
CITY OF KELOWNA
MEMORANDUM

Date: November 12, 2015 (Revised – access, signage, road reserve)
File No.: Z15-0052
To: Urban Planning Department (LK)
From: Development Engineering Manager (SM)
Subject: 340 Hwy 33 W and 145 Dougall Rd N RU1 to C4

The Development Engineering Department has the following comments and requirements associated with this application to rezone the property at 145 Dougall Rd N from RU1 to C4 and consolidate with 340 Highway 33 W to accommodate a proposed car wash.

The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Jason Ough

1. General

These are Development Engineering comments/requirements and are subject to the review and requirements from the Ministry of Transportation (MOTI) Infrastructure Branch.

2. Domestic Water and Fire Protection

- (a) The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services. Only one water service will be permitted to a consolidated lot.
- (b) A water meter is mandatory for each property and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.

3. Sanitary Sewer

The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. The existing lot at 145 Dougall Road is serviced with a 100mm diameter sanitary service. Only one service per lot will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service, if required, at the applicants cost.

4. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the existing municipal drainage system in Highway 33 with an overflow service.
- (b) Storm drainage systems, oil and grit separator and overflow service(s) for the site will be reviewed and approved by Engineering when site servicing designs are submitted.

5. Road Improvements

- (a) The Developer is required to add a left turn lane to southbound Dougall Road N at the Highway 33 intersection. Turning bay must be minimum 25m including taper and painted lane delineation.
- (b) Access to property from Dougall Road North will be restricted to right in - right out with appropriate signage installed.
- (c) Access to the public lane on the east property line must be modified to meet the required 9m maximum. This space must be defined with curbing.
- (d) The estimated cost of required road improvement works, for bonding purpose, must be determined based upon a design provided by the developer to be reviewed by the City of Kelowna and MOTI.

6. Road Dedication and Subdivision Requirements

- (a) The developer is required to consolidate the two subject properties.
- (b) The developer is required dedicate roadway fronting 145 Dougall Road North to align with the property line at 340 Highway 33 to achieve the standard minor collector Right Of Way width.
- (c) The developer is required to provide 0.8m road reserve along the east property line to meet the minimum lane width for commercial property.
- (d) Grant Statutory Rights Of Way if required for utility services.
- (e) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

7. Electric Power and Telecommunication Services

All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

8. Design and Construction

- (a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- (b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- (c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- (d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- (e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Other Engineering Comments

- (a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- (b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

11. Development Permit and Site Related Issues

(a) Access and Manoeuvrability

- (i) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.
- (ii) Indicate on the site, the locations of loading bays as well as the garbage and recycle bins.

14. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus GST)

Steve Muenz, P. Eng.
Development Engineering Manager

jo



Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com

WATER SERVICE CERTIFICATE

TO: **Approving Officer for City**

RWD FILE #: 15/13

FAX # 862-3314

CITY FILE #: Z15-0017 S15-0021

ATTENTION: LYDIA KOROLCHUK

Issuance Date: _____

20-Jul-16

Owner/Agent: URBAN OPTIONS PLANNING 7 PERMITS

Service Address: 340 HWY 33 W

Legal Description:

Lot: A

Plan: _____

33700

FINAL PROCESSING OF THE APPLICATIONS FOR THE FOLLOWING HAVE BEEN APPROVED BY THE DISTRICT:

This is to certify that acceptable arrangements have been made with the District to complete the indicated process. This form does not confirm installation of works as of issuance date. Additional costs may be applied for water meters, backflow prevention devices etc.

Zoning Application

_____ Subdivision Application

Development Application

_____ Strata Application

Building Permit

CONFIRMATION OF WATER SERVICE INFORMATION:

Capital Costs DUE AT TIME OF BUILDING PERMIT (Church exemption)

PAID

Connection Deposit Paid

_____ Upgrading & hydrants

The existing service is adequate in size, any upgrading required by another authority will be at the owners expense.

Authorized District Official: _____

PETER PRESTON

Title: GENERAL MANAGER

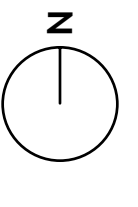
This form indicates that acceptable arrangements have been made with the District. This form does not confirm installation of works as of issuance date.

Only boxes that are checked off are applicable.



PHR

ILLUSTRATION / THE ARTS ALIVE



PROJECT TITLE

340 HIGHWAY 33 W

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION	DATE	BY
1. Development Permit	16.08.01	SP
2.		
3.		
4.		
5.		

