

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.

Pictures Taken from 1-9

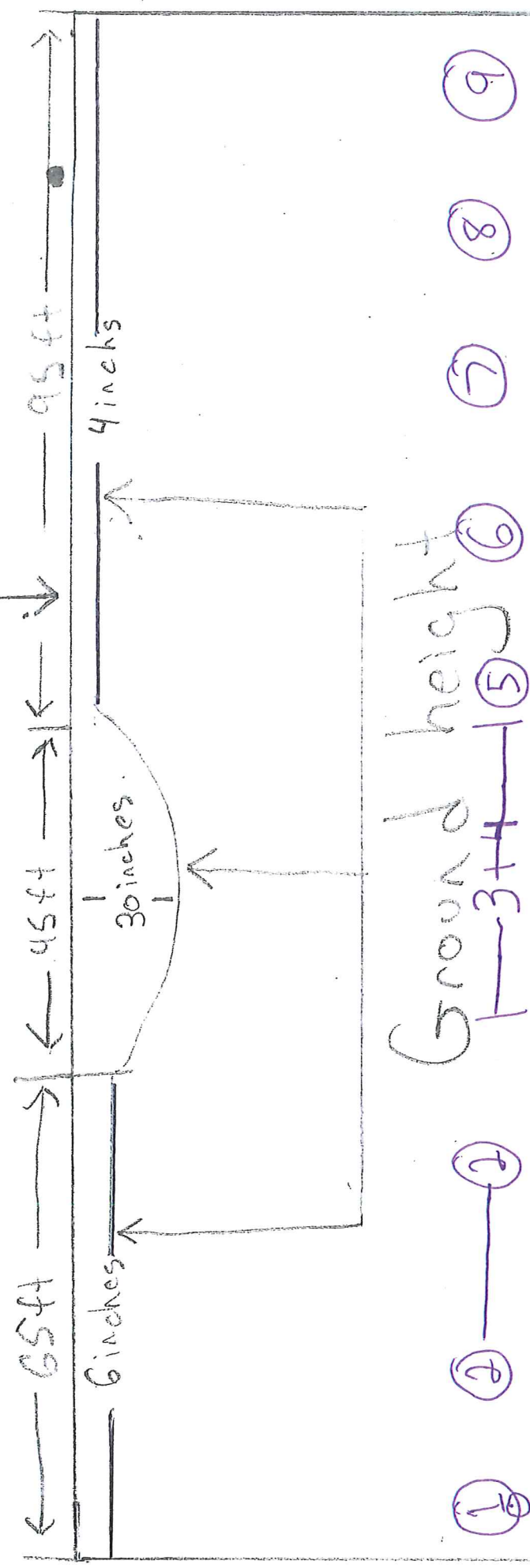
774 Barnaby Road



Subject Property 774 Barnaby Road  
Facing West

Top of Wall

South North

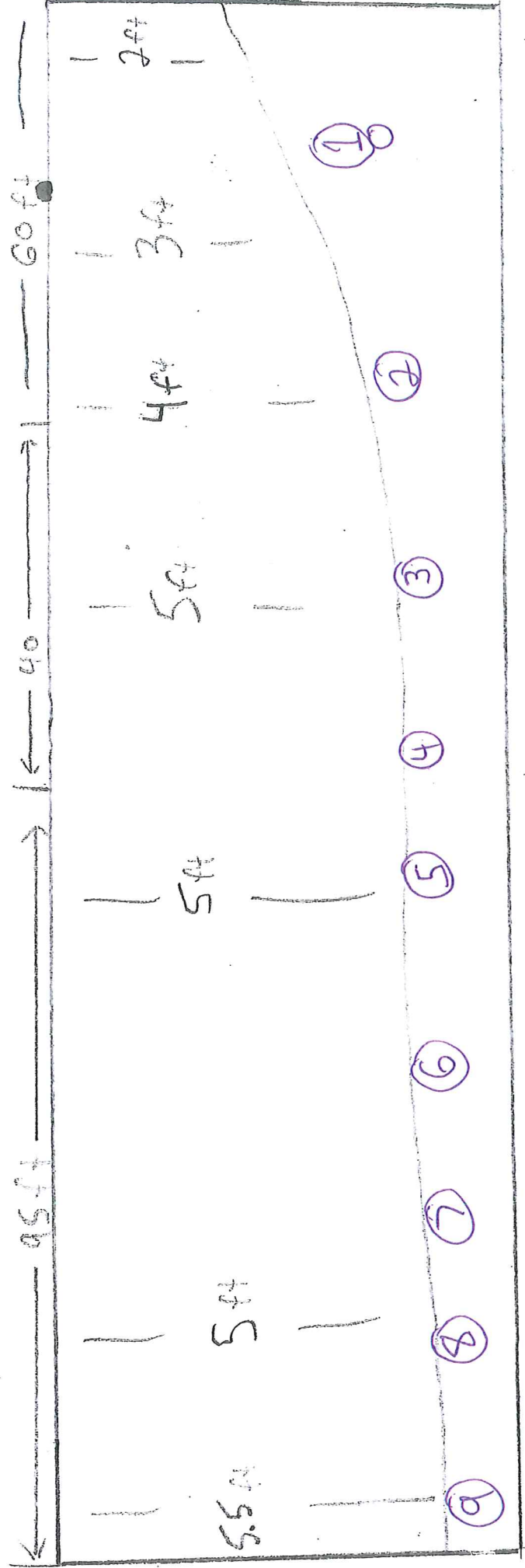


Pictures 1-9

Neighbors Side 770-Barnaby Rd  
Facing East

North  
←

South  
→



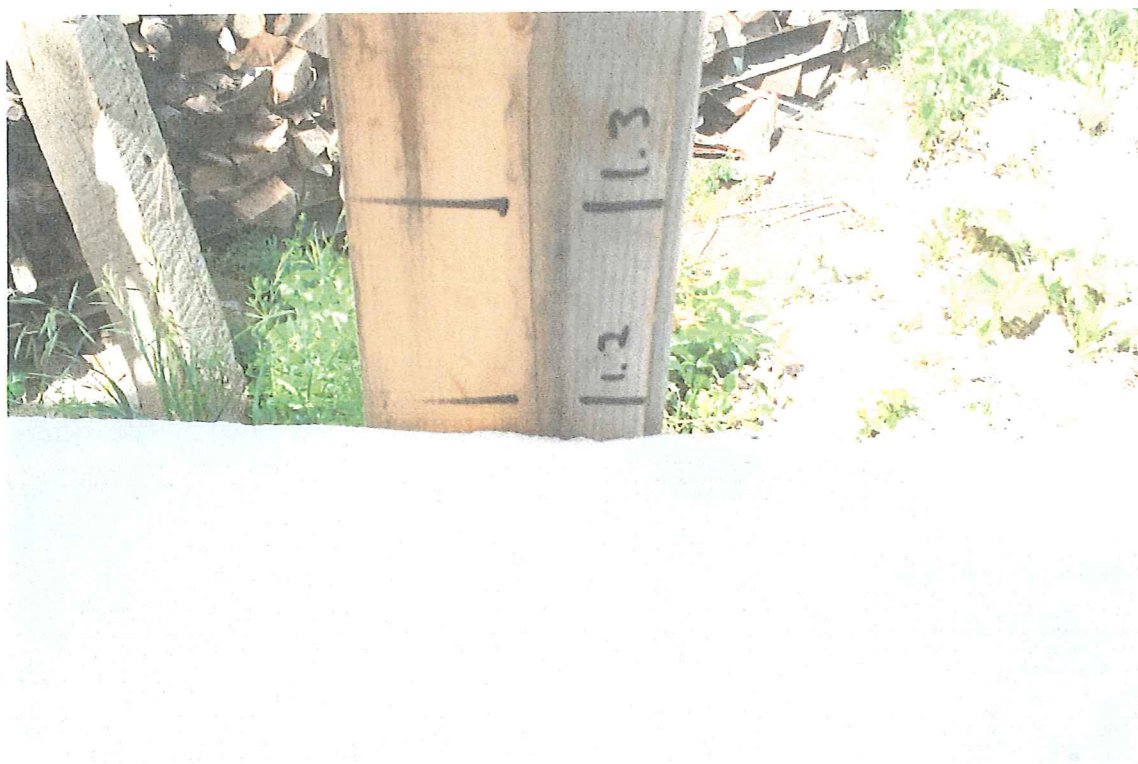
Pictures 1-9



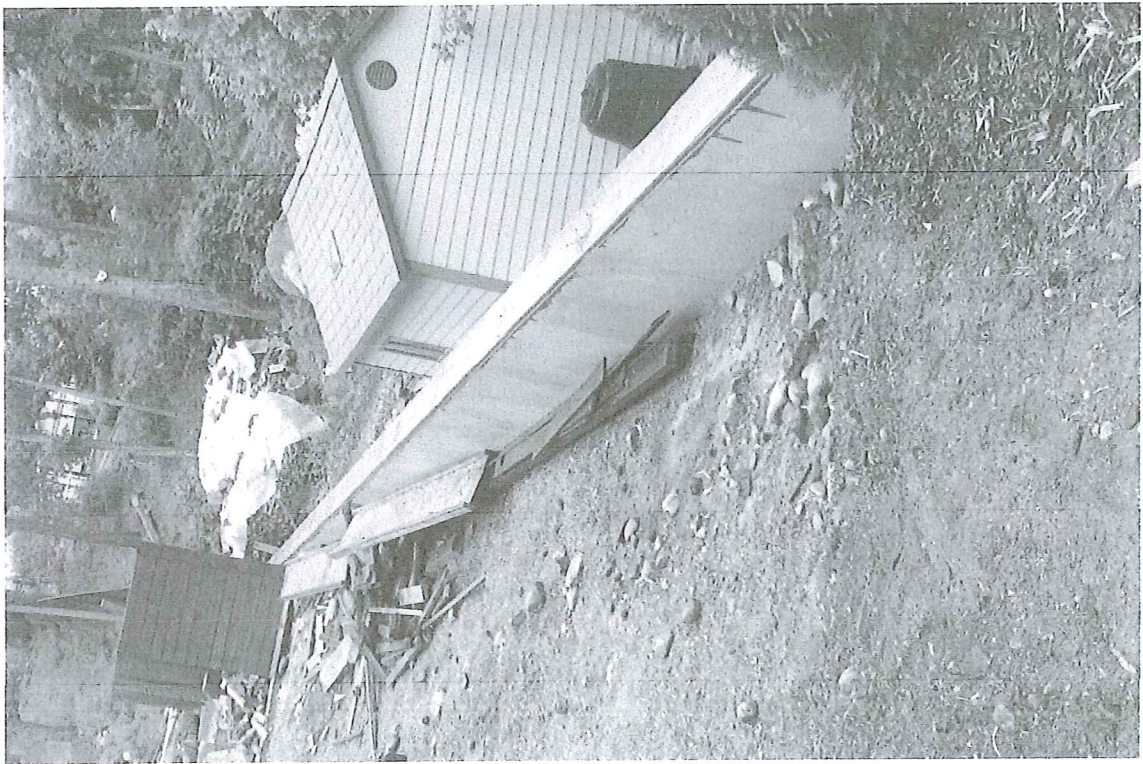
⑤



2



3





④



Wall

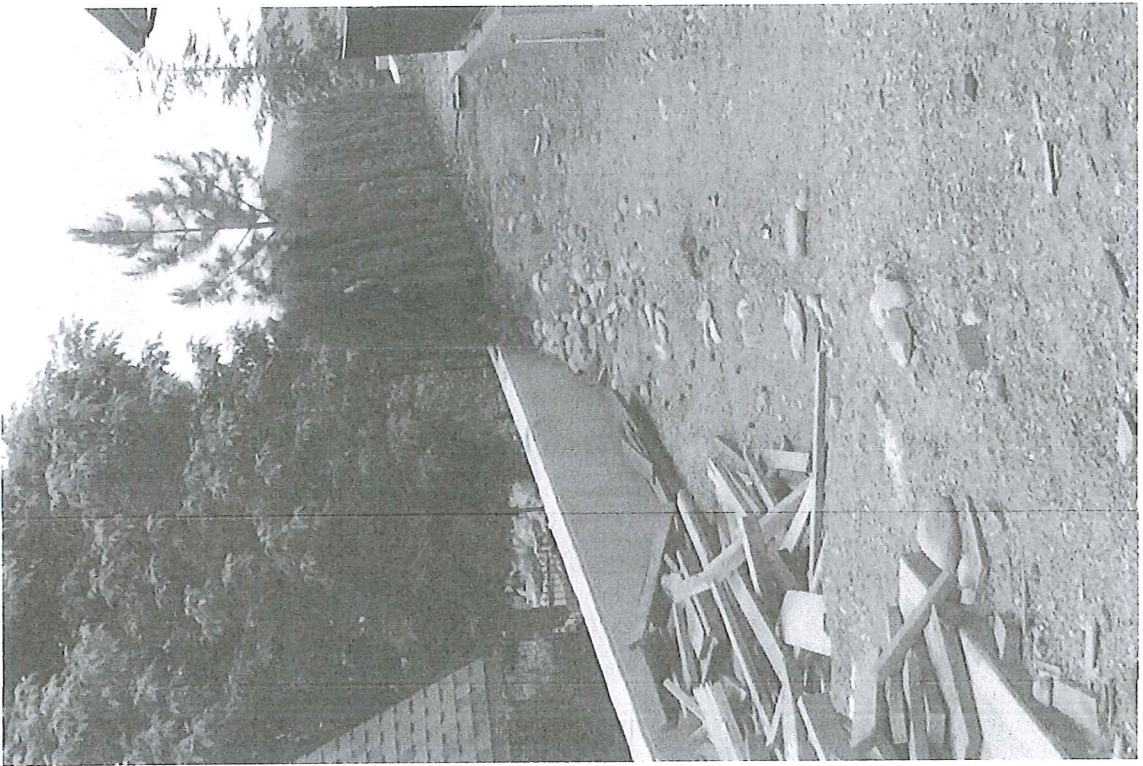
Height behind shed  
1.4 m



5



9



⑦





8



9





# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

☐ Development Variance Permit No.: DVP15—0162

EXISTING ZONING DESIGNATION:	RR3 - Rural Residential 3
WITHIN DEVELOPMENT PERMIT AREA:	n/a

ISSUED TO:	Piero Gary Waldo Gaspari and Leontina Gaspari
LOCATION OF SUBJECT SITE:	774 Barnaby Rd

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	B	357	65931			SDYD

### 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.
- ☐ Applicants for Development and Development Variance Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

#### 1. TERMS AND CONDITIONS:

THAT a variance to the following section of Zoning Bylaw No. 8000 be granted:

##### Section 7.5.9 - Fencing and Retaining Walls Regulations

To vary the retaining wall height of an accessory building from 1.2 metres to 1.5 metres in accordance with the drawings described in Schedule "A":

#### 2. PERFORMANCE SECURITY:

none

#### 4. 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 which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within one year of the date of this Permit, this Permit shall lapse.



This Permit is not transferable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

5. APPLICANT'S AGREEMENT:

I hereby declare that all 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 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 & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Urban 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.

