

DRAWING TITLE:  
SITE PLAN

DRAWING NUMBER		REVISED	
DP-1			
DATE	BY	DATE	BY
DATE	BY	DATE	BY
PROJECT NO. - 2016-000			

PROJECT NO. - 2015-000

DATE	BY	NAME
11/13/01		BECKMAN

ISSUED FOR	DESCRIPTION	BY	DATE
1.	SEALED FOR DWP		NOV 1982

PROJECT DATA

260 CLARISA ROAD KEOHOLA DC  
LEGAL DESCRIPTION: LOT 13, MAP 194-B, SEC 23, T5 2S, LD 41  
CURRENT ZONING: R11 LARGE LOT HOUSING  
LOT AREA = 2.02 AC. (102,012 SQ. FT.)  
INTENDED USAGE: SINGLE DETACHED DWELLING WITH GARAGE/HOUSE (R11G)

ZONING BYLAW REQUIREMENTS

260 CLARISA ROAD

PROPOSED: 415.0 sq. ft.  
EXISTING: 1,650 sq. ft.  
(INCLUDES GARAGE & COVERED DECK)

EXISTING	GPA OF DETACHED GARAGE & SHED = 69.7 sq m
TOTAL GPA OF ACCESSORY BUILDG & CARRIAGE HOUSE = 103.5 sq m	
TOTAL GPA OF ENT0 DWELLING, ACC. BLDGS & PROPOSED = 340.5 sq m	
TOTAL 4, 1st & 2nd FLOOR = 340.5 sq m	

PROPERTY & STRUCTURES	RESULT/FLOR	ISOPOSED/ACTUAL
LOT WIDTH (mm)	11.04	32.14

LOT DEPTH (ft)	30.0m	63.16m
LOT AREA (sqm)	550 sqm	2712 sqm
LOT COVERAGE (%)	20%	4.1%
ACQ. BLDGS & CARRIAGE HOUSE		
LOT COVERAGE (%)	None	30.0%

SETBACKS (m)	4.2m
BUILDING HEIGHT (max)	3.50m
(ALL BLOCS & DRIVEWAYS + PARKING)	
LOT COVERAGE (%)	30%

FRONT (LAWNSIDE RD)	4.5m	34.0m (CARRIAGE HORSE)
SIDE (NORTH PLANNING RD)	4.0m	20.0m (CARRIAGE HORSE)
SIDE (SOUTH)	2.0m	2.1m (CARRIAGE HORSE)
REAR (NEST)	1.5m	10.3m (CARRIAGE HORSE)