PROJECT NO	15307
DESIGN BY	SP
DRAWN BY	KC
CHECKED BY	FB
DATE	JUNE 1, 2016
SCALE	1:125

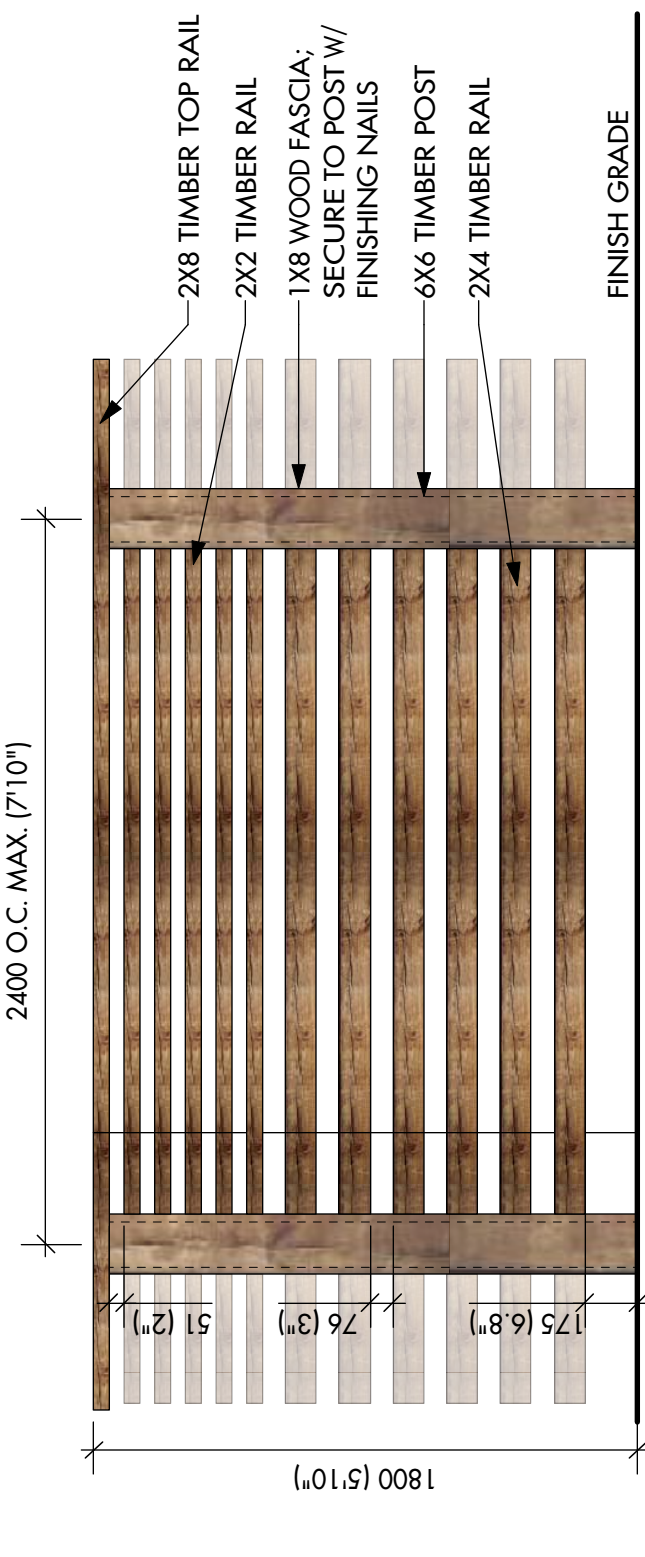
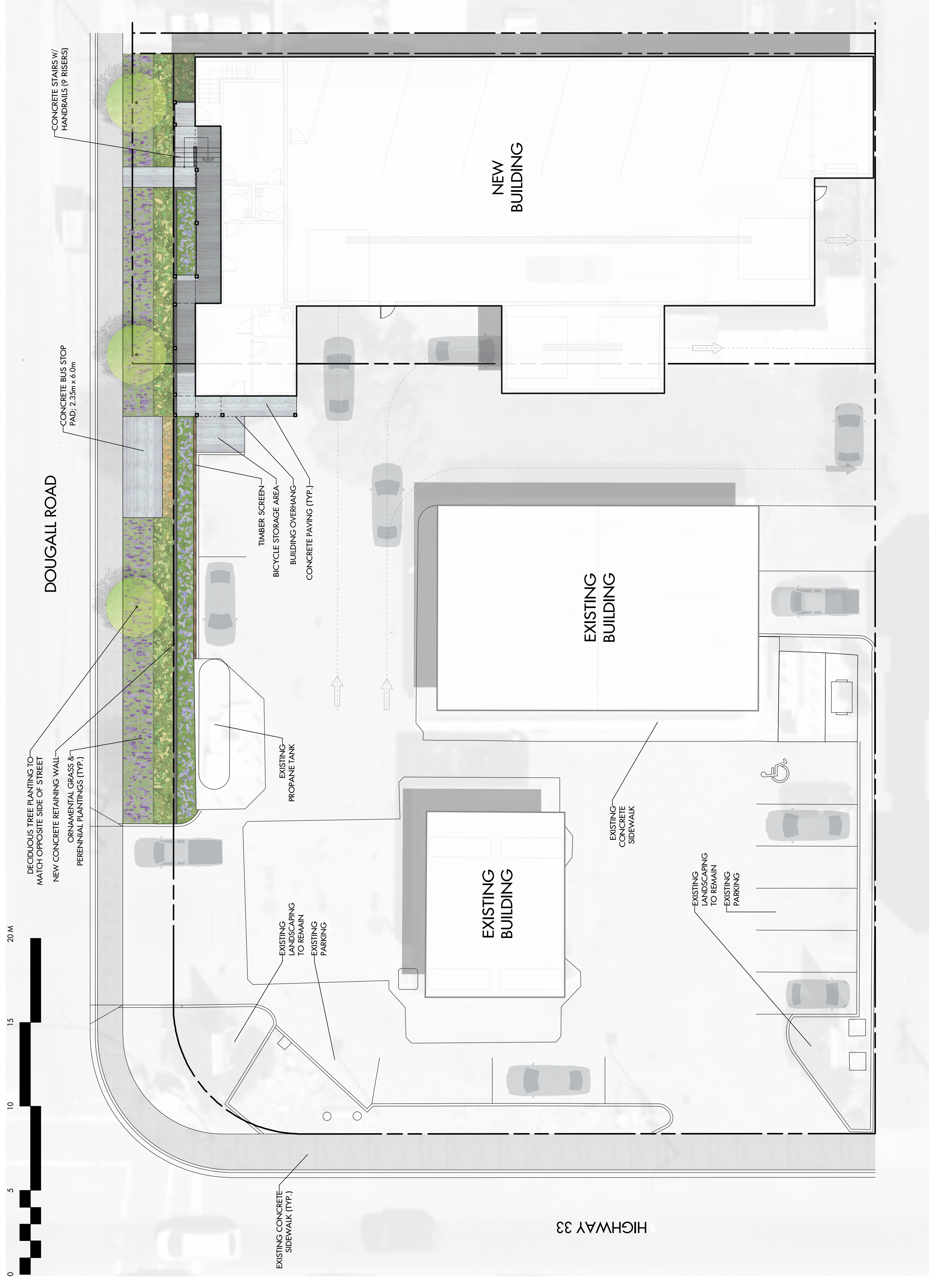
SEAL



DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY
This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or lendred without permission.



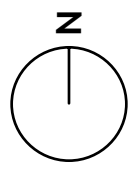
SECTION / ELEVATION
SCALE: 1:25

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET OAK	3	6cm CAL.
SHRUBS, PERENNIALS & GRASSES			
CALAMAGOSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	8	#01 CONT. / 0.75M O.C. SPACING
NEPETA X FAASSERHII 'WALKERS LOW'	WALKER'S LOW CATMINT	86	#01 CONT. / 0.9M O.C. SPACING
PENNETUM ALOPECUROIDES	FOUNTAIN GRASS	35	#01 CONT. / 1.2M O.C. SPACING
PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	24	#01 CONT. / 1.2M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.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 50mm 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.



PROJECT TITLE

340 HIGHWAY 33 W

Kelowna, BC

DRAWING TITLE

**WATER CONSERVATION
& IRRIGATION PLAN**

ISSUED FOR / REVISION	DATE	BY
1. 16.06.01 Development Permit		
2.		
3.		
4.		
5.		

