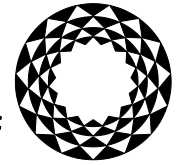


This forms part of application

DVP19-0207

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNINGCity of
Kelowna

Development Permit & Development Variance Permit DVP19-0207

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

3596 Lakeshore Road

and legally known as

Lot A, District Lot 134, ODYD Plan 15007

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

Large Lot Housing

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

Date of Council Decision January 21, 2020

Decision By: COUNCIL

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: Single/Two Unit Residential (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: Bob & Wendy Pollock

Applicant: Bill Frame (Frame Custom Homes 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

That variance to the following section of the Zoning Bylaw No. 8000 be granted in accordance to Schedule "A"

Section 6.11.1: Okanagan Lake Sight Lines

To vary the Okanagan Lake Sight Line regulation from 60 degrees permitted to 38 degrees proposed along the north side;

This Development Permit is valid for two (2) years from the date of 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
DVP19-0207



Planner Initials **TC**

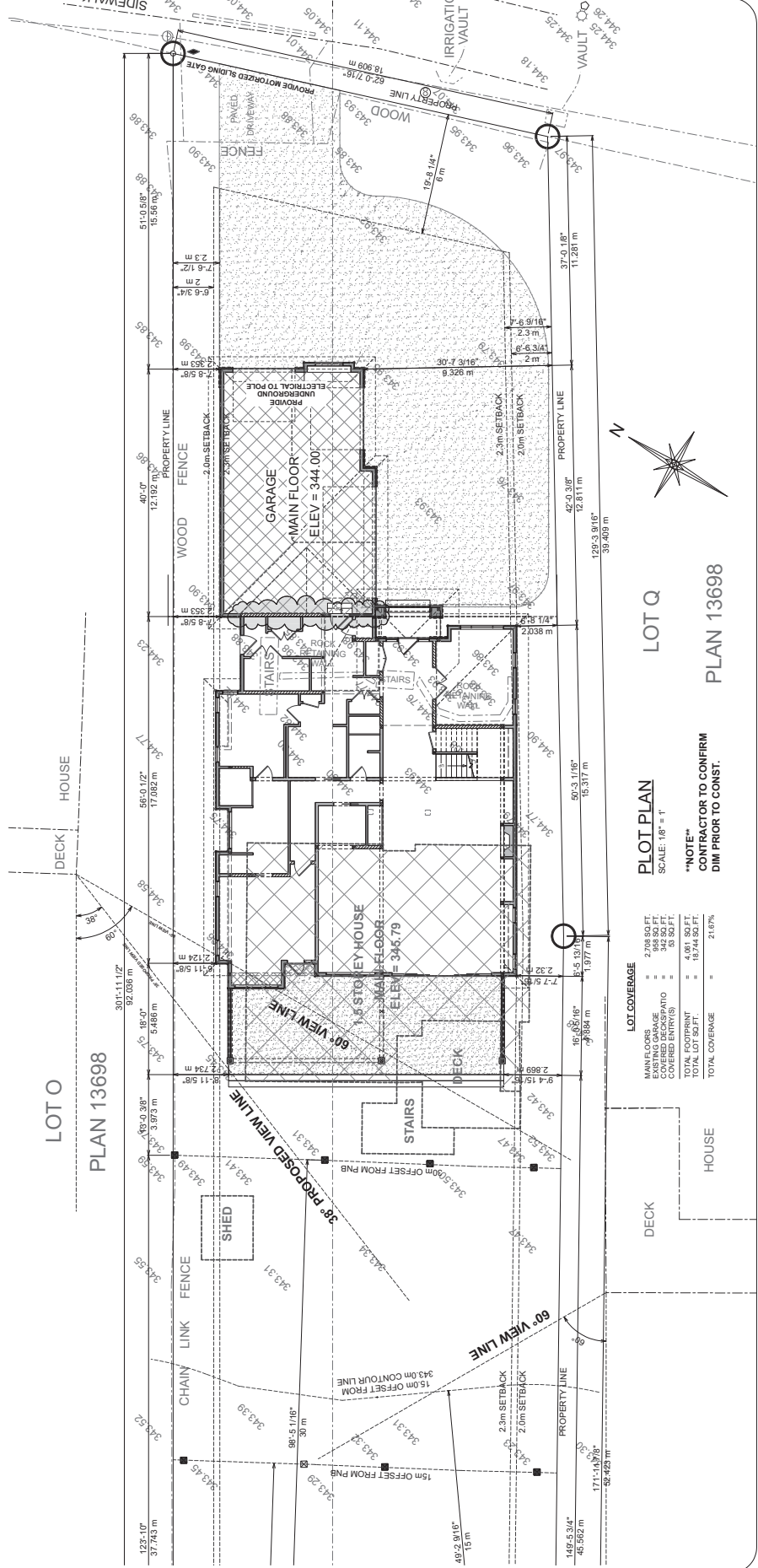
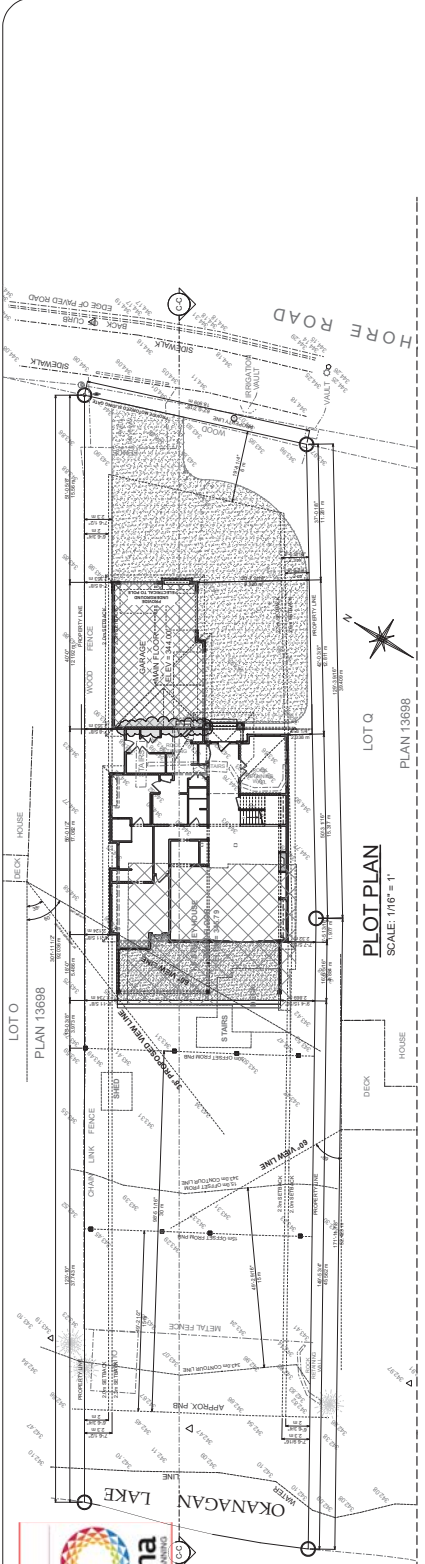
4/9
SHEET NUMBER

SCALE: 1/4" = 1'
DATE: OCT-17-2019



PROPOSED PROJECT FOR
POLLOCK RESIDENCE
3596 LAKESHORE ROAD

UNIT 203 - 1889 SPALL RD.
Kelowna BC V1Y 4R2
Bus: (250) 717-3415
Cell: (250) 258-7819
E-mail: mullinsdrafting@shaw.ca



LOT COVERAGE

| | | |
|--------------------|---|--------------|
| MAN FLOORS | = | 2798 SQ.FT. |
| DECKS | = | 1574 SQ.FT. |
| COVERED DECK/PATIO | = | 53 SQ.FT. |
| COVERED ENTRY(S) | = | 53 SQ.FT. |
| TOTAL FOOTPRINT | = | 4,081 SQ.FT. |
| TOTAL LOT SQ.FT. | = | 18748 SQ.FT. |
| TOTAL COVERAGE | = | 21.67% |

PLOT PLAN
SCALE: 1/8" = 1'

NOTE
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.



LOT Q
PLAN 13698

LOT O
PLAN 13698