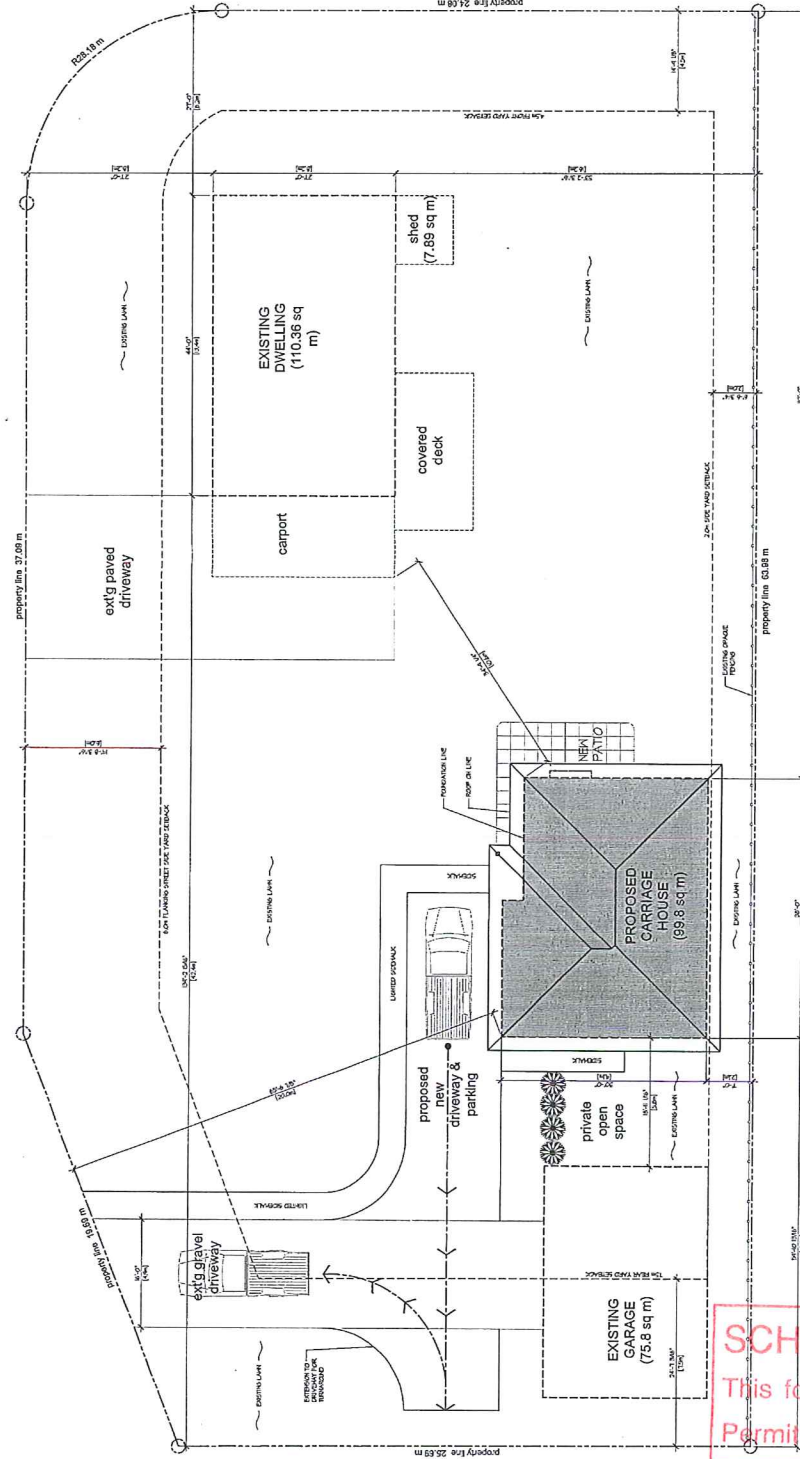
MAIN DRILLING	507M	10 1/4" (CARTRIDGE HOUSING)
<b>WARNING: POOR CARTRIDGE HOUSING</b> CRACK (POOR CARTRIDGE HOUSING) - 1.500.000		

LANDSCAPE TREATMENT LEVEL  
AS PER ZONING BY-LAW TABLE 7.1 THE BUFFER TREATMENT FOR FRONT  
YARD PER CONFORMANCE TABLE 1 SPACE

• VANGUARD REQUIRED

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CLARISSA ROAD



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**SCHEDULE** A  
This forms part of development  
Permit # DP16-0004 / DP16-0005

CAD VERSION ACAD 2002  
FILE NAME: C:\WORK\WORLD\WORLD.dwg  
PLOT DATE: 07-16-98  
PLOT BY: JAY ASST

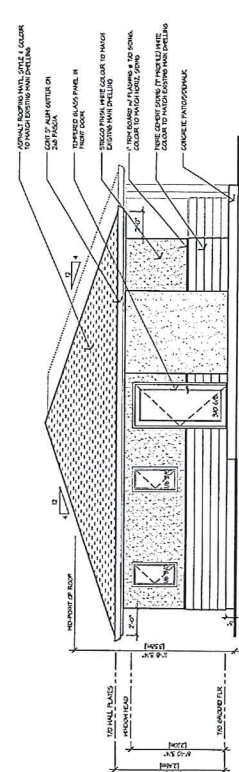
PROJECT NAME:  
CARRIAGE HOUSE @  
10000 W. 100TH AVE  
KELOWNA, BC