PROJECT NO	15507
DESIGN BY	SP
DRAWN BY	KC
CHECKED BY	FB
DATE	JUNE 1, 2016
SCALE	1:125

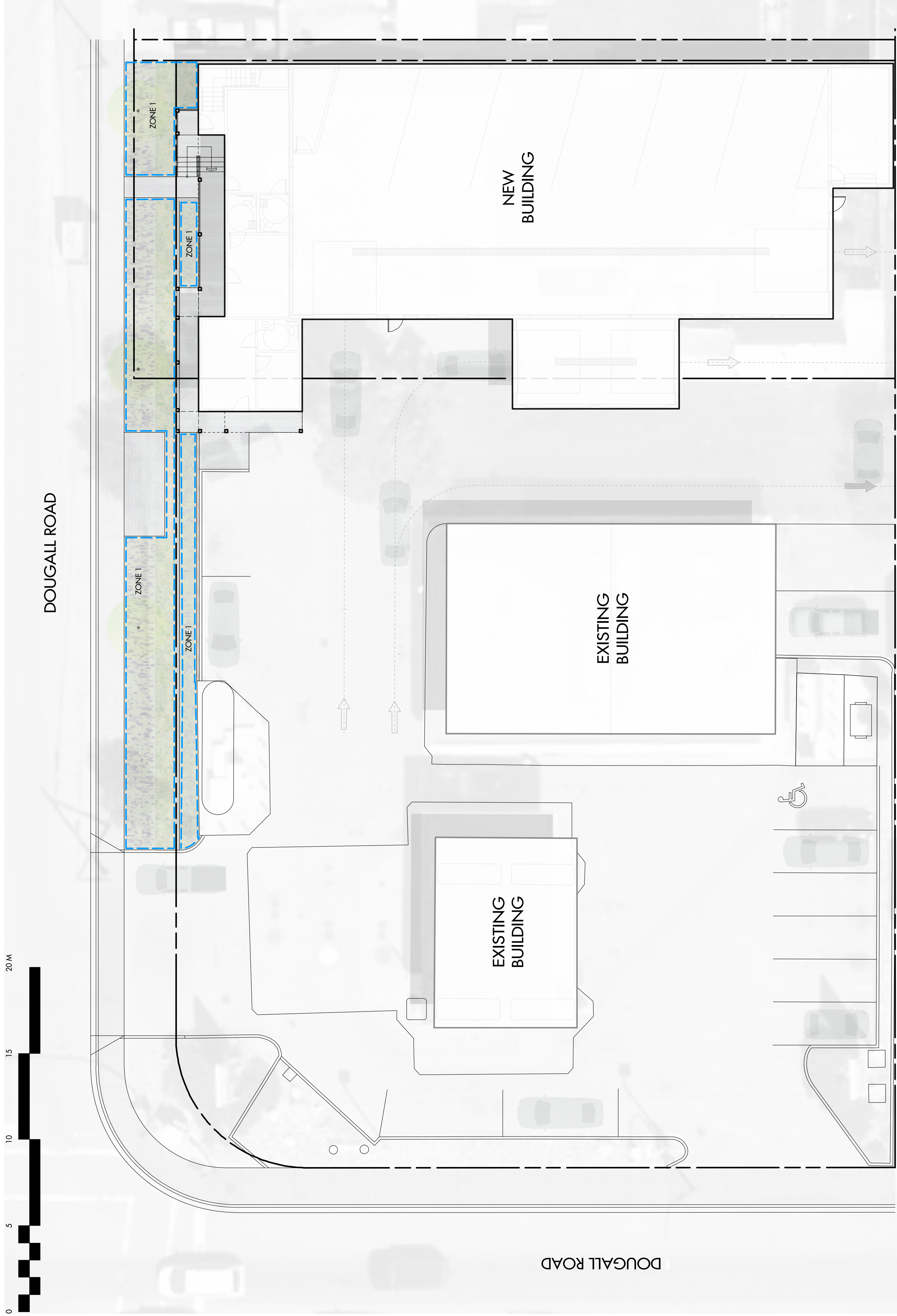
SEAL



DRAWING NUMBER

L2/2

ISSUED FOR REVIEW ONLY
This drawing is the property of Outland Design Landscape Architecture Limited and shall not be reproduced, resold, or rendered without permission.



IRRIGATION NOTES

1. 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).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. 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.
4. 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.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. 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.

IRRIGATION LEGEND

ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 153 sq.m.
MICROCLIMATE: SOUTHEAST EXPOSURE, PARTIALLY SHADED BY TREES & WALL
ESTIMATED ANNUAL WATER USE: 85 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 153 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 85 cu.m. / year
WATER BALANCE = 68 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

DATE	REV	DESCRIPTION	BY
08/25/10	A	ISSUED FOR PERMITS	BT
08/25/10	B	REVISIONS TO PERMITS	BT
08/25/10	C	REVISIONS TO PERMITS	BT

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF OSA AND WILL BE LOANED TO YOU FOR YOUR REVIEW AND APPROVAL ONLY. THE INFORMATION CONTAINED HEREIN IS FOR YOUR INFORMATION ONLY AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY VIOLATION OF THIS AGREEMENT WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE SUBJECT TO LEGAL ACTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THEIR AGENTS. DO NOT SCALE THIS DRAWING.

DATE _____

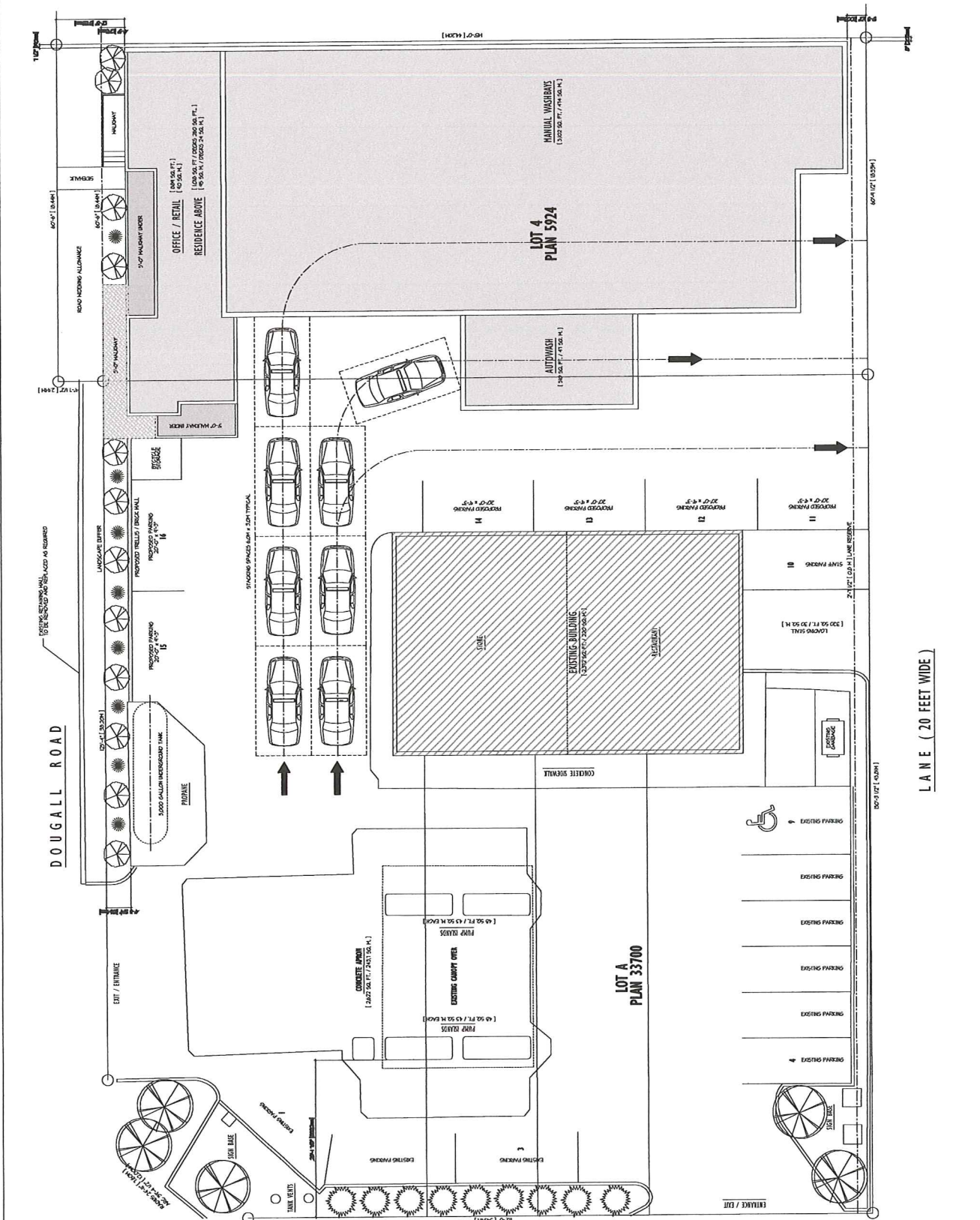
5/21/10

DATE _____

OSA
O. SHAW ARCHITECT L.L.C.
2025 W. WASHINGTON AVE.
SUITE 100
DALLAS, TEXAS 75201
PHONE (972) 498-0200 FAX (972) 498-0202
www.osashaw.com