6. APPROVALS:

ISSUED BY THE URBAN PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

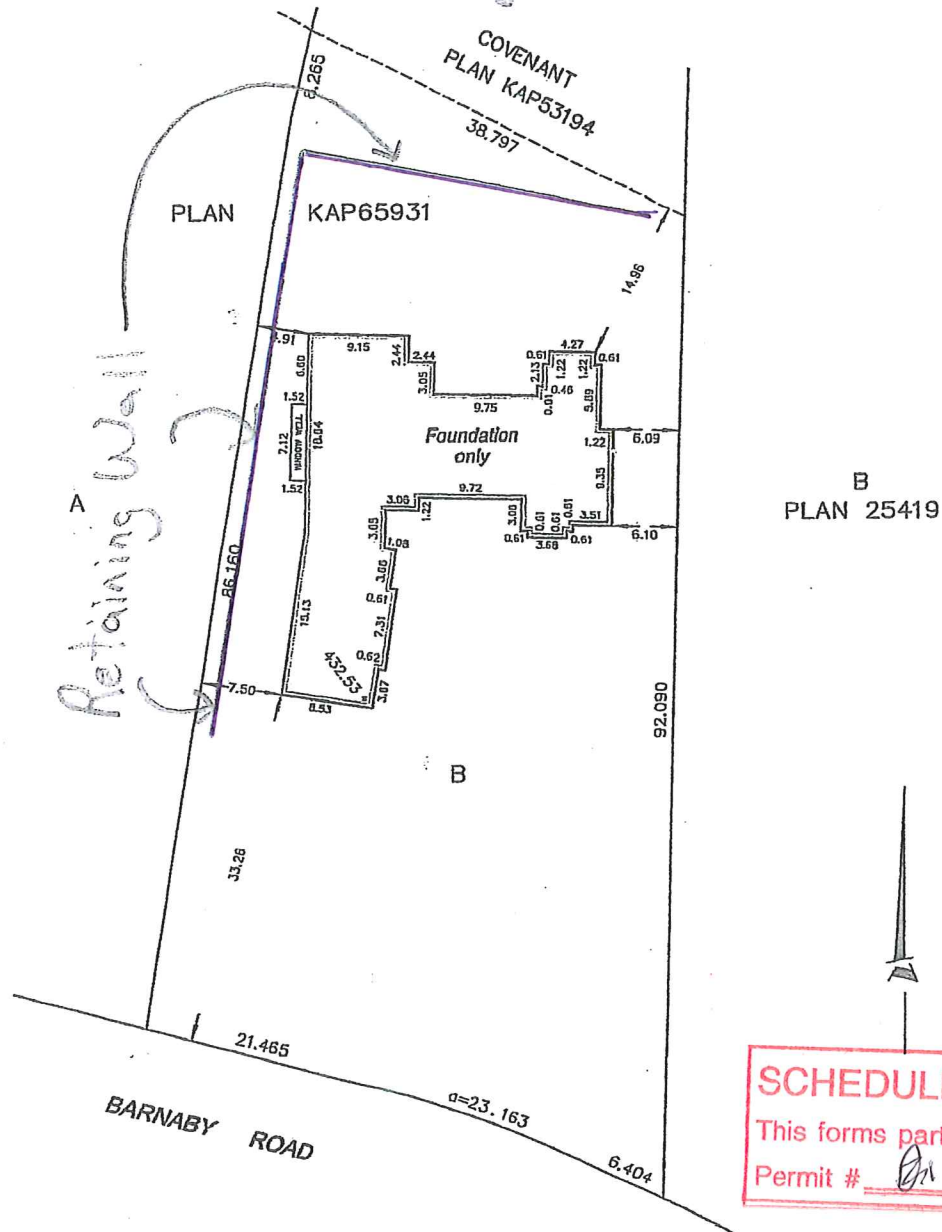
\_\_\_\_\_  
Ryan Smith, Manager - Urban Planning Branch  
Community Planning and Real Estate

# B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT B, DISTRICT LOT 357,  
S.D.Y.D., PLAN KAP65931

SCALE 1:500 All distances are in metres.

FILE No: 13838 SC  
CIVIC ADDRESS: 774 BARNABY ROAD



Certified correct this 22nd day of October, 2013.

NEIL R. DENBY

B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

**RUNNALLS DENBY**

british columbia land surveyors

259A Lawrence Avenue  
Kelowna, B.C. V1Y 6L2

Phone: (250)763-7322  
Fax: (250)763-4413

Email: neil@runnallsdenby.com

© THIS PLAN IS PROTECTED BY COPYRIGHT.

ELEVATIONS ARE ASSUMED GEODETIC AND ARE  
TAKEN FROM CITY OF KELOWNA LOT GRADING PLAN.  
ELEVATIONS ARE TO TOP OF FOUNDATION WALL. "

THIS DOCUMENT WAS PREPARED FOR MORTGAGE AND MUNICIPAL  
PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT,  
GARY GASPARI.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED  
STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES  
OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE  
USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR  
ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS  
A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED  
ON THIS DOCUMENT.