



CITY OF KELOWNA

MEMORANDUM

Date: July 25, 2016

File No.: DVP16-0147

To: Community Planning (TB)

From: Development Engineering Manager (SM)

Subject: 2296 Dewdney Rd

The Development Engineering comments and requirements regarding this development variance application are as follows:

1. General.
 - a) The proposed variance for the maximum driveway width does not meet Bylaw 7900 requirements.
 - b) The proposed height variance and front yard setback variance does not compromise Municipal Infrastructure.

Purvez Irani, MS, P.Eng, PTOE.
Development Engineering Manager
JF



Glenmore-Ellison Improvement District
445 Glenmore Road
Kelowna, BC V1V 1Z6

Email: glenmore.ellison@shaw.ca
Website: www.glenmoreellison.com

Phone: 250-763-6506

ATTACHMENT B

This forms part of development
Permit # **DVP16-0147**

Planner
Initials **TB**



Fax: 250-763-5688

OUR FILE No.: 156
CITY OF KELOWNA FILE No.: DVP16-0147
P.I.D.: 029-159-539

June 9, 2016

City of Kelowna
Community Planning and Real Estate
1435 Water Street
Kelowna, BC V1Y1J4


Attention: Trisa Brandt (via email: TBrandt@kelowna.ca; planninginfo@kelowna.ca)

**Re: Development Variance Permit Application for three variances on a proposed accessory building (front yard setback, maximum height and maximum driveway width) at 2296 Dewdney Road, Lot 1, Plan EPP32546
City of Kelowna File DVP16-0147**

Glenmore-Ellison Improvement District (GEID) has received a referral from the City of Kelowna for the above noted property. GEID does not require fees and conditions prior to Variance approved. Please note that applications for new development proposing to utilize the GEID water system must proceed in compliance with GEID bylaws, regulations and policy. It is our understanding that the proposed accessory building will not require water; there GEID has no concerns with respect to this application.

If you have any questions on this matter, please to contact the undersigned.

Sincerely,
**GLENMORE-ELLISON
IMPROVEMENT DISTRICT**


John Bartell, ASCT, B.Sc.
Manager of Engineering and Operations

cc: Applicant: Garth Dirksen (via email: garthdirksen@gmail.com)
Owner: David and Joan Richter (via mail: RR#6, 4606 Westridge Drive, Kelowna, B.C. V1Y 8R3)

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0147

Issued To: Joan Marie Richter
David Edward Richter
Site Address: 2296 Richter Street
Legal Description: Lot 1 Section 20 Township 23 ODYD Plan EPP32546
Zoning Classification: RR3 - Rural Residential 3

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. DP16-0147 for Lot 1 Section 20 Township 23 ODYD Plan EPP32546, located at 2296 Dewdney Road, Kelowna, BC to allow the construction of an accessory building 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";

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

Section 12.3.6(b): RR3 - Rural Residential 3

To vary the maximum height of an accessory building from 4.5m required to 7.5m proposed;

Section 6.5.8(a): Accessory Development

To vary the minimum front yard setback from 12.0m required to 0.32m proposed for an accessory building;

AND THAT a variance to the following schedule of the Subdivision, Development, and Servicing Bylaw No. 7900 be granted:

Schedule 4: Design Standards - Highways: Section 4.6 Curb and Gutter, Sidewalks and Bike Lanes

To vary the maximum driveway width from 6.0m required to 13.0m proposed

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

2. PERFORMANCE SECURITY

None required.

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.