TED J. THOMAS & ASSOCIATES LTD.
2525 W. WASHINGTON AVE.
SUITE 100
DALLAS, TEXAS 75201
PHONE (972) 498-0200 FAX (972) 498-0202
www.tedjthomas.com

PROJECT: PROPOSED CARWASH ADDITION
CENTER PETROLEUM - 310 HWY. 37W, DEWITT, TX
OWNER: [BLANK] [BLANK] [BLANK]
JOB NO.: 201002 REVISION: 1
DRAWN BY: BPHILLIPS
DATE: 3/28/2010
FILE NAME: 310C.DWG
SCALE: 1/8" = 1'-0"



DATE	REV	DESCRIPTION	BY
08/25/10	A	ISSUED FOR PERMITS	BT
08/25/10	B	REVISIONS TO PERMITS	BT
08/25/10	C	REVISIONS TO PERMITS	BT

REVISIONS		
DATE	REV	DESCRIPTION
	A	ISSUED PER CLIENT REVIEW
	B	ISSUED PER CLIENT REVIEW
	C	ISSUED PER CLIENT REVIEW
	D	ISSUED PER CLIENT REVIEW
	E	ISSUED PER CLIENT REVIEW
	F	ISSUED PER CLIENT REVIEW
	G	ISSUED PER CLIENT REVIEW

THIS PRINT IS ISSUED SUBJECT TO RETURN TO THE ARCHITECT WITHIN 30 DAYS OF THE DATE OF THE PRINT. ANY PRINTS NOT RETURNED TO THE ARCHITECT WITHIN 30 DAYS OF THE DATE OF THE PRINT WILL BE CONSIDERED AS NOT TO BE USED IN ANY WAY PERMANENT TO THE INTERESTS OF THE ARCHITECT. THIS PRINT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED BY THE ARCHITECT. DO NOT SCALE THIS DRAWING.

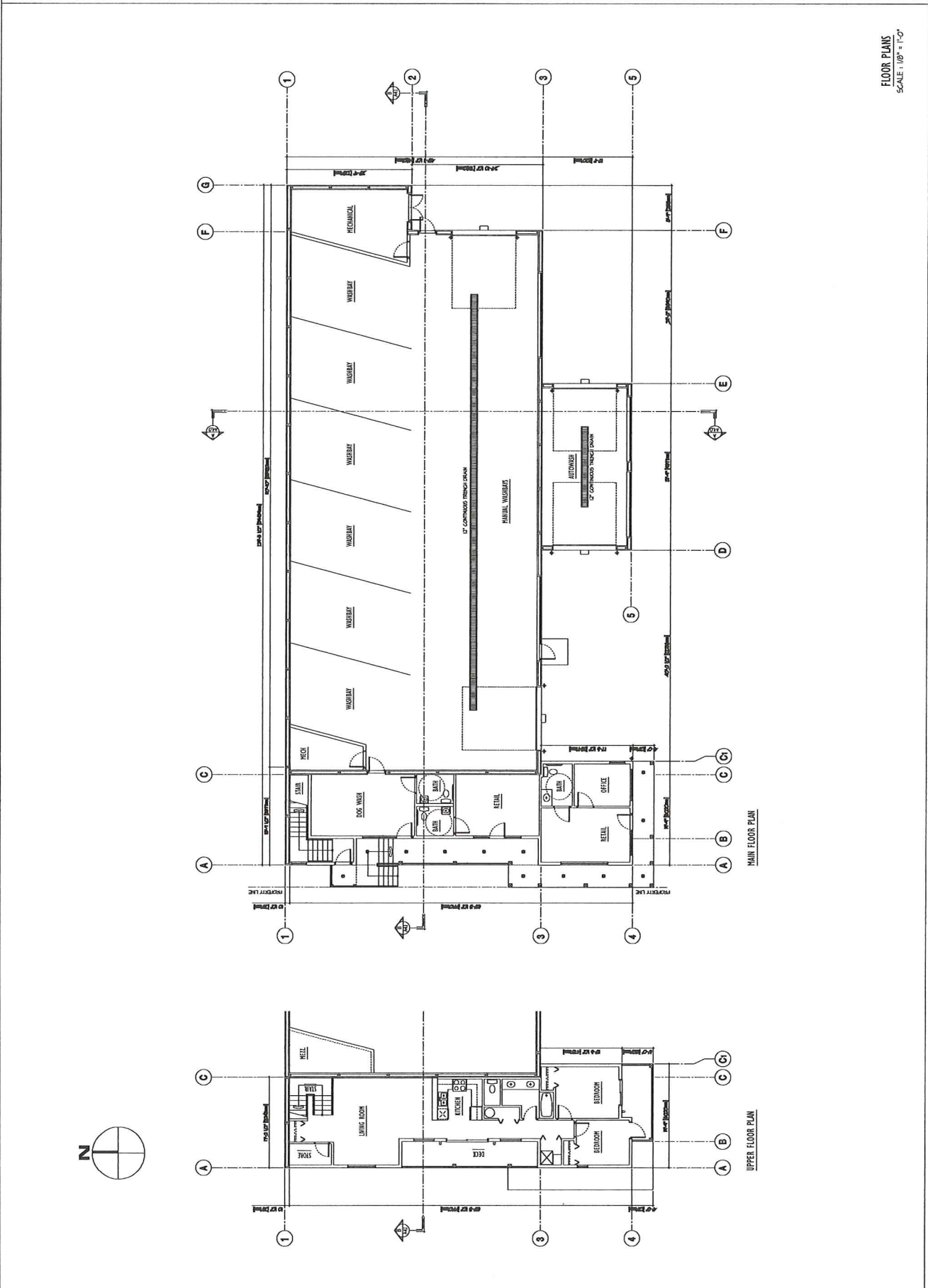
SEAL

DATE

OSA
O. SORBY ARCHITECT, L.L.C.
220-115 DUCKSON AVE.
ALEXANDRIA, VA 22304
TEL: 703.546.2000
FAX: 703.546.2001
E-MAIL: o.sorby@osaarchitect.com
Direct: 703.546.2000
Fax: 703.546.2001

TED J. THOMAS & ASSOCIATES, L.P.
220-115 DUCKSON AVE.
ALEXANDRIA, VA 22304
TEL: 703.546.2000
FAX: 703.546.2001
E-MAIL: ted@tedthomas.com

