

Development Variance Permit DVP



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

377 Beach Avenue

and legally known as

Lot 1 District Lot 14 ODYD Plan 2918

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

Addition to a single family home with a variance to the following section of Zoning Bylaw No. 8000:

Section 13.1.6(e): RU1 – Large Lot Housing Development Regulations

To vary the required minimum rear yard setback from 7.5 m permitted to 5.67 m 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 February 25, 2020

Decision By: COUNCIL

Development Permit Area: (N/A)

Existing Zone: RU1 – Large Lot Housing

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: Sarah L. MacLeod

Applicant: Sarah L. MacLeod

Terry Barton
Development Planning Department Manager

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. 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		
# DVP20-0005		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

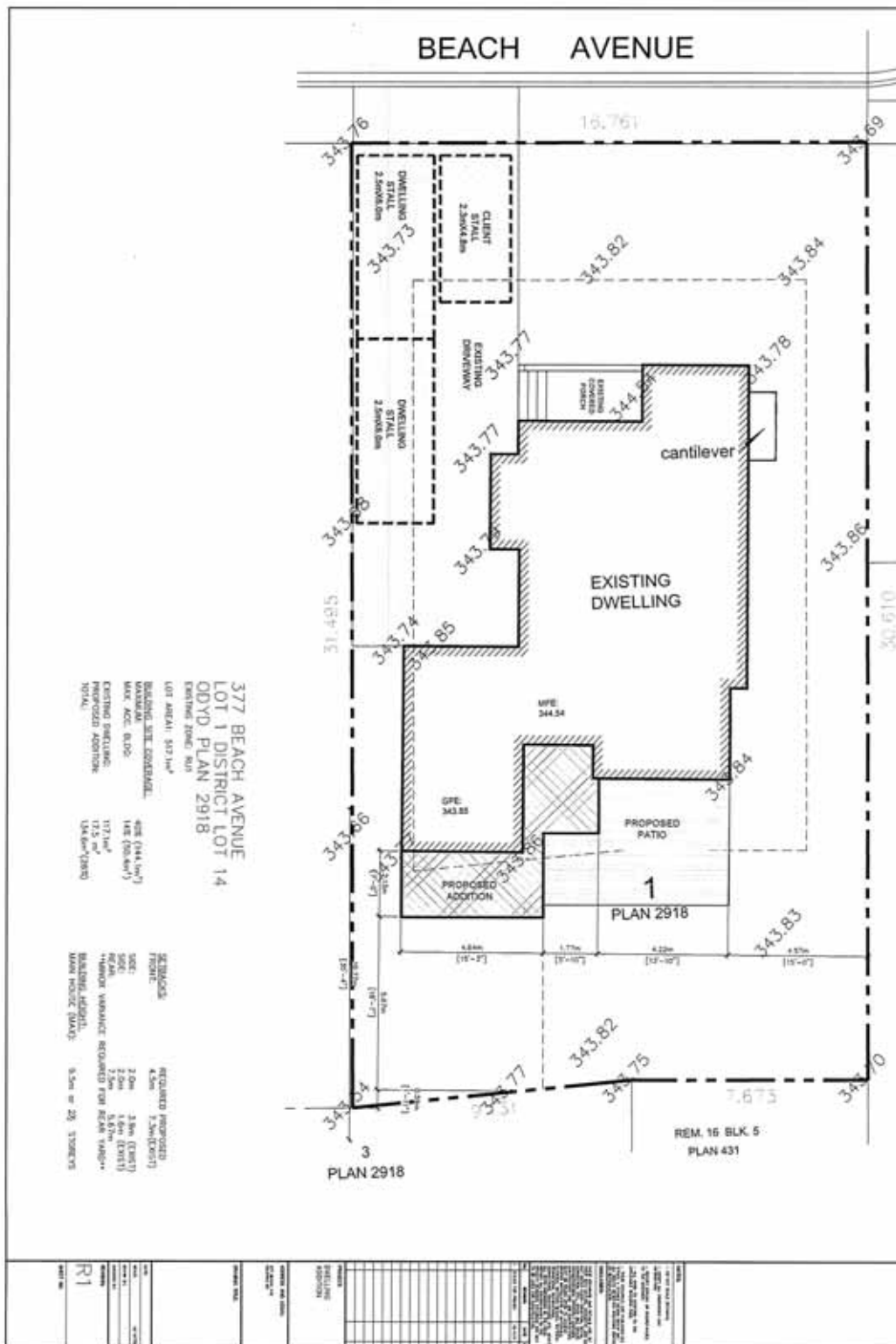
A

DVP20-0005



AT

City of Kelowna
COMMUNITY PLANNING



Sarah Macleod

377 Beach Ave, Kelowna, BC V1Y 5R7 Phone: 250 212 2754
E-Mail: sahara_macleod@yahoo.com

ATTACHMENT		B
This forms part of application		
# DVP20-0005		
Planner Initials	AT	 City of Kelowna <small>COMMUNITY PLANNING</small>

Date: November 28, 2019

City of Kelowna Planning,

Re: Variance Rational Statement

We have been living at 377 Beach Ave for 6 years and find the location, community and accessibility perfect for our lifestyle and growing family. Our house was built in 1928 and we understand it to be the main house of an orchard before surrounding land was subdivided. Our plan is to alter the house in a manner to maintain the character and restore a previous renovation. A previous renovation in the mid 1980's added a garage and sunroom to the existing house, but we find much of the space difficult to use. Our plan would include the need of a minor variance to expand the current garage outside of the rear set back limits, by 1.8m. This proposed addition would function as personal storage, as the majority of the existing garage will be repurposed. We will also use the roof as a patio for the second story study/guest room. This proposed addition would help maintain our vision of increasing functional space, while maintaining the character of our house.

Sincerely,

Sarah MacLeod