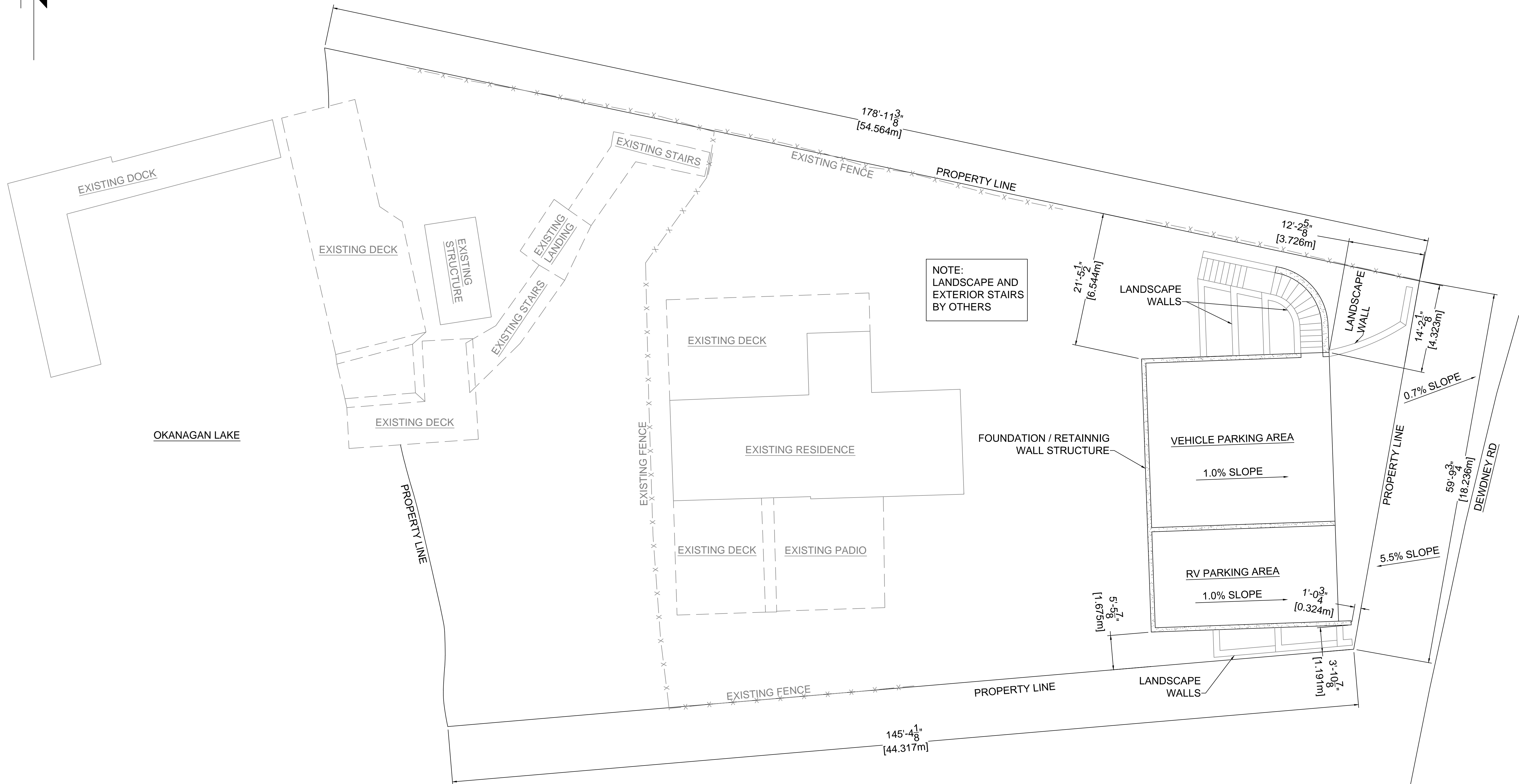
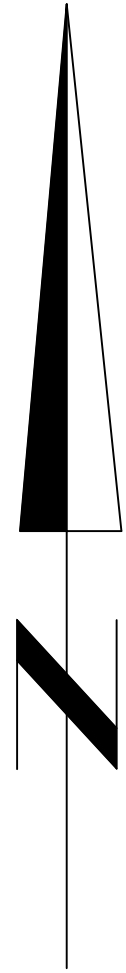
5. APPROVALS

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.



SCHEDULEA

This forms part of development
Permit # DVP16-0147

Planner
Initials TB

City of Kelowna

COMMUNITY PLANNING

press developments

PROJECT DESIGN & DEVELOPMENT

BOX 6151

FORT ST. JOHN, BC, V1J 4H7

(250) 329-7515

steve@pressdevelopments.com

THE DRAWINGS AND DIMENSIONS AS SHOWN ARE BASED ON ESTIMATED EXISTING CONDITIONS AND MEASUREMENTS. ALL DESIGNS AND DIMENSIONS HEREIN ARE SUBJECT TO CHANGE PER ACTUAL AND CONFIRMED SITE CONDITIONS AND MEASUREMENTS.

OWNER AND CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

OWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND / OR SAVED, OR IN ANY DANGER OR BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

ISSUES		
No.	DATE	DESCRIPTION
1	22/01/16	REVIEW
2	09/03/16	PERMIT

REVISIONS		
No.	DATE	DESCRIPTION
A	28/04/16	RETAINING WALLS

PARKING RETAINING WALLS		
PROJECT	CLIENT	DRAWING TITLE
	POMEROY	SITE PLAN

DATE	JANUARY 22, 2016
SCALE	1/8" = 1'-0"
DRAWN	SWL
PROJECT No.	14006
DRAWING No.	