PROJECT
PROPOSED CHURCH ADDITION
CENTER PETROLEUM - 345 HWY. 336, ALEXANDRIA, VA
OWNER: L. BERRY J. CHURCH
JOB NO.: 2015-02 REVISION: 1
DRAWN BY: B. DEWALL
DATE: 27th MARCH 2015
FILE NAME: FLOOR PLAN
CHK. BY: B. DEWALL



FLOOR PLANS
SCALE: 1/8" = 1'-0"

REVISIONS		
DATE	REV	DESCRIPTION
7/20/15	A	ISSUED FOR PERMIT
7/20/15	B	ISSUED FOR PERMIT
7/20/15	C	ISSUED FOR PERMIT
7/20/15	D	ISSUED FOR PERMIT
7/20/15	E	ISSUED FOR PERMIT
7/20/15	F	ISSUED FOR PERMIT
7/20/15	G	ISSUED FOR PERMIT

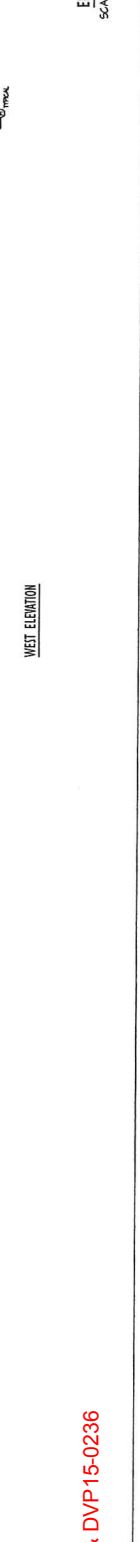
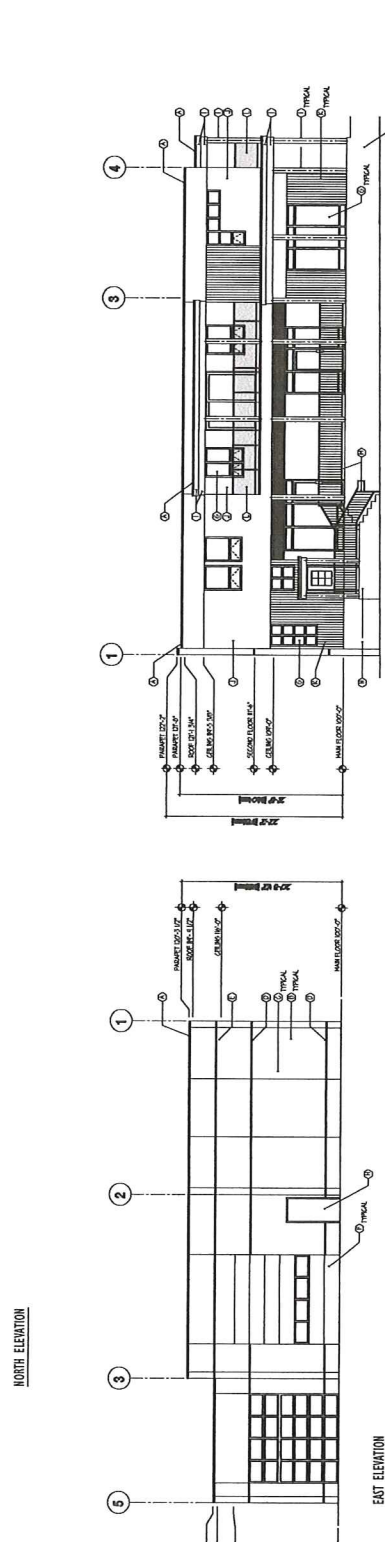
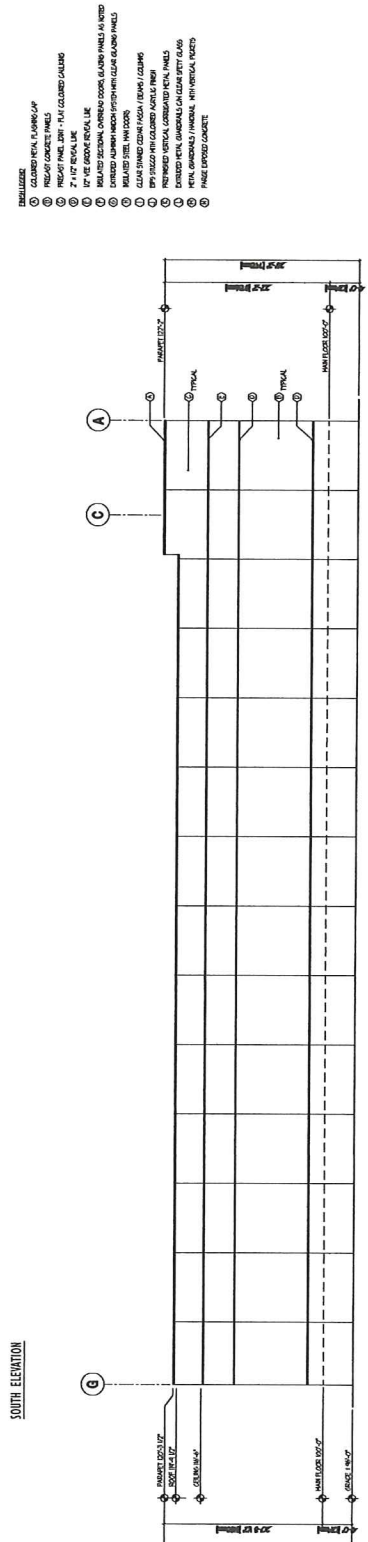
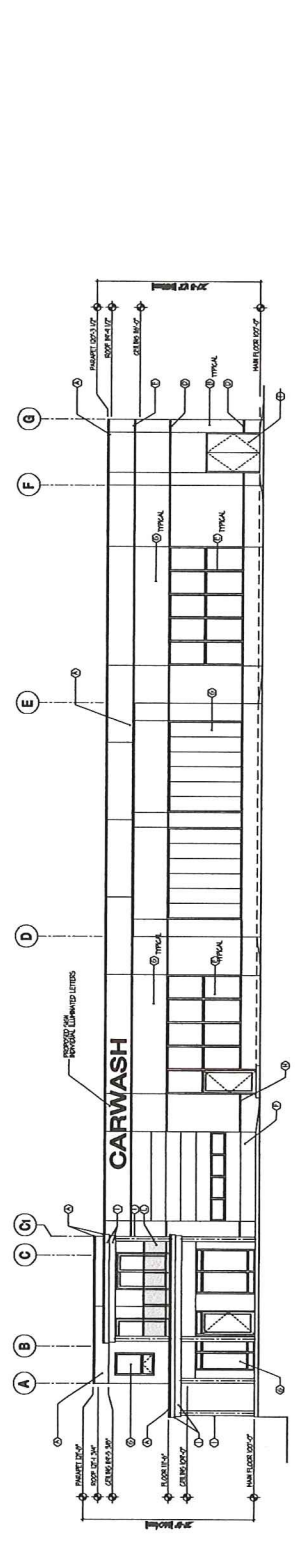
THIS PRINT IS ISSUED SUBJECT TO RETURN TO THE ARCHITECT FOR ANY AND ALL CONDITIONS THAT ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR THEIR AGENTS. DO NOT SCALE THIS DRAWING.

