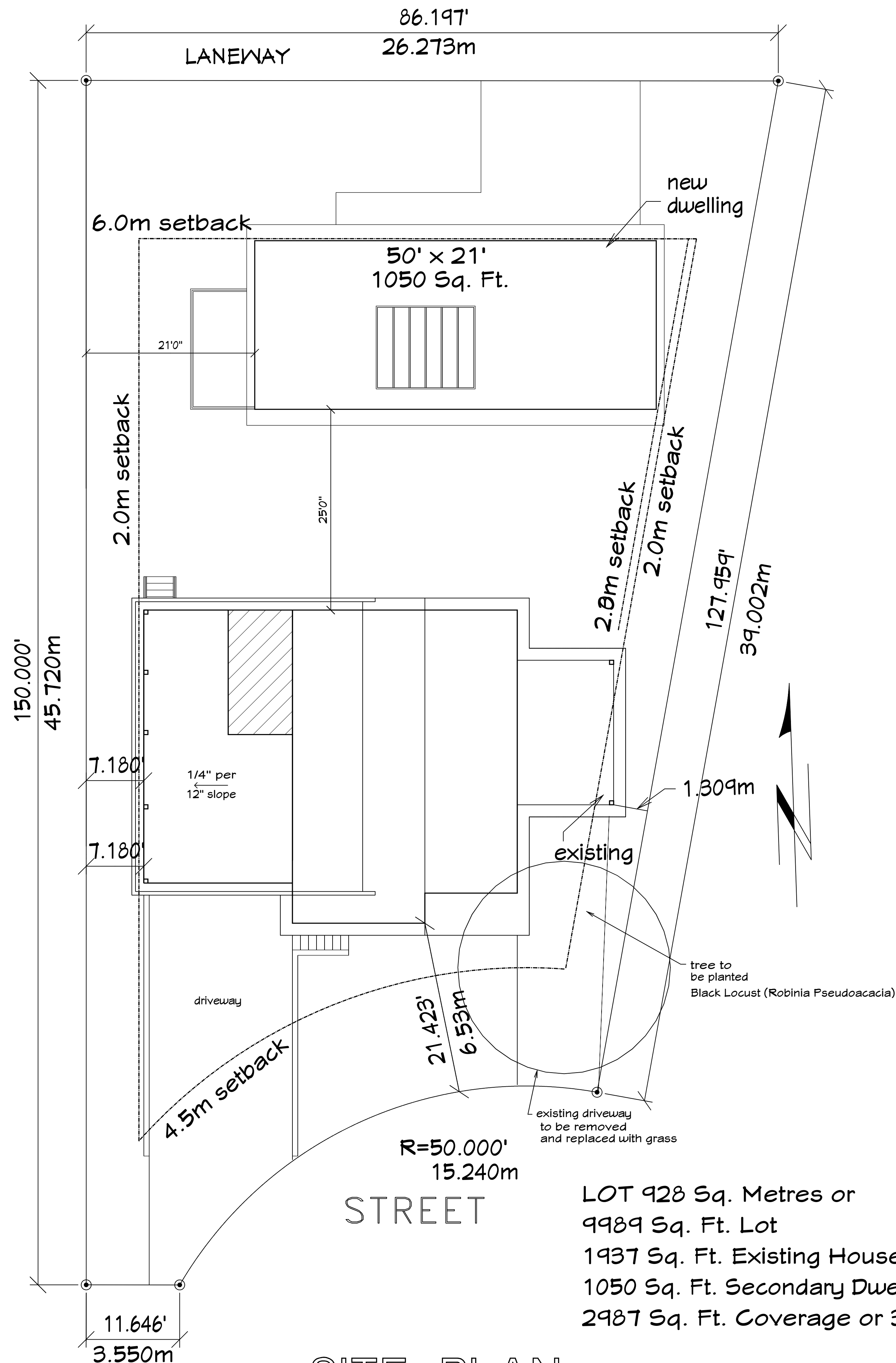
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- 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 # DVP19-0158
 Planner Initials AF
 City of Kelowna
 DEVELOPMENT PLANNING



SITE PLAN scale = 1/8" = 1' 0"

LOT 928 Sq. Metres or
 9989 Sq. Ft. Lot
 1937 Sq. Ft. Existing House with addition
 1050 Sq. Ft. Secondary Dwelling
 2987 Sq. Ft. Coverage or 30%

GENERAL NOTES

CODES AND STANDARDS

All workmanship is to be of a standard equal in all respects to good building practice.

