

SCHEDULE

A

This forms part of application

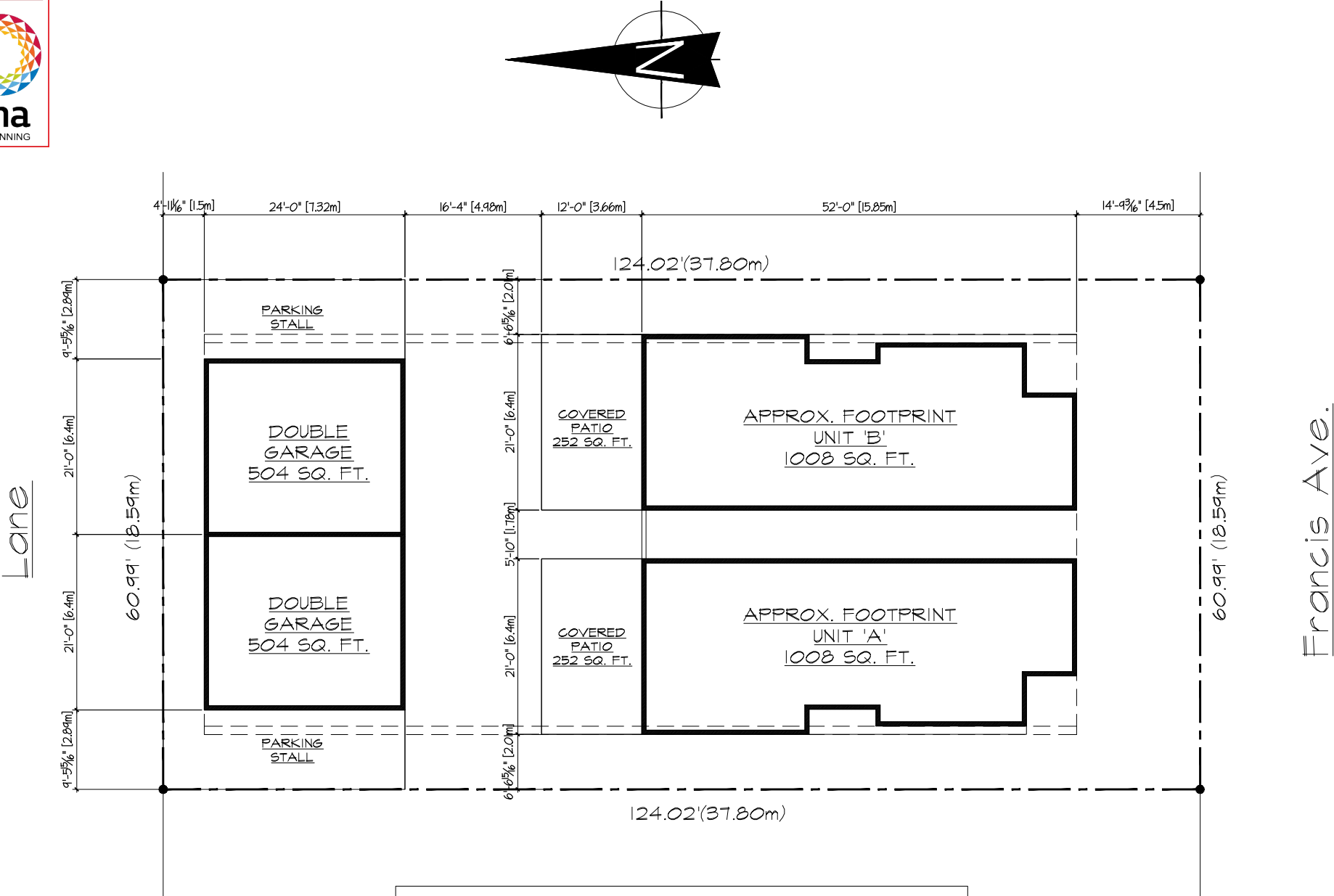
DVP20-0032

Planner Initials

TC

City of Kelowna

DEVELOPMENT PLANNING



PROPOSED SITE COVERAGE	
LOT SIZE.....	7565 SQ.FT. (702.6m2)
BLDG. COVERAGE.....	40% = 3024 SQ.FT. (281m2)
D.W. & PARKING.....	10% = 755 SQ.FT.(70.2m2)

Civic Address:

460 Francis Ave. V1Y5G2

Legal description:

009-999-515 lot8 district lot 14 odyd

Applicant:

John Hodges 250-469-1957

BAXTER

DESIGN

Custom Building Design since 1991

SHANE BAXTER DESIGNS INC.

KELOWNA, B.C. CANADA

ph: (250) 862-9662

baxterdesign@shaw.ca | baxterhouseplans.com

PROPOSED REZONING FOR:

460 Francis Ave.

Kelowna, B.C.

Drawing Scale: 1:200

Date: Nov. 21, 2019

Rev. Date:

Drn. By: S.H.B.

REZONING APPLICATION

1/1

Development Variance Permit DVP20-0032

ATTACHMENT		A
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Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



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

460 Francis Avenue

and legally known as

Lot 8 District Lot 14 ODYD Plan 7336

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

RU6 – Two Dwelling 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 October 6, 2020

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling 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: John Hodges

Applicant: John Hodges

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

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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 13.6.6(i): RU6 - Two Dwelling Housing Development Regulations

To vary the minimum distance of two single detached housing units from 4.5m required to 1.78m 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.**