

Development Variance Permit DVP20-0134

ATTACHMENT		A
This forms part of application		
# DVP20-0134		
Planner Initials	AF	



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

2106 Bennett Road

and legally known as

Lot 6 Section 17 Township 23 ODYD Plan 33033

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

And That variances to the following section of Zoning Bylaw No. 8000 be granted as described in the proposed Site Plan in Schedule "A";

Section 6.5.3(d): General Development Regulations - Accessory Development - Accessory Buildings in Residential Zones

To vary the minimum front yard setback for an accessory building from 12.0m required to 9.0m proposed.

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

Date of Council Decision September 15, 2020

Decision By: COUNCIL

Development Permit Area: N/A

Existing Zone: RR3 – Rural Residential 3

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.

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: Gregory Paul & Barbara Rene Pitura

Applicant: Gregory Paul & Barbara Rene Pitura

Terry Barton
Development Planning Department Manager
Planning & Development Services

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) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

Not required.

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.

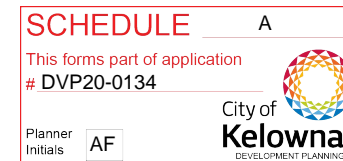
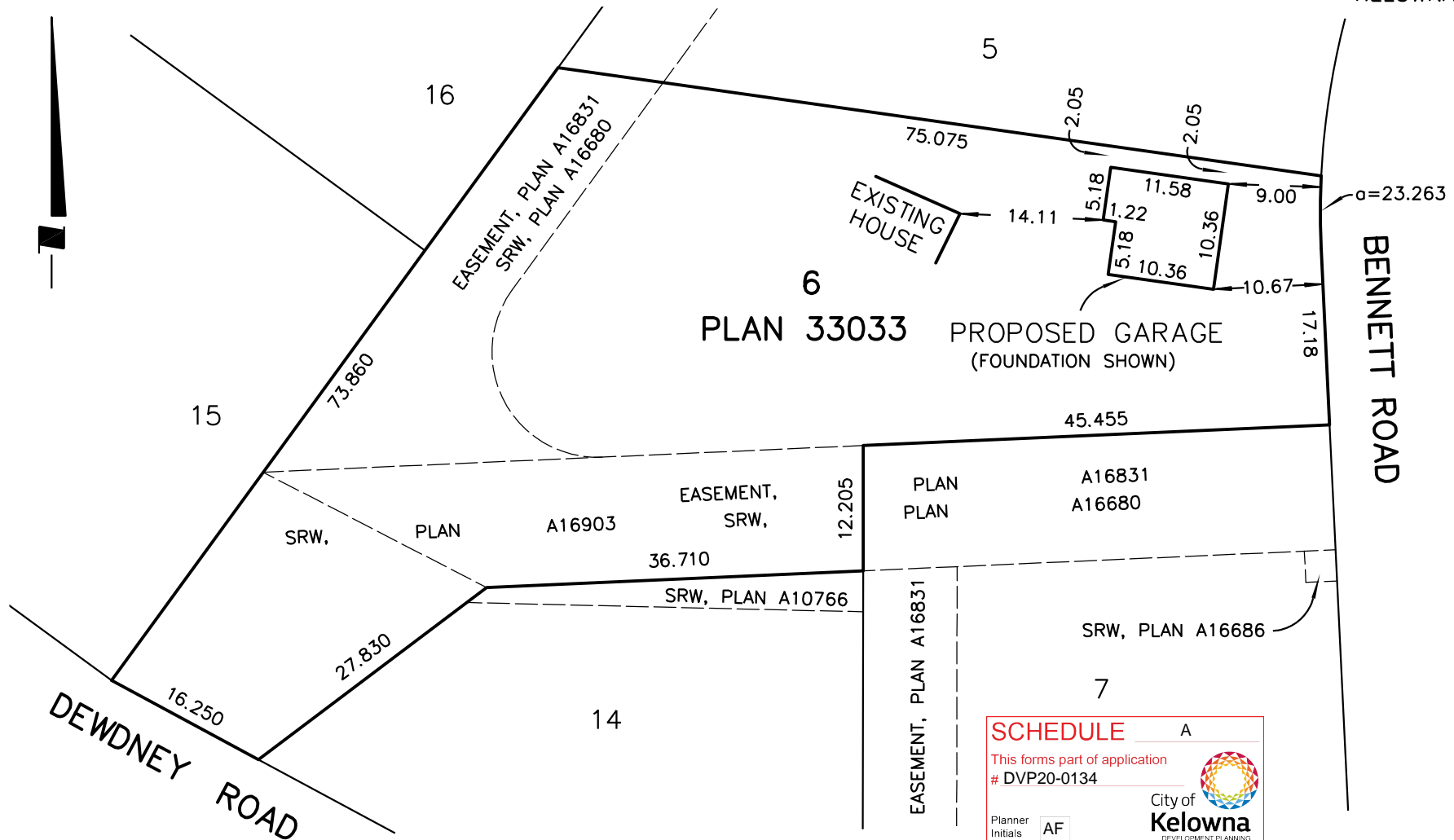
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