DATE _____

OSA
O. Sobey Architect Ltd.
Great Society
Phone: (1507) 469-0235 Fax: (1507) 469-0236
Email: oas@osaarchitect.com

TED J. THOMAS & ASSOCIATES LTD.
222-7th DUNDAS AVE.
KELLOWAN, B.C.
PHONE: 250-793-2520
FAX: 250-793-2520
E-MAIL: ted@tedthomas.com

PROJECT: IMPROVED GARWASH ARCADE
OWNER: CENTRE FOR ENTREPRENEURSHIP - 340 MARK STAM, REGIONAL BC
LOCATION: CHANDLER / HURST / DUFFY
DRAWN BY: T. BARKLIP
DATE: 2/21/15
REVISED BY: S
FILE NAME: ELEVATIONS
CHK. BY: TED THOMAS
A3.0



- ① GALVALUME METAL FLUOROCARBON
- ② PRECAST CONCRETE PANELS
- ③ 7" x 12" METAL LITE
- ④ 1" x 1" METAL LITE
- ⑤ 1" x 1" METAL LITE
- ⑥ 1" x 1" METAL LITE
- ⑦ 1" x 1" METAL LITE
- ⑧ 1" x 1" METAL LITE
- ⑨ 1" x 1" METAL LITE
- ⑩ 1" x 1" METAL LITE
- ⑪ 1" x 1" METAL LITE
- ⑫ 1" x 1" METAL LITE
- ⑬ 1" x 1" METAL LITE
- ⑭ 1" x 1" METAL LITE
- ⑮ 1" x 1" METAL LITE
- ⑯ 1" x 1" METAL LITE
- ⑰ 1" x 1" METAL LITE
- ⑱ 1" x 1" METAL LITE
- ⑲ 1" x 1" METAL LITE
- ⑳ 1" x 1" METAL LITE
- ㉑ 1" x 1" METAL LITE
- ㉒ 1" x 1" METAL LITE
- ㉓ 1" x 1" METAL LITE
- ㉔ 1" x 1" METAL LITE
- ㉕ 1" x 1" METAL LITE
- ㉖ 1" x 1" METAL LITE
- ㉗ 1" x 1" METAL LITE
- ㉘ 1" x 1" METAL LITE
- ㉙ 1" x 1" METAL LITE
- ㉚ 1" x 1" METAL LITE
- ㉛ 1" x 1" METAL LITE
- ㉜ 1" x 1" METAL LITE
- ㉝ 1" x 1" METAL LITE
- ㉞ 1" x 1" METAL LITE
- ㉟ 1" x 1" METAL LITE
- ㊱ 1" x 1" METAL LITE
- ㊲ 1" x 1" METAL LITE
- ㊳ 1" x 1" METAL LITE
- ㊴ 1" x 1" METAL LITE
- ㊵ 1" x 1" METAL LITE
- ㊶ 1" x 1" METAL LITE
- ㊷ 1" x 1" METAL LITE
- ㊸ 1" x 1" METAL LITE
- ㊹ 1" x 1" METAL LITE
- ㊺ 1" x 1" METAL LITE
- ㊻ 1" x 1" METAL LITE
- ㊼ 1" x 1" METAL LITE
- ㊽ 1" x 1" METAL LITE
- ㊾ 1" x 1" METAL LITE
- ㊿ 1" x 1" METAL LITE

ELEVATIONS
SCALE: 1/8" = 1'-0"

Schedule B
DP-15-0235 & DVP-15-0236

REVISIONS			
DATE	REV	DESCRIPTION	BY
2024	A	ISSUED FOR CLERK REVIEW	JP
2024	B	REVISED PER COMMENTS	JP
2024	C	REVISED PER COMMENTS	JP

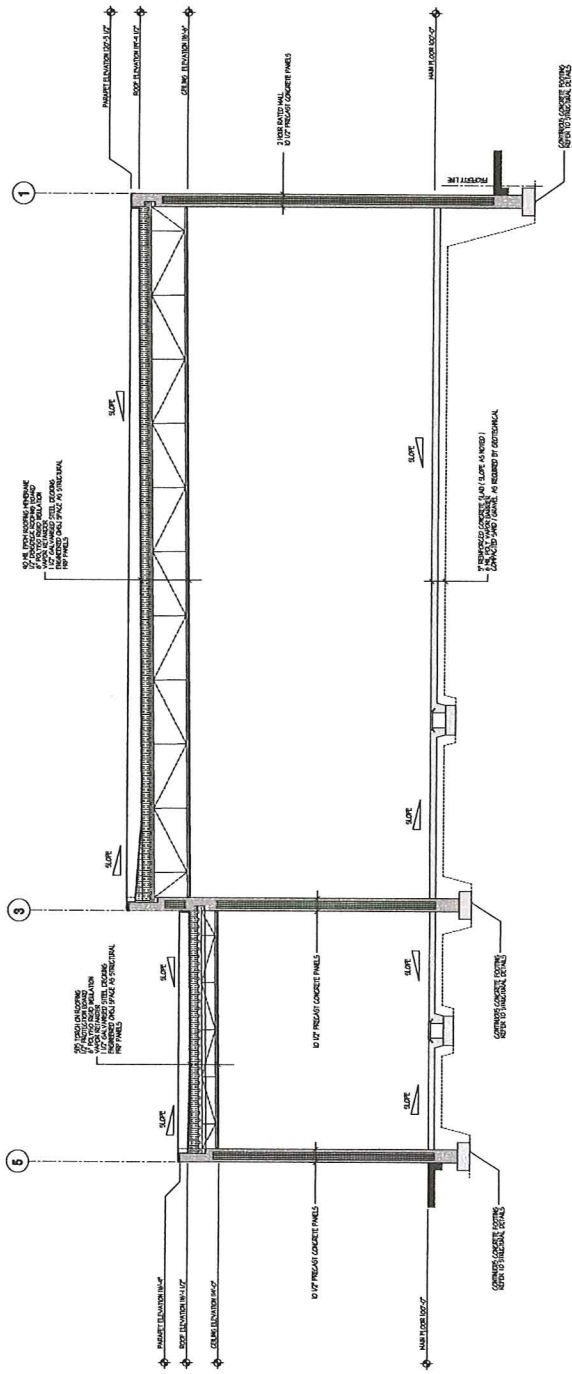
THIS PRINT IS ISSUED SUBJECT TO RETURN TO OSA ARCHITECTS AND DESIGNERS. ANY REVISIONS TO THIS PRINT MUST BE APPROVED BY OSA ARCHITECTS AND DESIGNERS. ANY REVISIONS TO THIS PRINT MAY BE DETRIMENTAL TO OUR INTERESTS. AND WE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT. THE CLIENT'S AGENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PRINTS AND THE CLIENT'S AGENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PRINTS. DO NOT SCALE THIS DRAWING.

