

Development Variance Permit DVP18-0224



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

588 Radant Road, Kelowna, BC

and legally known as

Lot 3, Section 6, Township 26, Osoyoos Division Yale District, Plan 9002

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

Construction of two single detached dwellings

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

1. The dimensions and siting of the buildings and the detached garages to be constructed on the land be in accordance with Schedule 'A';
2. Landscaping to be provided on the land be in accordance with Schedule 'B';
3. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping be in accordance with Attachment 'B'.

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

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

To vary the required minimum separation between two single detached houses from 4.5 m permitted to 1.8 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Variance Permit Application in order for the permits to be issued;

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

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

Date of Decision: **TBD**

Decision By: CITY COUNCIL

Issued Date: **TBD**

Development Permit Area: N/A

This permit will not be valid if development has not commenced by **XXXXXX.**

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.

ATTACHMENT		A
This forms part of application		
# DVP18-0224		
Planner Initials	BC	City of Kelowna DEVELOPMENT PLANNING

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: J Craig B. Bulawka Professional Corporation

Applicant: Craig B. Bulawka

Terry Barton
Development Planning Department Manager

Development Planning Department

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 building 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; and
- c) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a Letter of Credit in the amount of 125% of the estimated value of the landscaping.

This Development Permit is valid for two (2) years from the date of XXXXXXXX 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) A Certified Cheque in the amount of **\$23,125** OR
- b) An Irrevocable Letter of Credit in the amount of **\$23,125**

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.

