

# Development Permit DP20-0107



This permit relates to land in the City of Kelowna municipally known as 1638 Cary Road

and legally known as Lot A District Lot 125 ODYD Plan KAP77245

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

## **C10 – Service Commercial**

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

Date of Council's Decision: October 5<sup>th</sup>, 2020

Decision By: Council

Development Permit Area: Comprehensive DPA

Existing Zone: C10 – Service Commercial

Future Land Use Designation: SC – Service Commercial

## **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: 1099732 B.C. Ltd., Inc. No. BC1099732 & 1087253 B.C. Ltd., Inc. No. BC1087253

Applicant: Garry J. Tomporowski – GTA Architecture

\_\_\_\_\_  
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";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

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

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$127,565.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## 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.**

**ATTACHMENT** A

This forms part of application

# DP20-0107

Planner  
Initials

TC



**GENERAL NOTES:**

- FINAL PARKING COUNTS, INCLUDING INVENTORY, DISPLAY, CUSTOMER, SERVICED, AND STAFF PARKING TO BE DETERMINED
- PARKING LAYOUT TO BE DETERMINED. ADDITIONAL PARKING MAY BE REQUIRED OFF-SITE OR OTHERWISE ACCOMMODATED ONSITE BY A PARKING STRUCTURE
- CURRENT ADDRESS OF SUBJECT PROPERTY IS 1638 CARY ROAD. NEW ADDRESSES WILL BE PROVIDED FOR SEPARATE BUILDINGS.
- SEE CIVIL FOR ALL GEODETIC & GRADING INFORMATION.
- SEE LANDSCAPE PLANS FOR ALL LANDSCAPING.
- LIGHT STANDARD- PLACEMENT AND QUANTITY TO BE CONFIRMED BY ELECTRICAL ENGINEER FOR BUILDING PERMIT.

<b>BUY DIRECT PARKING STALL COUNT:</b>	
REQUIRED STALLS:	5
TOTAL STALLS:	159
REGULAR:	148 (94%)
SMALL:	8 (5%)
VAN ACCESSIBLE:	1
ACCESSIBLE:	1
LOADING:	1

NOTES:  
 - THIS DRAWING MUST NOT BE SCALED.  
 - VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK. REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.  
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15/07/2020	SB	2	REVISED DEVELOPMENT PERMIT
20/03/2020	AB	1	ISSUED FOR DEVELOPMENT PERMIT
DATE	BY	NO.	REASON