At the time of preparation, this plan was drawn in accordance with the current edition of the British Columbia building code. It is the responsibility of the owner/builder to insure that changes made to the code are complied with and all amendments are incorporated in the construction of this plan. All work shall conform to local building codes and bylaws which may take precedence.

Prior to proceeding with construction, the builder must verify all information, dimensions and specifications of this plan. Written dimensions always take precedence over scale measurements.

Any variances from structural drawings and specifications or from conditions encountered at the job site, shall be resolved by the owner/builder and such solutions will be their sole responsibility.

All work shall be in accordance with the current edition of the B.C. building code and all local laws and bylaws.

Prior to proceeding with construction it is the responsibility of the contractor to check all details and dimensions to confirm accuracy and to assure there are no discrepancies. Any variances from structural drawings and specifications or from conditions encountered at the job site, shall be their sole responsibility.

Although every effort has been made to provide complete and accurate drawings we cannot eliminate the possibility of human error. Therefore Designs By Dutka will not be liable for any errors or omissions.

It is the responsibility of the contractor for the correct siting of the building to conform with necessary setbacks.

CONCRETE AND FOUNDATION

All concrete to have a minimum compressive strength of 2,900 PSI (20MPa) at 28 days.

Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration. Footings shown on these drawings have been designed for soil bearing capacity of 2,500 PSF. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.

All foundation walls 24" (600mm) and higher should have one horizontal 10mm reinforcing bar 3" (75mm) from the top. Corner reinforcing to be lapped minimum 24" (600mm).

All footings are to have two 1/2" reinforcing bars. The reinforcing bars are to be situated such that one bar is 3" (75mm) clear of the side and bottom of the footing on both sides of footing.

Grades shown on elevations are estimated. Adjust on site as required. Retaining walls other than the foundation walls of the residence, are beyond the scope of these drawings unless otherwise noted.

MISCELLANEOUS

Caulk over and around all exterior opening using non-hardening caulking compound.

Flash all changes of materials on exterior walls.

Flash over exterior openings.

All siding or stucco to be a minimum of 8" (200 mm) above finished grade.

Provide cast iron cleanouts for all fireplace flues.

All balcony railings to be 3/8" (1070mm) in height maximum spacing between vertical members is 4" (100mm) Minimum distance between horizontal rails to be 32" (800mm), top rail to sustain outward load of 40 pounds per lineal foot.

Coat and clothes closets shall have at least one rod and shelf with minimum depth of 24" unless otherwise stated. Linen closet shall have 5 adjustable shelves wherever possible. Broom closets shall have one shelf.

CARPENTRY

Framing lumber shall be number two (2) or better Spruce unless otherwise specified on the plan. All beam and lintel sizes shown on the drawings to be reviewed and confirmed by truss manufacturer and contractor. Any beam or lintel sizes provided by truss/floor manufacturer take precedence.

Joists are to be doubled under parallel partitions.

Joists shall be placed to accommodate heating and plumbing. In the event of a discrepancy please contact floor supplier before any alterations or cuts are made.

Wood in contact with concrete shall be damproofed with 45 lb. felt or a sill plate gasket and pressure treated with a waterborne preservative or other approved method.

Interior framing to be 4" (100mm) clear of back and sides of firebox and 2" (50mm) clear of brick chimneys. Frame exterior walls 1" (25mm) clear from exterior fireplaces.

Plates are to be anchored to concrete with 1/2" anchor bolts, maximum 6 ft. o.c., or other approved method.

Flush framed wood members shall be anchored with 2000 lb. joist hangers unless otherwise specified.

INSULATION / VENTILATION

Minimum insulation requirements:

Roof/Ceiling - R40
 Walls - 2x6 - R22
 Garage Ceiling - R 32

Ceiling insulation may be loose fill type of batt type. Wall and floor insulation must be batt type.

Walls and ceilings between residence and attached garage shall be insulated.

Insulation requirements may vary with heating systems and with local conditions.

All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits.

ABOVE GRADE MASONRY

All above grade masonry is to conform to the B.C. Building Code.

If brick veneer is to be installed, counterflashing shall be installed up 8" (200mm) behind the building felt and below the bottom course with vertical joints raked clean. Weepholes 24" (600mm) o.c.

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DRAWING: SITE PLAN	ADDRESS:
DATE: SEPTEMBER 2019	
DRAWN BY: WES DUTKA	
PLAN NUMBER: 3906	CONSULTANTS:
SCALE: AS NOTED	
REVISIONS:	

934 GRENFELL ROAD, KELOWNA, B.C.

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