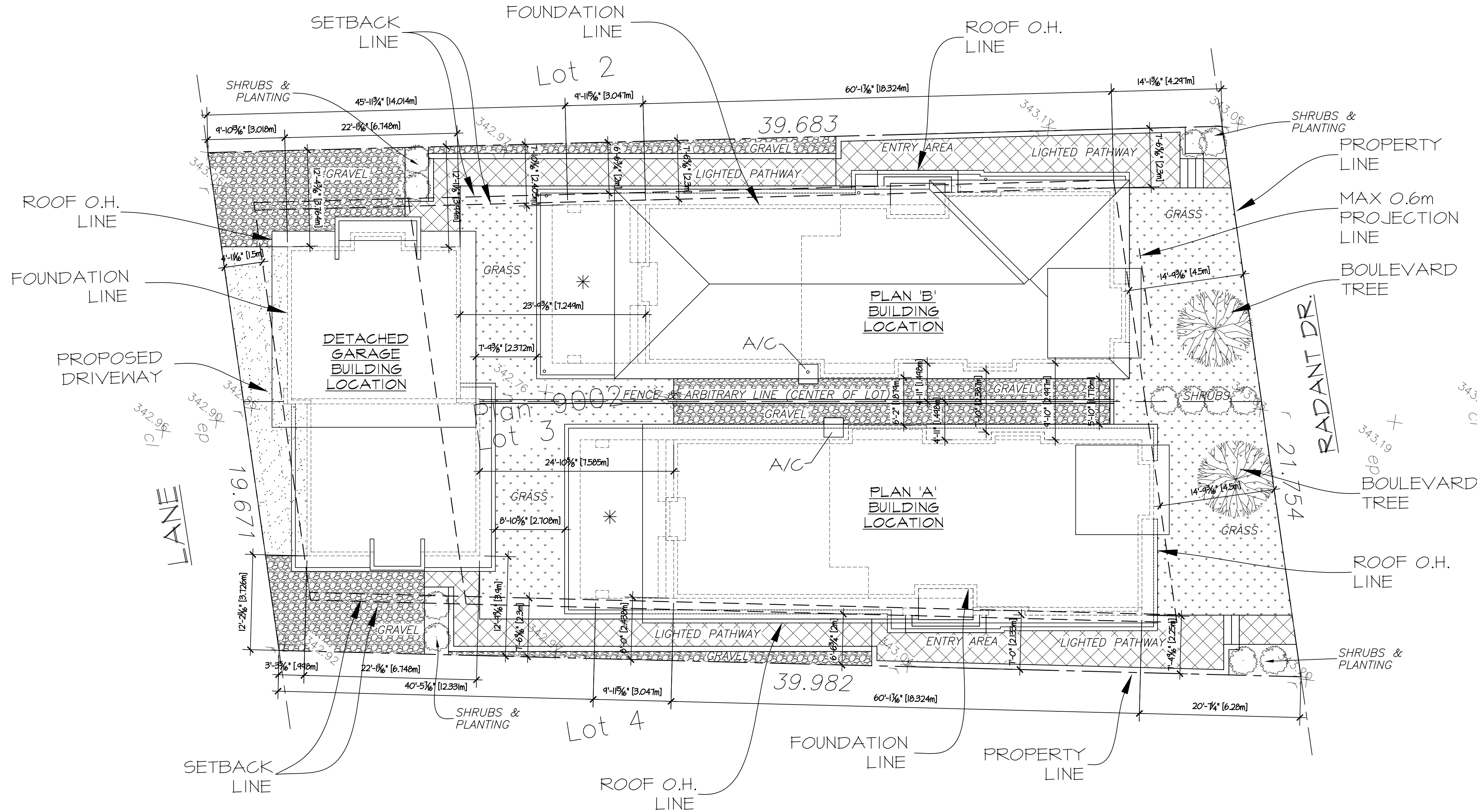
4. INDEMNIFICATION

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.



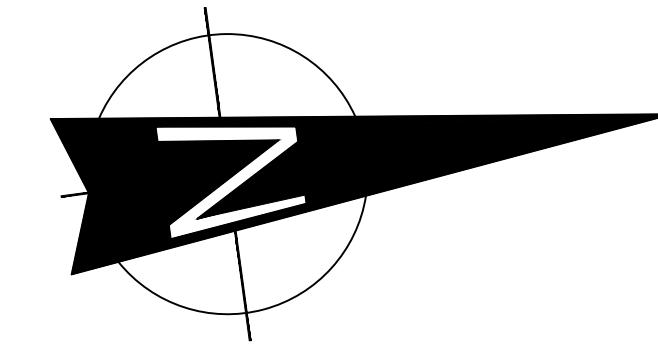
SITE COVERAGE CALCULATION

BLDG. 'A' AREA = 1,297.92 SQ. FT.
BLDG. 'B' AREA = 1,297.92 SQ. FT.
DETACHED GARAGE = 907.55 SQ. FT.
TOTAL AREA = 3,503.39 SQ. FT.
SITE AREA = 8,788.00 SQ. FT.

COVERAGE = 39.87%
DRIVEWAY AREA = 718.5 SQ. FT.
COVERAGE INCLUDING DRIVEWAY = 42.96%

* REAR PATIO AREAS TO BE UNDER 23m²
‡ NOT INCLUDING IN CALCULATION.

NOTE:
EXACT BUILDING LOCATION &
ELEVATION TO BE DETERMINED
ON SITE. CONFIRM ALL SETBACKS
AND LOT LINES WITH REGISTERED
LOT PLAN PRIOR TO CONSTRUCTION.



SITE PLAN
3/32" = 1'-0"