DRAWING TITLE:  
EXTERIOR ELEVATIONS  
FLOOR PLAN & ROOF  
PLAN

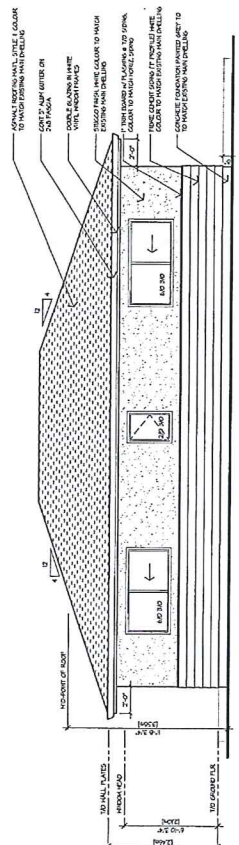
DATE: 2015-09-09  
PROJECT NO.: 2015-090

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2015-09-09

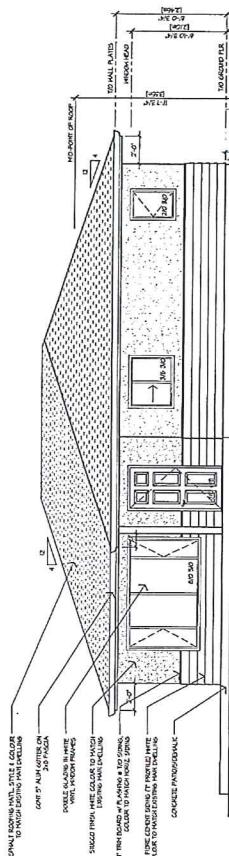
BY: [Signature]  
DATE: 2015-09-09



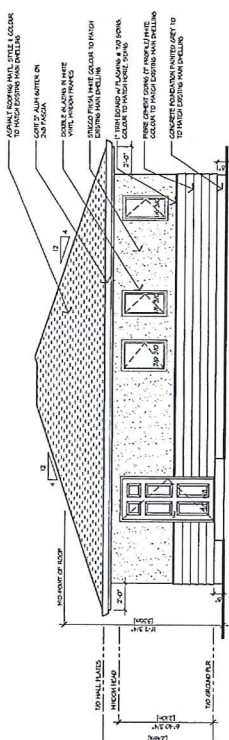
**SOUTH (LEFT) ELEVATION**  
SCALE: 1/4" = 1'-0"



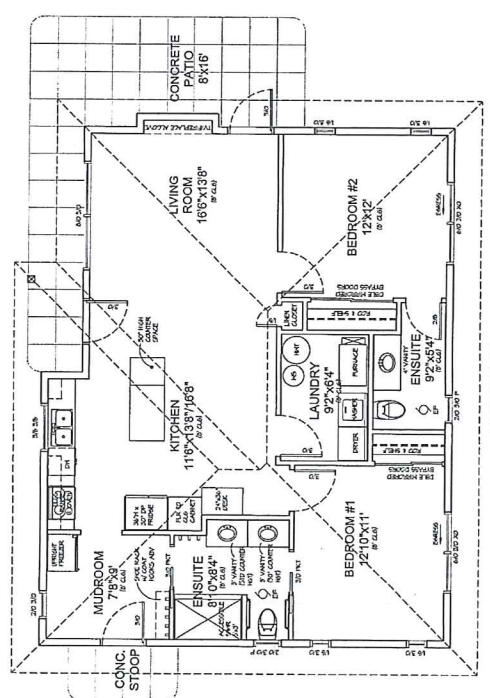
**EAST (FRONT) ELEVATION**  
SCALE: 1/4" = 1'-0"



