

# Development Variance Permit DVP20-0050



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

**691 Barnaby Road**

and legally known as

**Lot 9 District Lot 357 and 358 ODYD Plan 31179**

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

## **RU1 – 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 May 12<sup>th</sup>, 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: Drew Kaiser & Pana Athanasopoulos

Applicant: Chris Little (Little Building Solutions Inc.)

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Terry Barton  
Community Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP20-0050		
Planner Initials	TC	
		<b>City of Kelowna</b> DEVELOPMENT PLANNING

## 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 with Schedule "A":

**Section 13.1.6(e): RU1 – Large Lot Housing- Development Regulations**

To vary the rear yard setback from 7.5m permitted to 6.2m proposed.

**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.**

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	CURRENT	PROPOSED
FRONT YARD	4.5	4.5
FRONT YARD	6.0 (GARAGE)	6.0
REAR YARD	7.5	6.20
SIDE YARD	2.0 (1 STORY)	2.0, 2.3
SIDE YARD	2.3 (2 STORY)	2.3