ATTACHMENT A
This forms part of application
DVP19-0194
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

Development Variance Permit DVP19-0194

City of Kelowna

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

655 Clifton Road

and legally known as

Lot 4 Section 32 Township 26 Plan KAP20929

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

Accessory Structure

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
Existing Zone:	RR3- Rural Residential 3
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: Lee Emond

Applicant: Lee Emond

_____ _____

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

DRAFT

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 6.5.3 (d): Accessory Buildings in Residential Zones

To vary the front yard setback for an accessory building from 9.0m required to 6.1m 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.

DRAFT

SCHEDULE A
This forms part of application
DVP19-0234
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

SITE PLAN OF LOT 4 SECTION 32 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 20929

PID: 007-673-035
CLIENT: LEE EMOND
CIVIC ADDRESS: 655 CLIFTON ROAD

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28

DATE OF FIELD SURVEY: OCTOBER 8, 2019

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

SCALE 1:250

0 2.5 5 10 15 20 25 Metres

LEGEND

- Subject Property
- Major Contour (1m)
- Minor Contour (0.2m)
- Communication Manhole
- Power Meter
- Curb Stop
- Clean Out
- Pedestal
- Vault
- Transformer



CERTIFIED CORRECT THIS 1st DAY OF NOVEMBER, 2019.

Corey M. Doherty, B.C.L.S.

This Document Is Not Valid Unless Originally Signed and Sealed

VECTOR GEOMATICS LAND SURVEYING LTD.
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Kelowna, B.C. V1Y 4N7
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File: 1900890R0 Date: 2019-11-01
Drafted by: MM Checked by: CMD

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