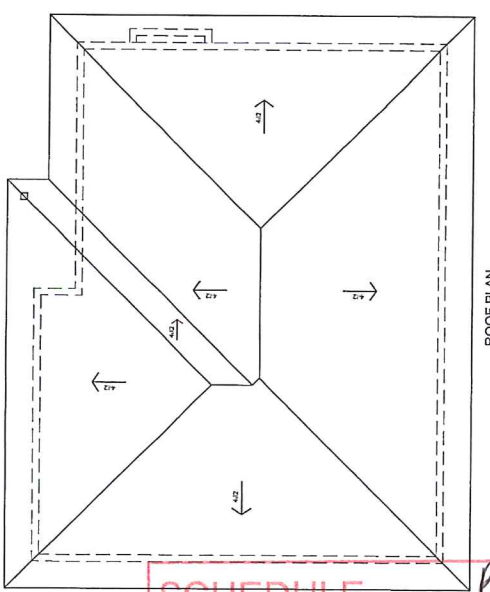
**NORTH (RIGHT) ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST (REAR) ELEVATION**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**SCHEDULE**  
This forms part of development  
Permit # DP16-0004 / DP16-0005



**SCHEDULE** B  
 This forms part of  
 Permit # 0 - 0 DP16-0004 / DP16-0005  
 Date: Apr 27 2016  
 Signature: [Signature]

The following materials are proposed for the principal and secondary buildings.

Roofing Material:  
 Colour:

GREY ASPHATE  
 Attach a colour photo here  
 of roofing material

Main Body:

Material:  
 Colour:

Second Colour/Acce  
 (If applicable):

Material:



Window/Door/Trim Colour:

Material:  
 Colour:

WHITE STUCCO TOP  
WHITE LATH BOTTOM.  
 Attach a colour clip here  
 of window/door colour

***Intensive Residential - Carriage House / Two Dwelling Housing***

Consideration has been given to the following guidelines as identified in Section 14.C. of the City of Kelowna Official Community Plan relating to Intensive Residential - Carriage House / Two Dwelling Housing Development Permit Areas:

<b>INTENSIVE RESIDENTIAL - CARRIAGE HOUSE / TWO DWELLING HOUSING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
<b>General Considerations</b>			
Does the dwelling complement the character of the neighbourhood and the principal dwelling?	✓		
Is private outdoor space maximized for each dwelling unit?	✓		
Does lighting placement ensure safety and reduce light pollution?			✓
Are parking spaces and garages located in the rear yard?		✓	
Are impermeable surfaces minimized?	✓		
Do all street facing elevations have a high quality of design?	✓		
Are entrances a dominant feature visible from the street or lane?	✓		
Does the design consider the scale and placement of windows on building faces, projections and dormers?	✓		
Is utility and mechanical equipment screened from view?			✓
Do windows and outdoor areas respect the privacy of adjacent properties?	✓		
Does the building location minimize shadowing on the private open space of adjacent properties?	✓		
Does fencing or landscaping screen views of private open space on adjacent properties?	✓		
Is fencing material in keeping with that of abutting properties?			✓
Are existing healthy mature trees and vegetation being retained?	✓		
Does the front yard landscaping use drought tolerant native plants?			✓
<b>Two Dwelling Housing and Carriage Houses</b>			
Does the design create a “lanescape” with a main entrance, massing towards the lane and landscaping?			✓
Do all street facing elevations have an equal level and quality of design?	✓		
Does the exterior design and finish complement the principal dwelling?	✓		
Do the roofline, windows and façades incorporate variation to establish individual character?	✓		
Does the massing next to private open space of adjacent properties reduce the sense of scale?	✓		



# DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT

NO. DP16-0004/DVP16-0005

**Issued To:** Margaret Anne Ward  
**Site Address:** David Bertrum Ward  
200 Clarissa Road  
**Legal Description:** Lot 12, Section 23, Township 26, ODYD, Plan 15416  
**Zoning Classification:** RU1c - Large Lot Housing with Residential  
**Development Permit Area:** Intensive Residential - Carriage House/Two Dwelling Housing

### 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. DP16-0004 for Lot 12, Section 23, Township 26, ODYD, Plan 15416 located at 200 Clarissa Road, Kelowna, BC to allow the construction of a carriage house 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;

**Section 13.1.6(a): RU1c - Large Lot Housing with Carriage House Development Regulations**

To vary the maximum combined area of all accessory buildings/structures and carriage houses (e.g. footprint size) from 130m<sup>2</sup> required to 183.5m<sup>2</sup> proposed.

AND FURTHER THAT this Development Permit / 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.**