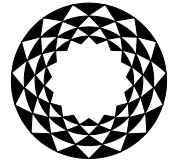


Development Variance Permit DVP19-0222

ATTACHMENT		A
This forms part of application		
# DVP19-0222		
Planner Initials	HR	 City of Kelowna DEVELOPMENT PLANNING



City of
Kelowna

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

714 Hazell Road

and legally known as

Lot 5 District Lot 358 ODYD Plan 16743

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

Single Dwelling Residential

With a variance to the following section of Zoning Bylaw No. 8000 in general accordance with Schedule "A":

Section 13.1.5(b): RU1 – Large Lot Housing Subdivision Regulations

To vary the required minimum lot depth from 30.0 m permitted to 28.34 m proposed for future Lot A.

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

This permit will not be valid if development has not commenced by February 24, 2022.

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: Brian A. Reardon & Catherine I. Reardon

Applicant: Urban Options Planning & Permits

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 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 of the proposed lot layout be registered on the land be in accordance with Schedule "A".

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.**

**ATTACHMENT****B**

This forms part of application

DVP19-0222

Planner
Initials

HR

City of
Kelowna
DEVELOPMENT PLANNING

October 17, 2019

City of Kelowna
Community Planning Dept.
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: Development Variance Permit for 714 Hazell Road

Dear Planning Staff;

The owners are wishing to subdivide the subject property into two lots. One lot will accommodate the existing dwelling which is to remain, and a new lot is to be created to the rear of the existing dwelling. As the existing lot is only 28.34m wide, we are applying for a variance to the lot depth of the new lot from 30m required to the 28.34m proposed, a variance of 1.66m.

The proposed subdivision will result in the lot for the existing dwelling being approximately 28.34m. wide x 30.9m deep (approximately 863m²). The new lot will be 19.5m wide x 28.34m deep (approximately 552m²). It is expected that the front of the remainder property will be on Turner Road. A portion of the existing garage will be removed to meet the rear yard setback provision of the RU1 zone. The rear yard setback measured from the proposed lot line to the existing dwelling will be 9.47m. Both lots will meet the minimum lot size requirements of the RU1 zone, except for the minimum lot depth of the new proposed lot.

We have had conversations with City staff (Dean Strachan) that have indicated a level of support for the variance.

We believe that this project is a good fit for the property and the neighbourhood. There are several properties in the area that are developed with two dwelling housing specifically the parcel directly to the west of the subject property. The area has many amenities including an elementary school, DeHart Park and the Okanagan Mission Community Hall. The addition of a residential lot into this neighbourhood will be good infill and will contribute to attainable housing stock in a very desirable area of Kelowna. We look forward to hearing your comments and feedback on the project.

Should you have any questions please call me at 250.575.6707.

Regards,

A handwritten signature in black ink, appearing to read "Birte Decloux", written over the word "Regards,".

Birte Decloux on behalf of the owners