gta

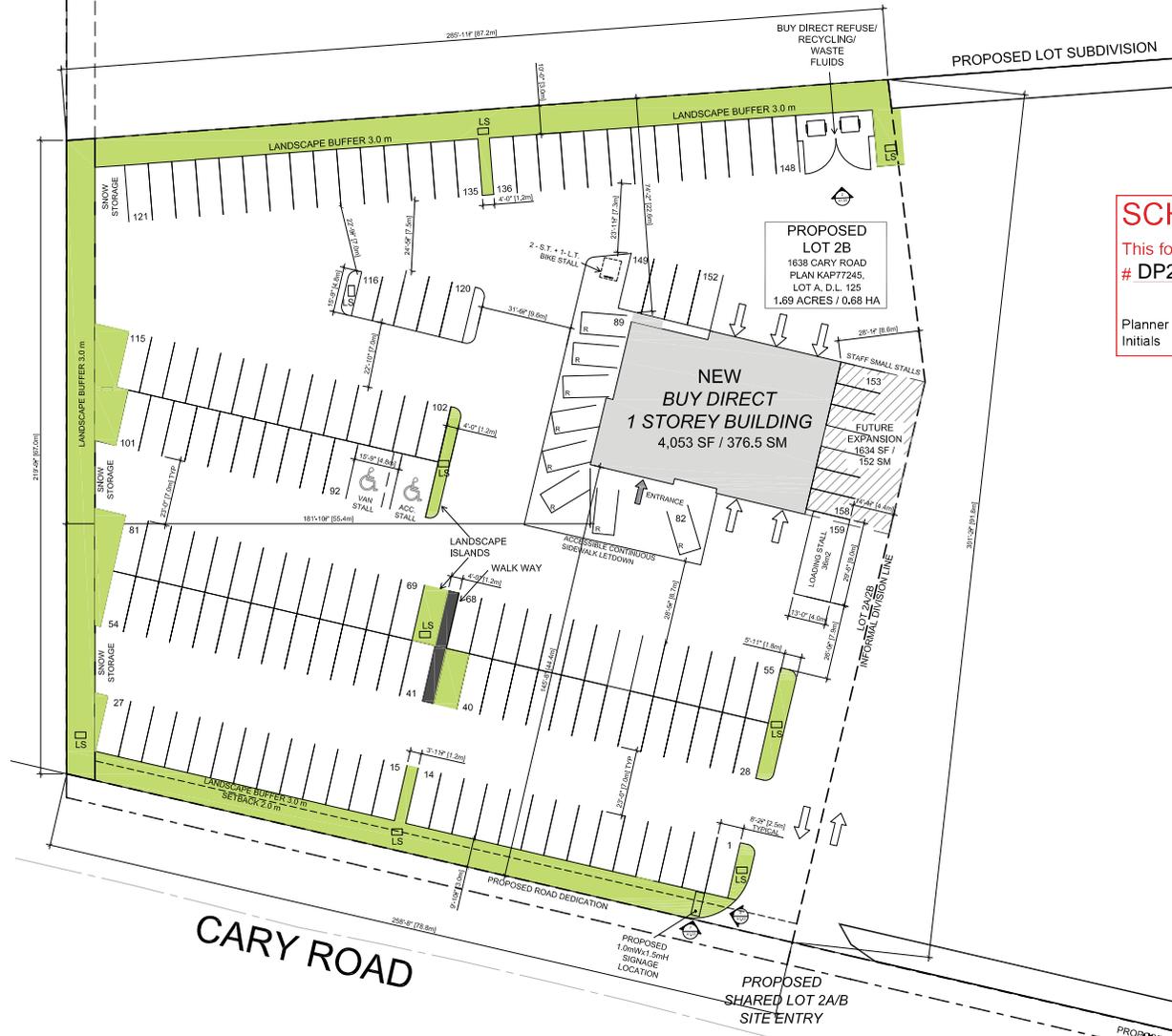
GTA ARCHITECTURE LTD.  
 243-1609 Spruill Road  
 Kelowna, British Columbia  
 V1Y 0V5  
 Fax: 250.879.4366  
 Telephone: 250.879.1668

DEVELOPED BY

PROJECT  
**BUY DIRECT TRUCK CENTRE**  
 1638 CARY RD., KELOWNA, BC

SHEET TITLE  
**SITE PLAN**

DRAWN	AW	SHEET NO.	<b>A1.01</b>
DESIGN	SB		
SCALE	1/32" = 1'-0"		
DATE	MAR 10, 2020	FILE:	A19-2B



**SCHEDULE A**

This forms part of application  
**# DP20-0107**

Planner Initials **TC**

**GENERAL NOTES:**

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- LIGHT STANDARD- PLACEMENT AND QUANTITY TO BE CONFIRMED BY ELECTRICAL ENGINEER FOR BUILDING PERMIT.



**NORTH**

LOT 1

PROPOSED LOT 2  
ACCESS EASEMENT



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12/07/2020	SB 2	REVISED DEVELOPMENT PERMIT
20/03/2020	SB 1	ISSUED FOR DEVELOPMENT PERMIT
DATE	BY NO.	REASON