SCHEDULE

This forms part of application
DVP18-0224

Planner
Initials

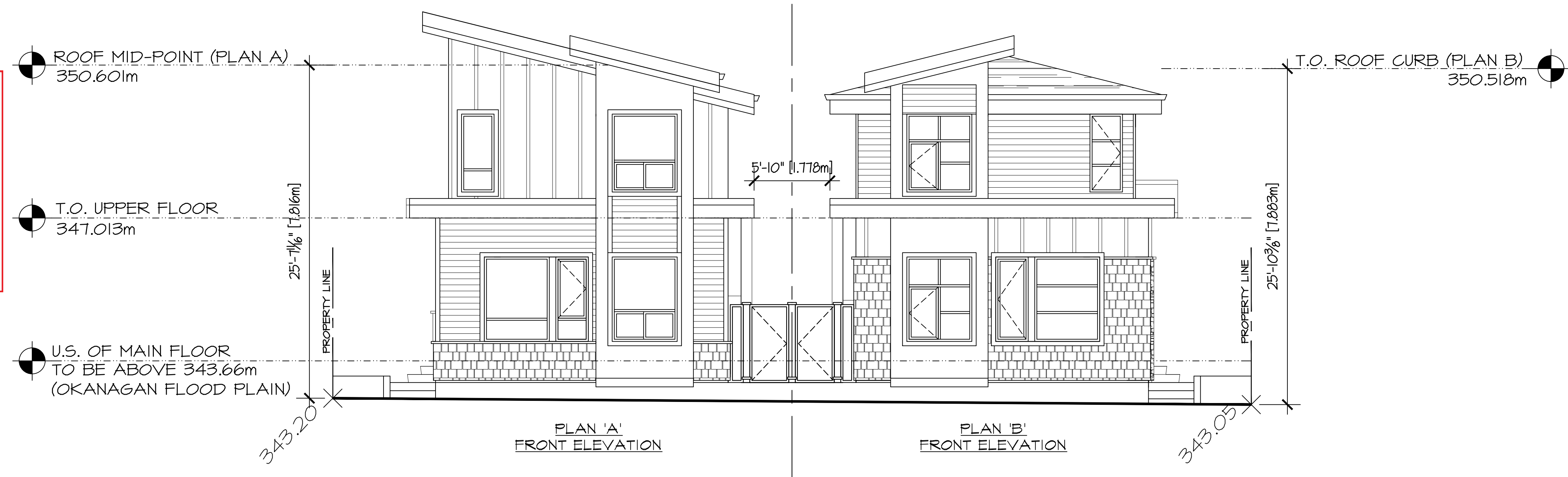
BC

City of
Kelowna

DEVELOPMENT PLANNING

ERRORS AND OMISSIONS

- EVAN GILBERT DRAFTING & DESIGN INC. shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor.
- EVAN GILBERT DRAFTING & DESIGN INC. makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections.



REVISIONS		
REV	DATE	DESCRIPTION
A	18/04/18	ISSUED FOR CONCEPT
B	13/09/18	ISSUED FOR TENDER
C	05/15/19	PLAN ADDITIONS AS PER CITY REQUEST
D	03/16/20	PLAN CHANGES
NOTE:		

EVAN GILBERT

drafting & design

www.egdrafting.ca
evan@egdrafting.ca

778.478.7722

PROJECT TITLE

588
RADANT RD.

KELOWNA, B.C.

DATE:

03/16/20

DRAWING SCALE:

3/16" = 1'0"

DRAWN BY:

EKG

CHECKED BY:

CB

APPROVED BY:

SHEET NAME

**SITE PLAN &
SITE PROFILE**

PROGRESS

FOR TENDER

REVISION

D

PLAN NUMBER:

638

SHEET NUMBER

A1

SHEET

1 OF 13



ATTACHMENT		B
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Planner Initials	BC	 City of Kelowna DEVELOPMENT PLANNING

11190 Deldor Road Winfield, BC V4V 1V8

Phone: (250) 766-2312 Fax: (250) 766-3817

email: estimating@sierralandscaping.ca

website: www.sierralandscaping.ca

Date February 25, 2020

To Craig Bulawka
588 Radant Road
Kelowna BC
cbulawka@ualberta.ca

RE: **LANDSCAPING AND IRRIGATION QUOTATION - - Budget for landscape bond 588 Randant Road**

We are pleased to submit to you our budgetary price of **\$18,500.00** for Landscaping and Irrigation for the above noted project as per provided drawings and specifications.

Included the above pricing:

- One mobilization
- Rough Grade and Subgrade for landscape areas only
- Topsoil supply and placement
- Sod Supply and Placement
- Trees and Shrubs—Supply and Placement
- Landscape Mulch and Fabrics – Supply and Placement
- Landscape Edger
- Unit Paver Brick Pathways
- Design, supply and Install Complete High efficiency automatic irrigation system
- One year Warranty

Excluded from the above pricing:

- GST
- Formal edging
- Fencing or woodworks
- Surface or subsurface drainage
- Building or environmental permits
- Maintenance further to installation
- Winterization of Irrigation System
- Landscape lighting or electrical works
- Backflow prevention, interior wiring or plumbing
- Concrete or asphalt works, including cutting or patching
- Surveying

Flagging
Sanitary Facilities
Site Security

ATTACHMENT		B
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Please note:

- 1) Our price is based upon ground level construction and access. Should this not be available please advise and we will make the necessary adjustments to our pricing.
- 2) Please note that this quotation is valid for a period of thirty days.
- 3) We charge 2% interest per month on any payments not received within 30 days of becoming due.
- 4) Job pricing or quotes provided by Sierra Landscaping Ltd. are private and confidential. By requesting Sierra's pricing, you are obligated to maintain the confidentiality of the information.

If you have any questions please contact our office at (250) 766-2312. Thank you for the opportunity to quote to you and we hope to be of service.

SIERRA LANDSCAPING LTD.
per:

ALLEN TOWER, Vice-President (250) 863-0747