OSA
 O. Sobby Architects Ltd.
 220-1150 DEER CREEK RD.
 CHESTNUT HILL, ONTARIO
 Phone: (905) 477-5555 Fax: (905) 477-5555
 www.osaarchitects.com

TED J. THOMAS & ASSOCIATES LTD.
 220-1150 DEER CREEK AVE.
 SCARBOROUGH, ONTARIO M1S 4R9
 PHONE: (416) 291-5220
 FAX: (416) 291-5221
 E-MAIL: ted@tedjthomas.com

PROJECT:
 PROPOSED GARAGE ADDITION
 1000 SHEPPARD AV. E. UNIT 101, SCARBOROUGH, ONTARIO
 CLIENT: [REDACTED]
 ARCHITECT: TED J. THOMAS & ASSOCIATES LTD.
 DATE: 27/11/2024
 FILE NAME: 24020000
 SCALE: 1/4" = 1'-0"

SECTION - 'A'
 SCALE: 1/4" = 1'-0"



REVISIONS			
DATE	REV	DESCRIPTION	BY
11/29/16	A	ISSUED FOR CONSTRUCTION	BT
11/29/16	B	REVISIONS TO PERFORM CONSTRUCTION	BT
11/29/16	C	REVISIONS TO PERFORM CONSTRUCTION	BT
11/29/16	D	REVISIONS TO PERFORM CONSTRUCTION	BT
11/29/16	E	REVISIONS TO PERFORM CONSTRUCTION	BT
11/29/16	F	REVISIONS TO PERFORM CONSTRUCTION	BT
11/29/16	G	REVISIONS TO PERFORM CONSTRUCTION	BT

THIS PRINT IS ISSUED SUBJECT TO RETURN TO THE ARCHITECT FOR ANY CHANGES IN THE CONSTRUCTION THAT DO NOT BE SHOWN IN THIS DRAWING. ALL CHANGES ARE TO BE MADE BY THE ARCHITECT AND NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING. DO NOT SCALE THIS DRAWING.

DATE _____

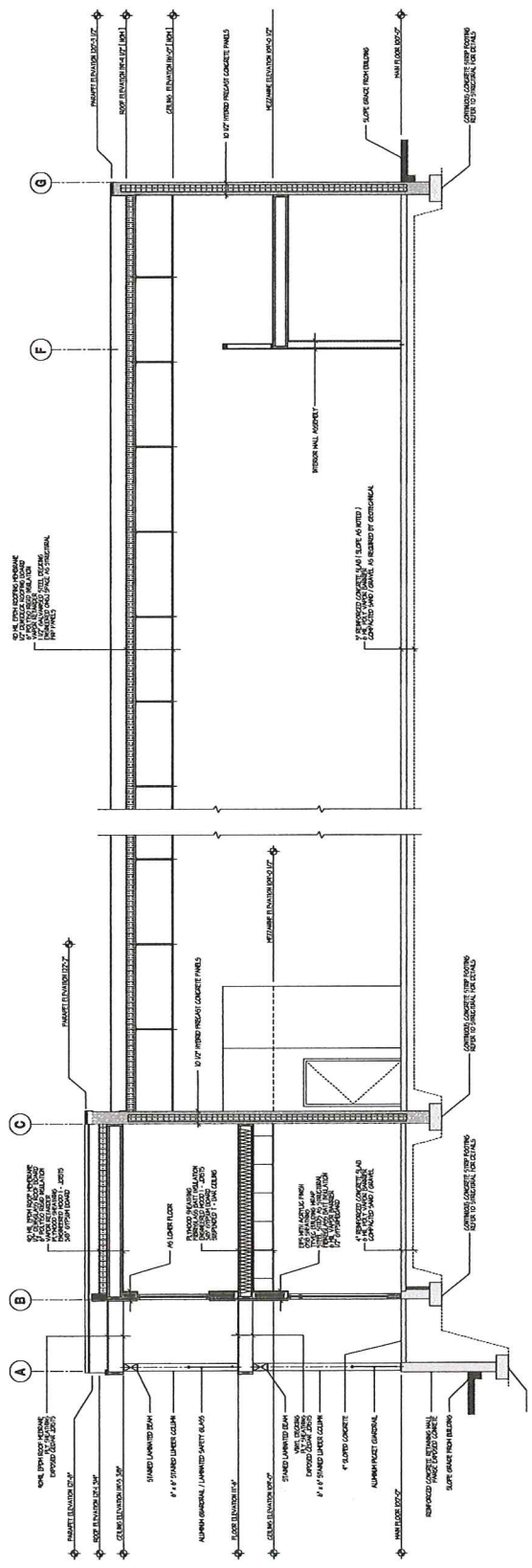
SEAL _____

OSA
 O. Soley Architect Ltd.
 1000 Mountain Road
 Suite 100
 Champlain, VT 05705
 Phone (802) 885-5555
 Fax (802) 885-5556
 Email: osoley@osaarchitect.com
 Chief Architect

TED J. THOMAS & ASSOCIATES LTD.
 225-775 DEERSON AVE.
 KELOWNA, BC V1Y 4S6
 PHONE: (250) 860-1222
 FAX: (250) 860-2229
 E-MAIL: ted@tedjthomas.com

PROJECT
 PROPOSED CANADIAN JUNCTION
 CENTRE RETAILER - 340 HWY. 139W, KELOWNA, BC
 CHAIRMAN | BARRY | DUBAY
 JOB NO. : 2015-02 REVISION : 8
 DRAWN BY : BELLEFLORE
 DATE : 27th MARCH 2016
 FILE NAME : 862008
 CHK. BY : TED THOMAS

SECTION - B
 SCALE: 1/4" = 1'-0"