**gta**

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 Telephone: 250.979.1668

DEVELOPED BY

PROJECT  
**BUY DIRECT TRUCK CENTRE**  
 1638 CARY RD., KELOWNA, BC

SHEET TITLE  
**ENLARGED SITE PLAN**

DRAWN	AW	SHEET NO.
DESIGN	SB	<b>A1.02</b>
SCALE	1/32" = 1'-0"	
DATE	MAR 10, 2020	FILE: A19-2B

**SCHEDULE A**  
 This forms part of application  
 # DP20-0107

City of Kelowna  
 DEVELOPMENT PLANNING

Planner Initials **TC**

# SCHEDULE A

This forms part of application # DP20-0107

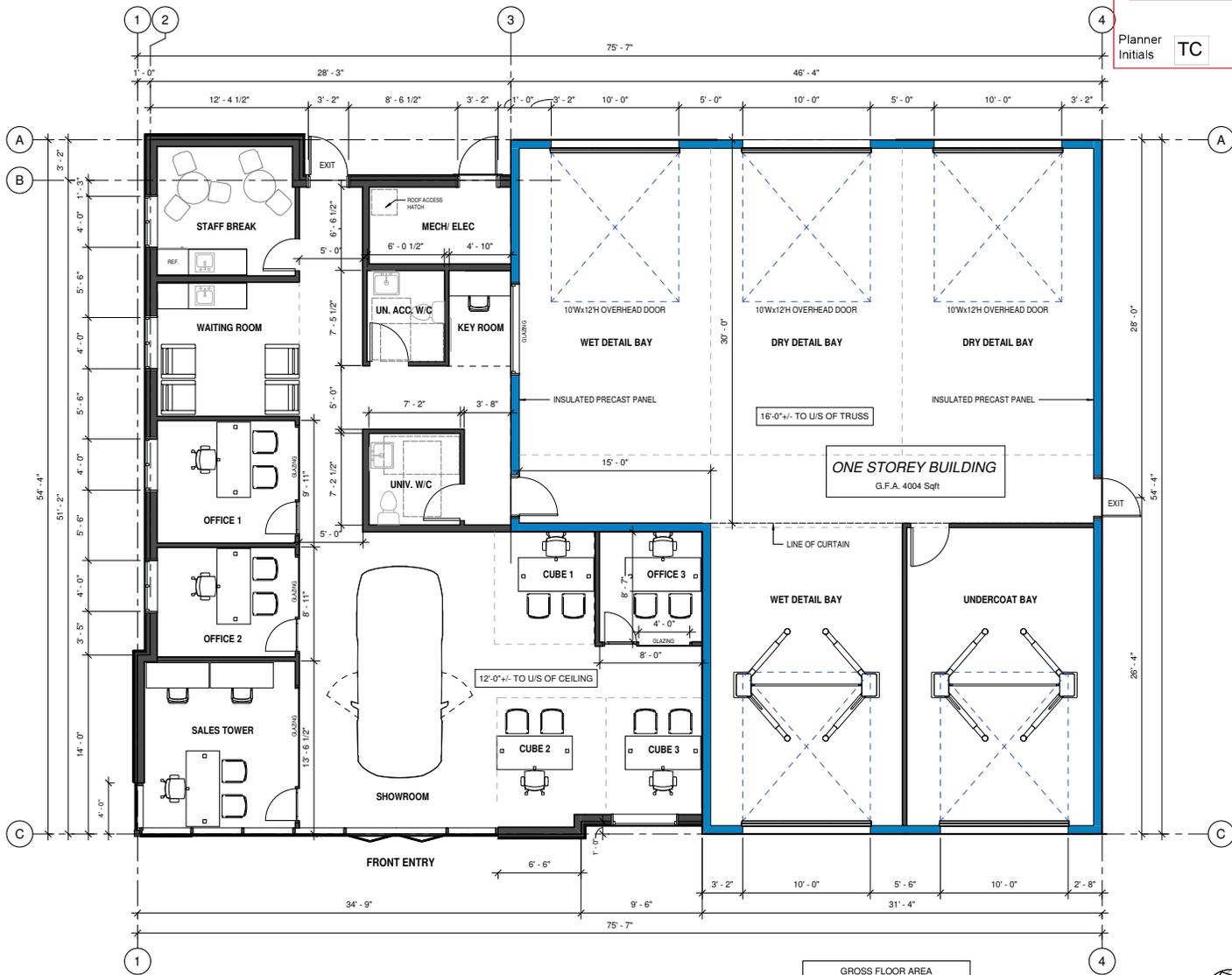


City of Kelowna  
DEVELOPMENT PLANNING

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ISSUED FOR DEVELOPMENT PERMIT