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SITE PLAN TO ACCOMPANY DEVELOPMENT VARIANCE PERMIT FOR A PROPOSED GARAGE ON LOT 6 SECTION 17 TOWNSHIP 23 ODYD PLAN 33033

PID: 003-265-951

2106 BENNETT ROAD
KELOWNA



CLIENT: KT CONSTRUCTION	DATE: MAY 20, 2020
SCALE: 1:600 METRES	FILE: 22160
DRAWN BY: CF	

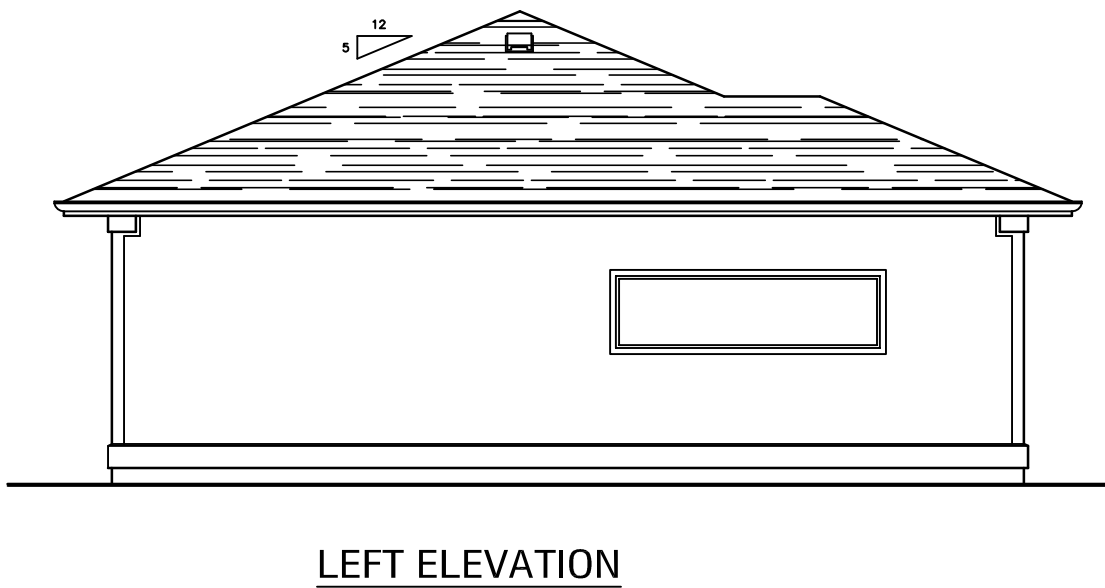
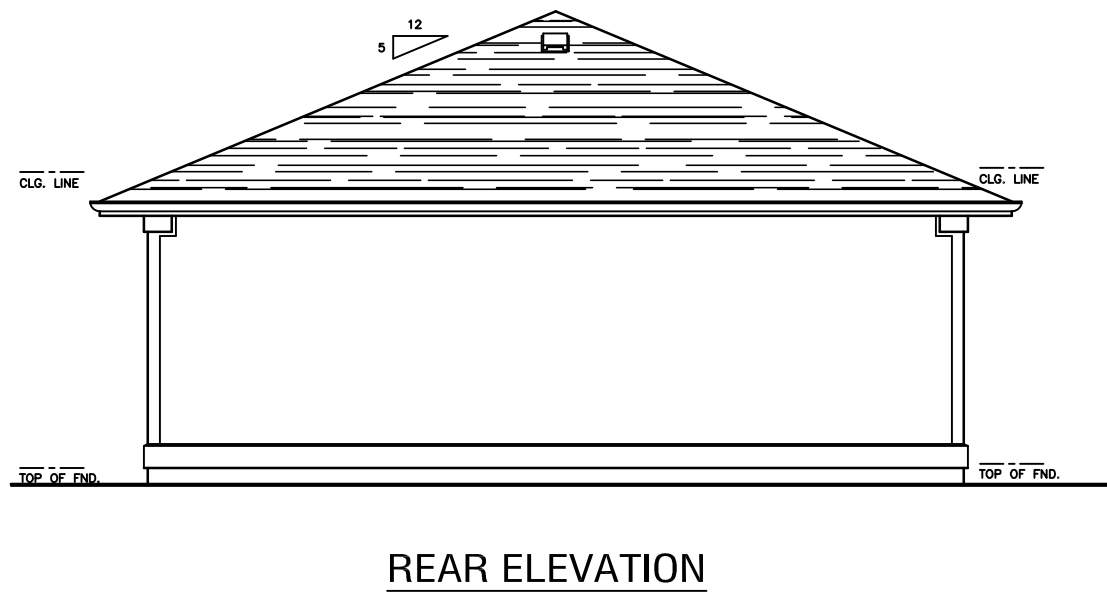
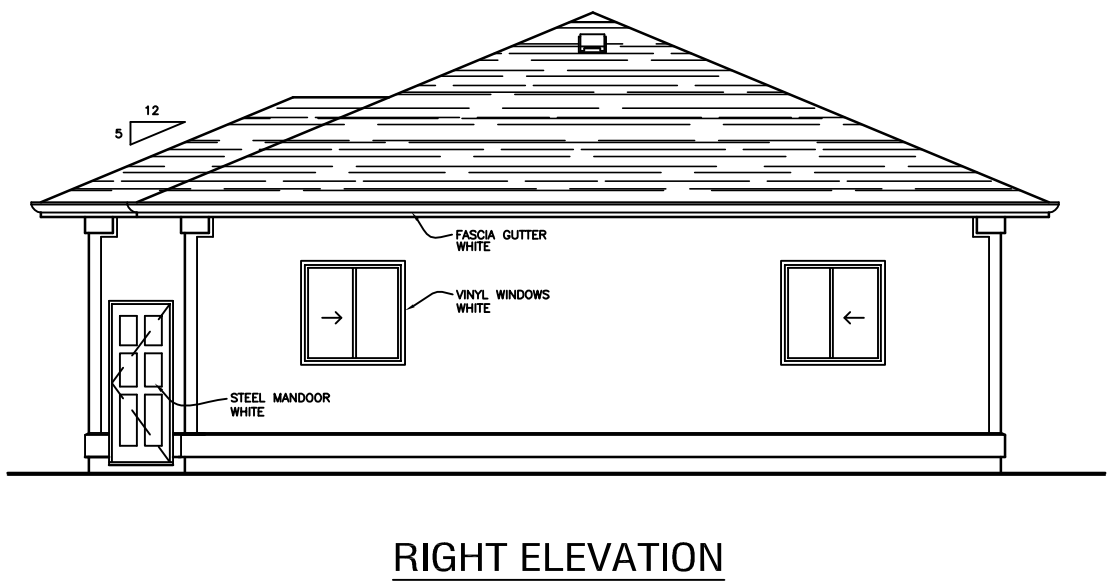
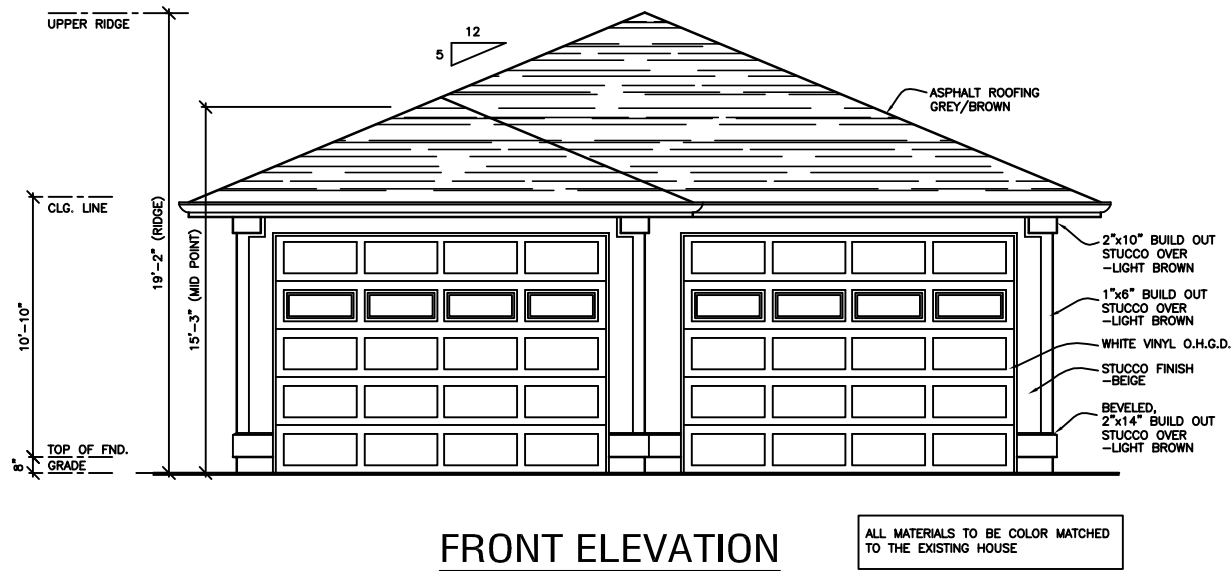
Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763-3115 FAX: (250) 763-0321

