

Development Variance Permit

DVP19-0160



This permit relates to land in the City of Kelowna municipally known as **1085 McCurdy Road**

and legally known as **Lot 1 District Lot 143 ODYD Plan 10792**

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

Automotive Repair Shop (I2 – General Industrial)

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

Date of Council Decision January 19th, 2021

Decision By: COUNCIL

Existing Zone: I2 – General Industrial

Future Land Use Designation: IND – Industrial

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: Amandeep and Manpreet Sidhu

Applicant: Grant Maddock, Protech Consulting 2012

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		A
This forms part of application		
# DVP19-0160		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

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

Section 15.2.5(d): I2 - General Industrial Development Regulations

To vary the minimum front yard setback from 7.5m required to 6.65m proposed for the existing structure.

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

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.**

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BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF
IMPROVEMENTS ON LOT 1, DL 143, ODYD, PLAN 10792.

PID: 009-534-792
CIVIC ADDRESS: 1085 McCURDY ROAD, KELOWNA.
CLIENT: A. SIDHU

SCHEDULE

A

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DVP19-0160

Planner
Initials TC



This document shows the relative location of improvement(s) named above with respect to the boundaries of the described parcel.

This document was prepared for the exclusive use of the client named herein, for building inspection purposes.

Lot dimensions shown are derived from Land Title Office records.

This document shall not be used to define property lines or corners.

DA Goddard Surveys and the signatory accept no responsibility for, and hereby disclaim all obligations and liabilities for:
- any damages arising out of any direct or indirect use or reliance upon this document beyond its intended use,
- any damages suffered by a third party as a result of actions taken or decisions made based upon this document.

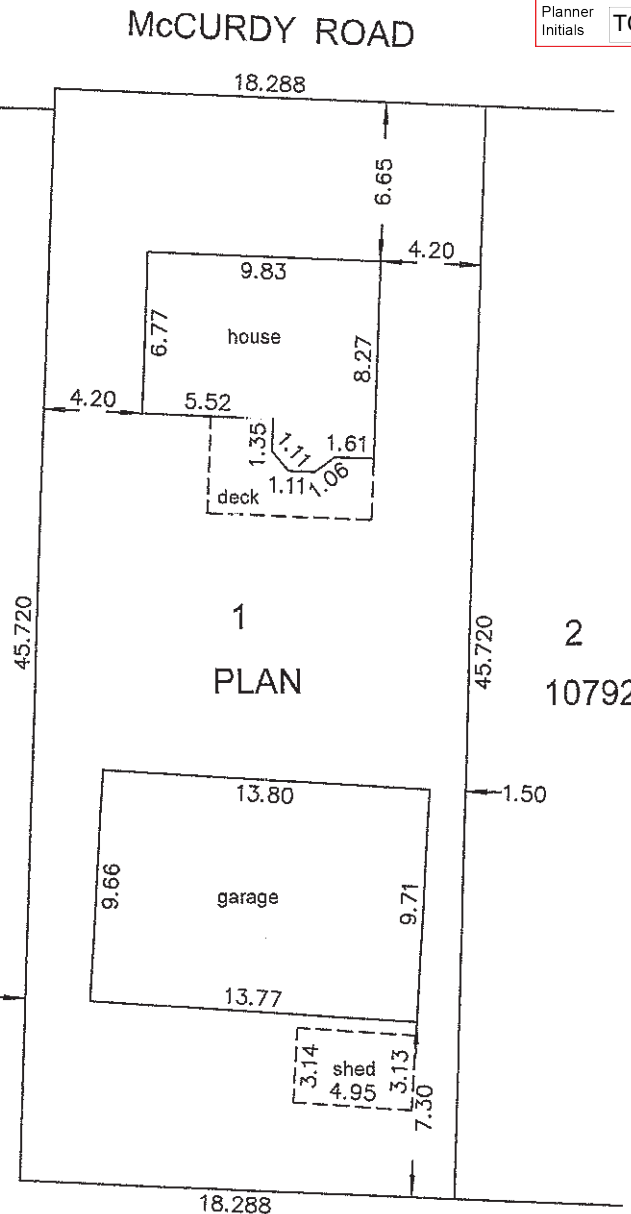
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Scale 1:300 Metric. Distances shown are in metres and decimals thereof.

Notes:

- Unregistered interests have not been included or considered.
- A comprehensive legal survey may reveal offsets to boundaries that differ from those shown.

REM. 60
PLAN 426



Certified correct this 7th day of May, 2019.

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This document is not valid unless originally signed and sealed.

Bronwyn D. Denton
British Columbia Land Surveyor