ONE STOREY BUILDING  
G.F.A. 4004 Sqft

GROSS FLOOR AREA	
NAME	AREA
GARAGE	2,182 R <sup>2</sup>
SHOWROOM + OFFICES	1,842 R <sup>2</sup>
TOTAL	4,004 R <sup>2</sup>

1 MAIN FLOOR PLAN  
A2.01 1/4" = 1'-0"



NO.	DATE	BY	DESCRIPTION
1	03.07.2020		REVISED DEVELOPMENT PERMIT ISSUED FOR DEVELOPMENT PERMIT
2	20.03.2020		ISSUED FOR DEVELOPMENT PERMIT

DESIGN CONSULTANT



gta

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Kelowna, British Columbia  
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www.gta.ca

DEVELOPED BY:

PROJECT  
**BUY DIRECT TRUCK CENTRE**  
1638 CARY RD., KELOWNA, BC

SHEET TITLE  
**MAIN FLOOR PLAN**

DRAWN BY: AW DRAWING NO:  
DESIGNED BY: CP  
SCALE: 1/4" = 1'-0"  
DATE: 03.07.2020 FILE: A19-28

A2.01

# SCHEDULE B

This forms part of application  
# DP20-0107

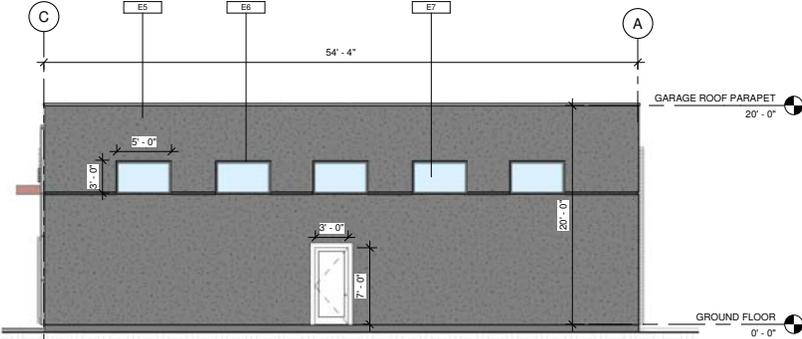


City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**



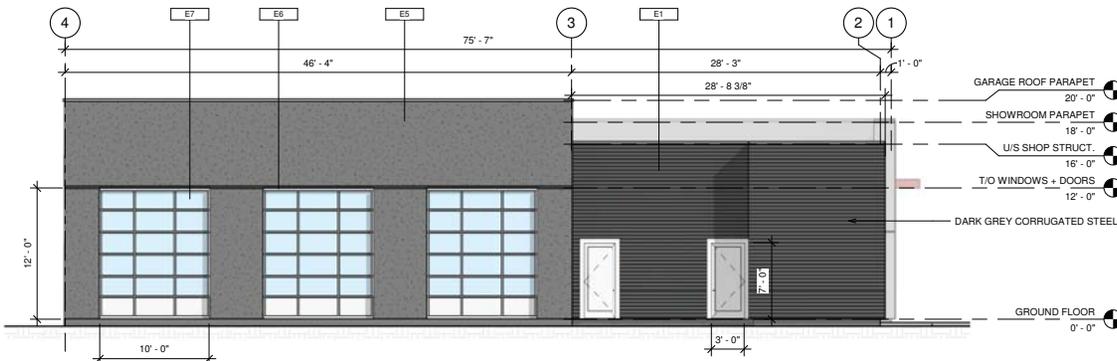
1 SOUTH ELEVATION  
A3.01 3/16" = 1'-0"