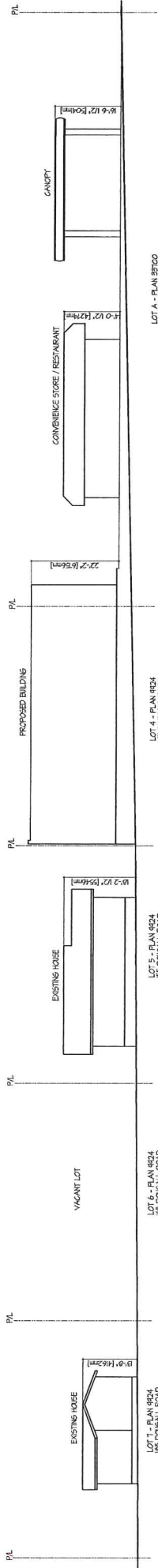


8\"/>

8\"/>

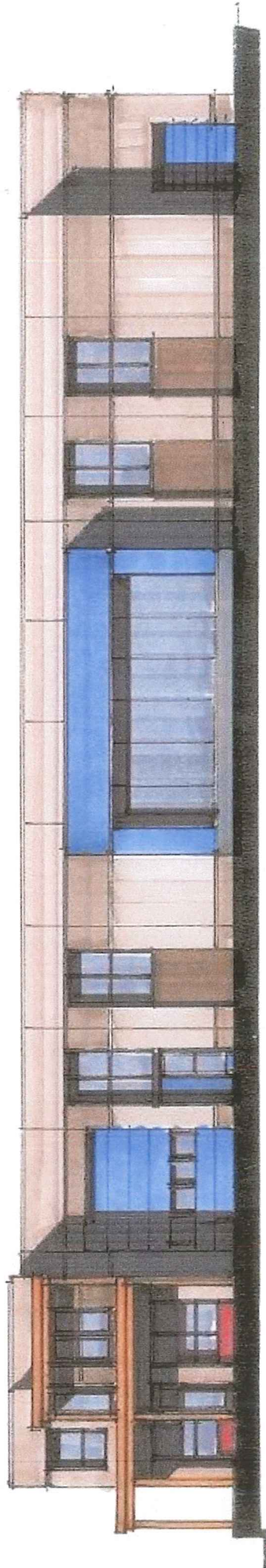
8\"/>

8\"/>



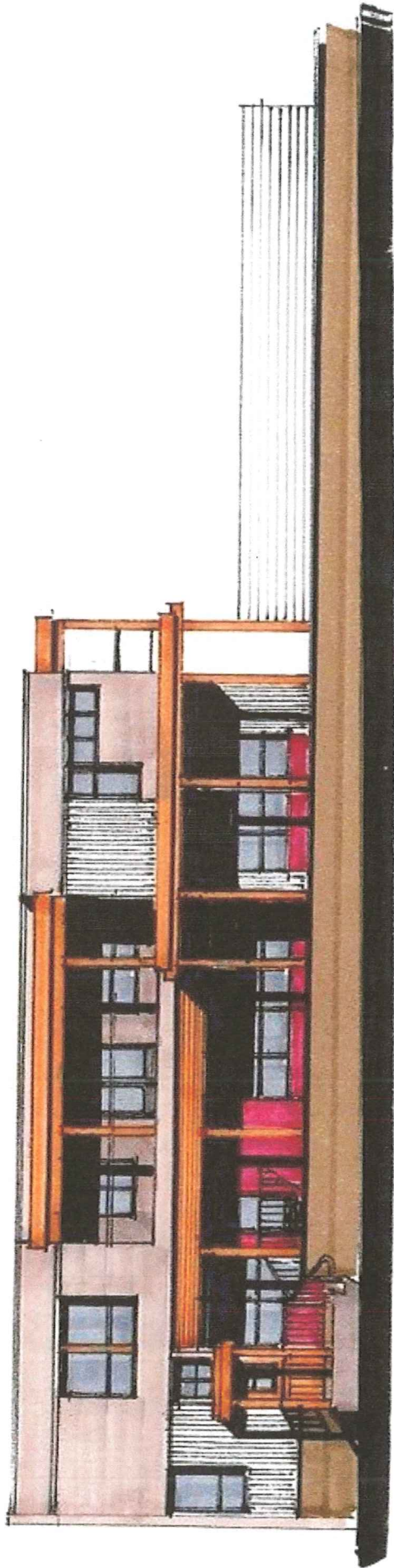
DOUGALL ROAD NORTH

PROPOSED CARWASH ADDITION
 CENTEX PETROLEUM
 340 HWY 33 W



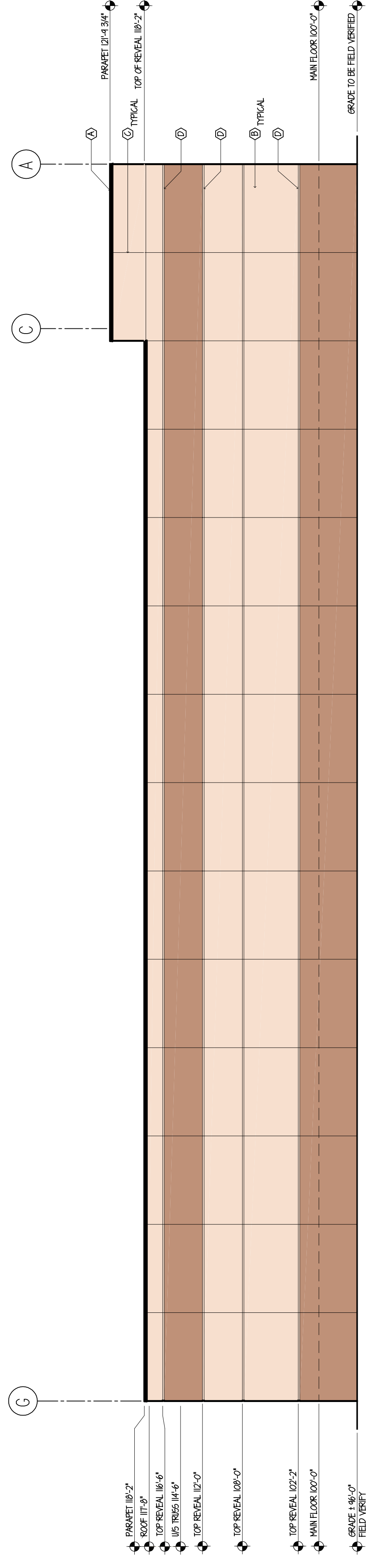
SOUTH ELEVATION

PROPOSED CARWASH ADDITION
CENTEX PETROLEUM
340 HWY 33W



WEST ELEVATION

PROPOSED CARWASH ADDITION
CENTEX PETROLEUM
340 HWY 34 W



NORTH ELEVATION
 PROPOSED CARWASH ADDITION
 CENTEX PETROLEUM - 340 HWY. 33W, KELOWNA, BC

Body Colour:
Sherwin- Williams
Modern Gray with
Sanderling accents
within pre-cast concrete

Carwash doors and accent colour
Centex logo blue



Trim detail on Commercial – Residential section:
Sherwin-Williams Salute Red
Natural Cedar wood in a clear stain
Galvaluum (WF 7/8) 24 gauge in Grey

Schedule B
DP15-0235 & DVP15-0236

Windows, glass door frames and balcony
railings: white aluminum
Note: for landscape details see the landscape plan
designed by Outland

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP15-0235/DVP15-0236

Issued To: Zsy Holdings Ltd., Inc No BC0981442
Site Address: 340 Hwy 33 West
Legal Description: Lot 1 Section 26 Township 26 ODYD Plan EPP62403
Zoning Classification: C4 - Urban Centre Commercial
Development Permit Area: Revitalization Development Permit Area

SCOPE OF APPROVAL

This 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 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 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.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP15-0235 & DVP15-0236 for Lot 1 Section 26 Township 26 ODYD Plan EPP62403, located at 340 Hwy 33W, Kelowna, BC to allow the construction of a Commercial Development be approved subject to the following:

- 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";
- 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;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 14.4.5 (f) C4 - Urban Centre Commercial Development Regulations

To vary the required minimum rear yard from 6.0 m permitted to 0.20 m proposed;

Section 7.6.1 (c) - Landscaping and Screening Minimum Landscape Buffers

To vary the required minimum landscape buffer from 3.0 m permitted to 1.40 m proposed and 0.0 m proposed.

AND FURTHER THAT this Development Permit / Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. 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 Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder 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 the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$10,615.00 OR
- b) A Certified Cheque in the amount of \$10,615.00 OR
- c) An Irrevocable Letter of Credit in the amount of \$ 10,615.00 .

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.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT .

Signature of Owner / Authorized Agent	Date

Print Name in Bold Letters	Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager Community Planning & Real Estate	Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**