

Development Variance Permit

DVP20-0074



This permit relates to land in the City of Kelowna municipally known as
185 Bach Rd.
and legally known as
Lot B Section 26 Township 26 ODYD Plan KAP57577
and permits the land to be used for the following development: **Single
Family Housing**

ATTACHMENT A	
This forms part of application # DVP20-0074	
Planner Initials	AT
 City of Kelowna COMMUNITY PLANNING	

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

Date of Council Decision **March 16, 2021**
Decision By: COUNCIL
Development Permit Area: N/A
Existing Zone: RU2 – Medium 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: Ashwani K. Lakha and Komal R. Lakha
Applicant: Birte Decloux; Urban Options Planning & Permits
Planner: A.D. Thibeault

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 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) Variances to the following sections of Zoning Bylaw No. 8000:

Section 13.2.5(a): RU2 – Medium Lot Housing, Subdivision Regulations To vary

the minimum lot width from 13.0m required to 12.65m proposed.

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		A
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# <u>DVP20-0074</u>		
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**PROPOSED SUBDIVISION SKETCH OF LOT
B SECTION 26 TOWNSHIP 26 OSOYOOS
DIVISION YALE DISTRICT PLAN KAP57577**

PID: 023-527-501

CLIENT: ASHWANI LAKHA

CIVIC ADDRESS: 185 BACH ROAD

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

DATE OF FIELD SURVEY: NOVEMBER 6, 2018

REGISTERED DOCUMENTS:
COVENANT KAP7653 (PLAN KAP57578)

ZONING: RU1

SCALE 1:200



LEGEND

- Subject Property
- Water Contour (0.5m)
- Water Contour (1.0m)
- 7.5m Slope
- Bottom Slope
- Force
- Catch Basin
- Asphalt
- Paved
- Vault
- Curb Stop
- Electric Meter
- Hedge

ATTACHMENT B

This forms part of application
DVP20-0074



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

AT