2 EAST ELEVATION  
A3.01 3/16" = 1'-0"



3 WEST ELEVATION  
A3.01 3/16" = 1'-0"



4 NORTH ELEVATION  
A3.01 3/16" = 1'-0"

## MATERIAL LEGEND

E1	DARK GREY CORRUGATED METAL	E2	BLUE CORRUGATED METAL	E3	GREY METAL PANEL
E4	RED METAL PANEL	E5	PRECAST INSULATED PANEL	E6	ANODIZED ALUMINIUM
E7	GLAZING				

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ISSUED FOR BUILDING PERMIT

NO.	DATE	BY	DESCRIPTION
1	03.07.2020		REVISED DEVELOPMENT PERMIT ISSUED FOR DEVELOPMENT PERMIT
2	20.08.2020		ISSUED FOR DEVELOPMENT PERMIT

DESIGN CONSULTANT

SEAL



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DEVELOPED BY:

PROJECT  
**BUY DIRECT TRUCK CENTRE**  
1638 CARY RD., KELOWNA, BC

SHEET TITLE  
**ELEVATIONS**

DRAWN BY: AW DRAWING NO:  
DESIGNED BY: CP **A3.01**  
SCALE: As indicated  
DATE: 03.07.2020 FILE: A19-28

# SCHEDULE

B

This forms part of application  
# DP20-0107



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **TC**



1 3D PERSPECTIVE FRONT  
A0.02



2 3D SPERSPECTIVE REAR  
A0.02

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ISSUED FOR DEVELOPMENT PERMIT

2	03.07.2020	REVISED DEVELOPMENT PERMIT
1	20.08.2020	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	DESCRIPTION
DESIGN CONSULTANT			



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PROJECT  
**BUY DIRECT TRUCK CENTRE**  
1638 CARY RD., KELOWNA, BC

SHEET TITLE  
**PERSPECTIVE**

DRAWN BY:	AW	DRAWING NO.:	<b>A0.02</b>
DESIGNED BY:	CP		
SCALE:			
DATE:	03.07.2020	FILE:	A19-28

**SCHEDULE B**

This forms part of application  
# DP20-0107

Planner  
Initials **TC**



EAST VIEW RENDERING



SOUTH EAST VIEW RENDERING

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ISSUED FOR DEVELOPMENT PERMIT

2	03.07.2020	REVISED DEVELOPMENT PERMIT
1	20.08.2020	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	DESCRIPTION
DESIGN CONSULTANT			



