

CITY OF KELOWNA
MEMORANDUM

Date: May 5, 2016
File No.: DVP15-0081
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 3077 Lowe Court

Development Engineering comments and requirements regarding this development variance permit application are as follows:

This development variance permit application to vary the parking requirement does not compromise any municipal services. Street parking is limited to 1 hour parking from 9am-5pm Monday thru Friday on Lowe Court.



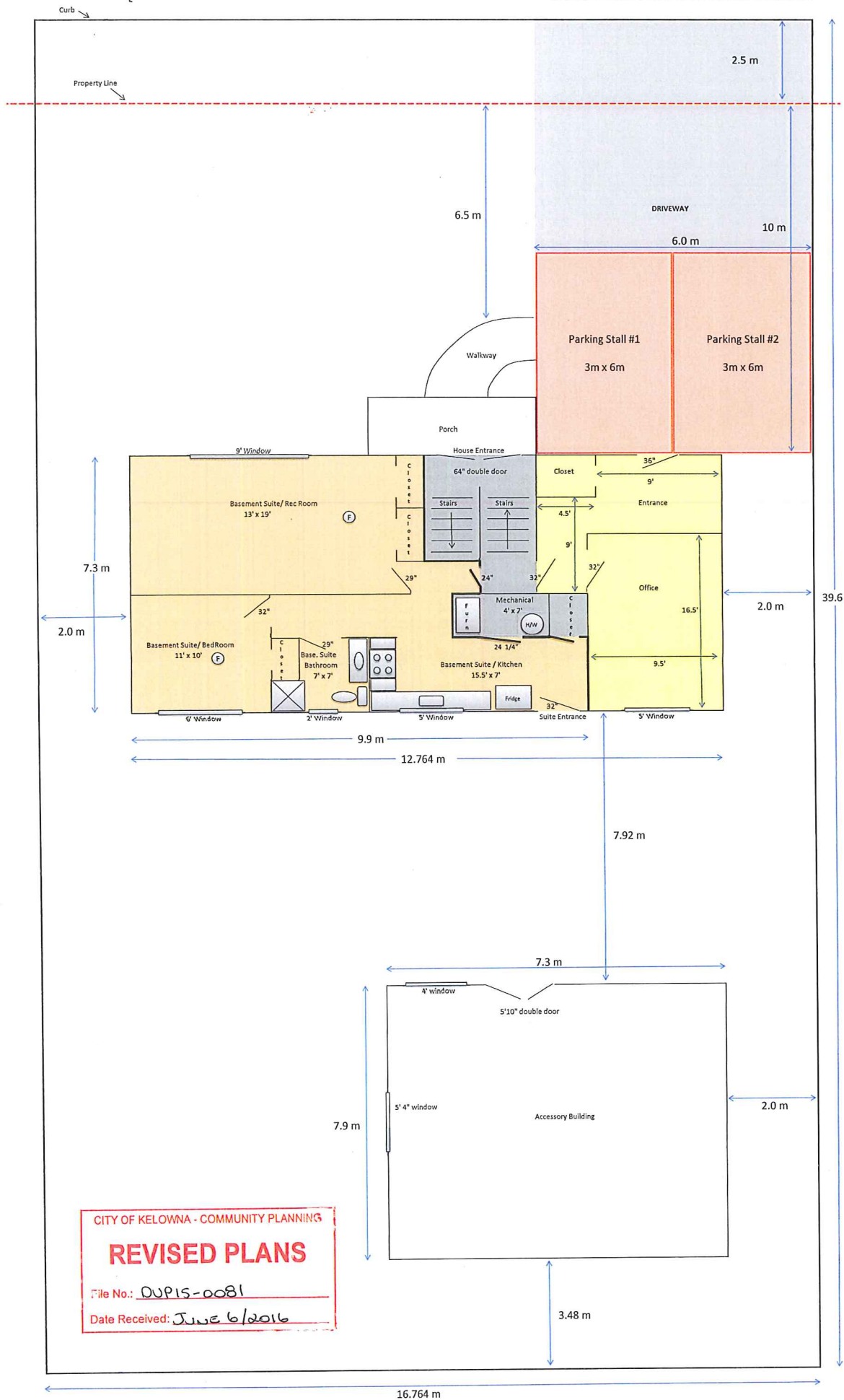
Steve Muenz, P. Eng.
Development Engineering Manager

SS



3077 Lowe Court

Legend
Ⓢ = Smoke Alarms connected to upstairs alarms
— = Fire separation. All doors on this line are solid core
Note - Suite pre-existed carbon monoxide alarm requirements



CITY OF KELOWNA - COMMUNITY PLANNING

REVISED PLANS

File No.: DUP15-0081

Date Received: June 6/2016

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP15-0081

Issued To: Scott Grant & Judith Grant
Site Address: 3077 Lowe Court
Legal Description: Lot 6 District Lot 135 ODYD Plan 30518
Zoning Classification: RU6 - Two Dwelling Housing
Development Permit Area: N/A

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 Council Authorizes the issuance of Development Variance Permit No. DVP15-0081 for Lot 6 District Lot 135 ODYD Plan 30518, located at 3077 Lowe Court, Kelowna, BC;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 8.1.2: Parking and Loading - Number of Spaces

To vary the minimum number of parking spaces required from 4 stalls required to 2 stalls proposed.

Section 8.1.9(b): Parking and Loading - Location

To allow required off-street parking to be located within the required front yard.

AND THAT this 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.**