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*VARIANCE IS REQUIRED TO REDUCE THE FRONT YARD SETBACK FOR THE PROPOSED GARAGE FROM 12m TO 9m

THIS PLAN SHOWS REGISTERED CHARGES ON TITLE THAT ARE DEFINED BY SURVEY PLAN OR DESCRIPTION.



SCALE: 1/8" = 1'-0" (11X17 PAPER)

ATTACHMENT		B
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Planner Initials	AF	 City of Kelowna DEVELOPMENT PLANNING

Attention: City of Kelowna Planning Dept:

May 25, 2020

I would like to share some of our reasons as why we want to build this garage. We are concerned that when Clifton road opens up to McKinley landing area ,there will be an influx of traffic and crime. We have encountered a house break in and our vehicles have been broken into numerous times with items stolen. This is the reason why we want to contain our vehicles and personal property inside a garage under lock and key. We had several tarp - like garages erected which have deteriorated and have been dismantled, therefore, ecstastically a garage matching the design of our existing house will manicure the yard. The detached garage will have no negative visual impact on our neighbourhood. The area we would like to build the proposed detached garage is surrounded by trees and is completely landscaped with shrubs and plants. Currently the front yard set back is 12 m, we are requesting a 3 meter variance to reduce the front yard set back to 9m. In addition, there is also a 6 m easement to Bennet road. This makes the proposed detached garage to be built a total of 15 m from Bennet road. (this is a total of 49 feet 2 inches) .

Thank you,

Greg and Barb Pitura