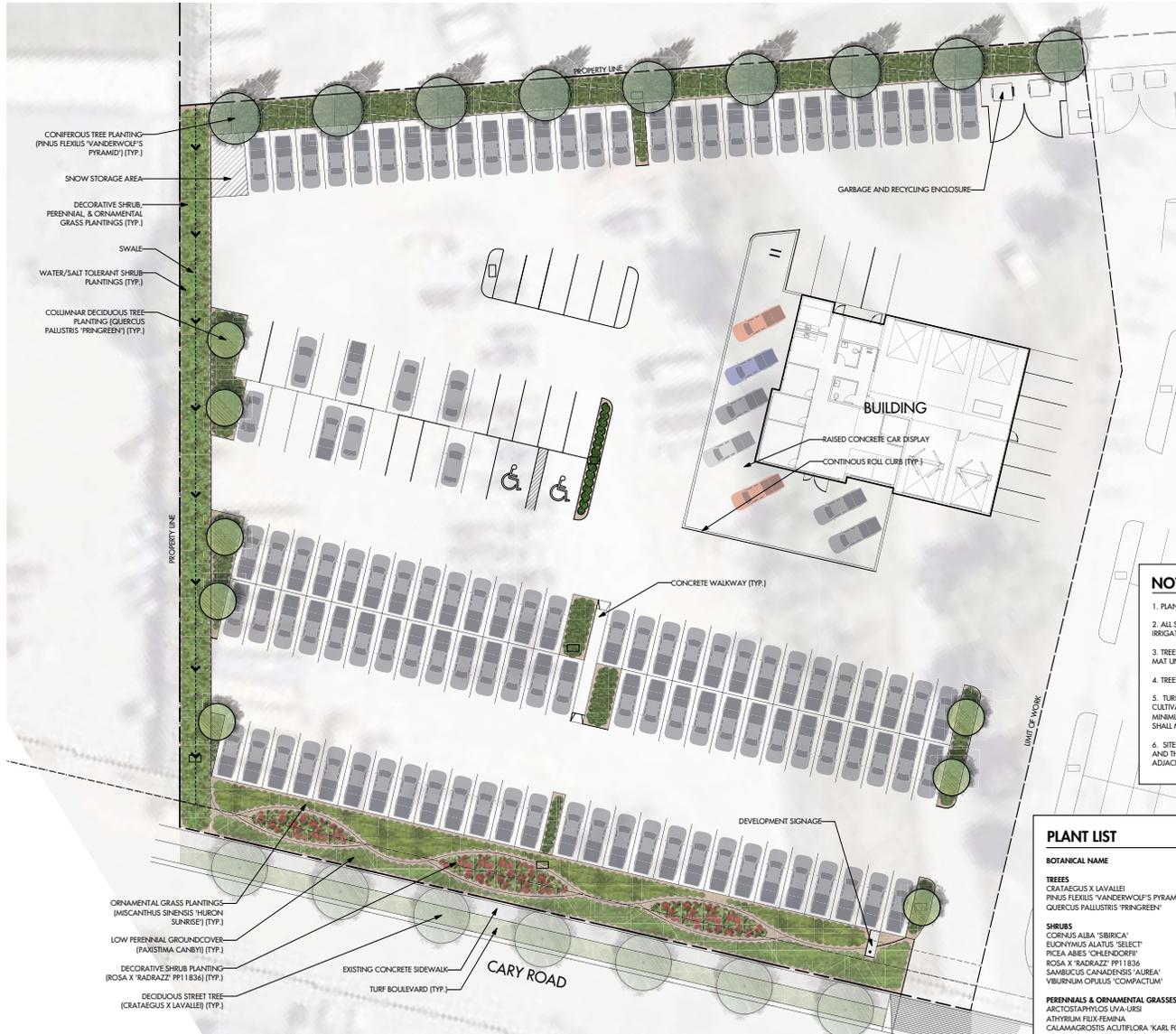
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V1Y 5G5  
TELEPHONE: (250) 878-1888  
www.gta.ca

DEVELOPED BY:

PROJECT  
**BUY DIRECT TRUCK CENTRE**  
1638 CARY RD., KELOWNA, BC

SHEET TITLE  
**RENDERINGS**

DRAWN BY:	FF	DRAWING NO.:	<b>A0.03</b>
DESIGNED BY:	CP		
SCALE:			
DATE:	07/08/20	FILE:	A19-28



**SCHEDULE C**

This forms part of application # DP20-0107

Planner Initials **TC**

City of Kelowna DEVELOPMENT PLANNING

**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
  2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
  6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
CRATAEGUS X LAVALLEI	LAVALLE HAWTHORN	7	6cm CAL
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	9	2.5m HT.
QUERCUS PALLISTRIS 'PRINCEGREEN'	GREEN PILLAR OAK	8	6cm CAL
<b>SHRUBS</b>			
CORNUS ALBA 'SIBIRICA'	ARCTIC SUN DOGWOOD	44	#02 CONT. /1.5m O.C. SPACING
EUCONYMIUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	44	#02 CONT. /1.5m O.C. SPACING
PRICA ABIES 'CHERNOGORI'	CHERNOGORI SPRUCE	31	#02 CONT. /2.0m O.C. SPACING
ROSA X 'RADRAZZ' PP11836	KNICKOUT RED ROSE	99	#02 CONT. /1.0m O.C. SPACING
SAMBUCUS CANADENSIS 'AUREA'	GOLDEN ELDER	16	#02 CONT. /2.5m O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	EUROPEAN CRANBERRYBUSH	44	#02 CONT. /1.5m O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
ARCTOSTAPHYLOS SPA-URIS	KINKINICK	101	#01 CONT. /0.75m O.C. SPACING
LADY FERN	LADY FERN	158	#01 CONT. /0.6m O.C. SPACING
ATHYRIA FILIX-FEMINA	KARL FOERSTER REED GRASS	101	#01 CONT. /0.75m O.C. SPACING
CALAMAGROETIS ACUTIFLORA 'KARL FOERSTER'	STELLA D'ORO DAIWU	158	#01 CONT. /0.6m O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	SNOW QUEEN IRIS	158	#01 CONT. /0.6m O.C. SPACING
IRIS SIBIRICA 'SNOW QUEEN'	HURON SUNRISE MAIDEN GRASS	39	#01 CONT. /1.2m O.C. SPACING
MISCANTHUS SINENSIS 'HURON SUNRISE'	CLIFF GREEN	101	#01 CONT. /0.75m O.C. SPACING
PAUSITIMA CANBYI			

PROJECT TITLE

**BUY DIRECT**  
1638 CARY ROAD

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL**  
LANDSCAPE PLAN

ISSUES FOR / REVISION

NO.	DATE	REVISION
1	20.03.06	Review
2	20.03.23	Development Permit
3	20.07.06	Development Permit
4		
5		

PROJECT NO: 20021

DESIGN BY: KF

DRAWN BY: NG/VC

CHECKED BY: FB

DATE: 04.06.2020

SCALE: 1:200

PAGE SIZE: 24x36

SEAL:



DRAWING NUMBER

**L1/2**

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**SCHEDULE C**

This forms part of application  
# DP20-0107

Planner Initials **TC**

City of Kelowna  
DEVELOPMENT PLANNING

**OUTLAND DESIGN**  
LANDSCAPE ARCHITECTURE

303-590 KLO Road  
Kelowna, BC V1Y 7S2  
T (250) 868-9270  
www.outlanddesign.ca

**WATER CONSERVATION CALCULATIONS**

LANDSCAPE MAXIMUM WATER BUDGET (WMB) = 1,119 cu.m. / year  
ESTIMATED LANDSCAPE WATER USE (WU) = 726 cu.m. / year  
WATER BALANCE = 393 cu.m. / year  
\*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

**IRRIGATION LEGEND**

	<b>ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS</b> TOTAL AREA: 210 sq.m. MICROCLIMATE: WEST EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 117 cu.m.
	<b>ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS</b> TOTAL AREA: 208 sq.m. MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 116 cu.m.
	<b>ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS</b> TOTAL AREA: 209 sq.m. MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 116 cu.m.
	<b>ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS</b> TOTAL AREA: 107 sq.m. MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 59 cu.m.
	<b>ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS</b> TOTAL AREA: 127 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 71 cu.m.
	<b>ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS</b> TOTAL AREA: 138 sq.m. MICROCLIMATE: SOUTHWEST EXPOSURE, FULL SUN ESTIMATED ANNUAL WATER USE: 77 cu.m.
	<b>ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS</b> TOTAL AREA: 120 sq.m. MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES ESTIMATED ANNUAL WATER USE: 171 cu.m.

- IRRIGATION NOTES**
- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
  - THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
  - THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
  - AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA, JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
  - DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
  - IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
  - IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
  - A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.



PROJECT TITLE  
**BUY DIRECT**  
**1638 CARY ROAD**  
Kelowna, BC

DRAWING TITLE  
**WATER CONSERVATION / IRRIGATION PLAN**

ISSUES FOR / REVISION

NO.	DATE	REVISION
1	20.03.23	Review
2	20.03.23	Development Permit
3	20.07.26	Development Permit
4		
5		

PROJECT NO: 20021  
DESIGN BY: KF  
DRAWN BY: NG/YVC  
CHECKED BY: TB  
DATE: 04.06.2020  
SCALE: 1:200  
PAGE SIZE: 24x36



DRAWING NUMBER  
**L2/2**

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