A1

OWNER AND CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, BUILDING CODES, AND GRADE REQUIREMENTS.

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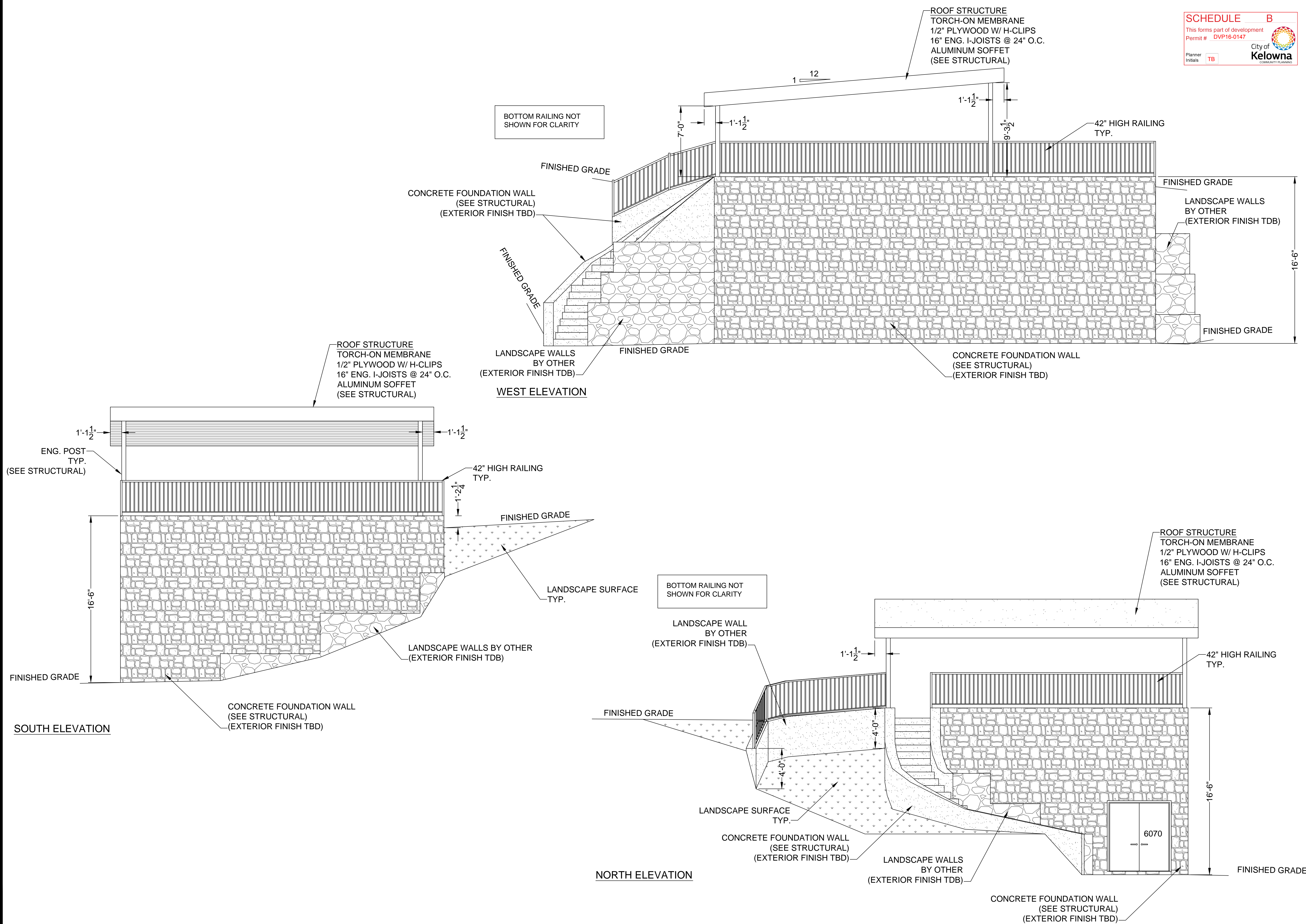
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No.	DATE	DESCRIPTION
1	22/01/16	REVIEW
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No.	DATE	DESCRIPTION
A	28/04/16	RETAINING WAL

ELEVATIONS

A2



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REVISIONS

No.	DATE	DESCRIPTION
A	28/04/16	RETAINING WALLS

PROJECT
PARKING RETAINING WALLS

CLIENT
POMEROY

DRAWING
TITLE
FOUNDATION

DATE
JANUARY 22, 2016

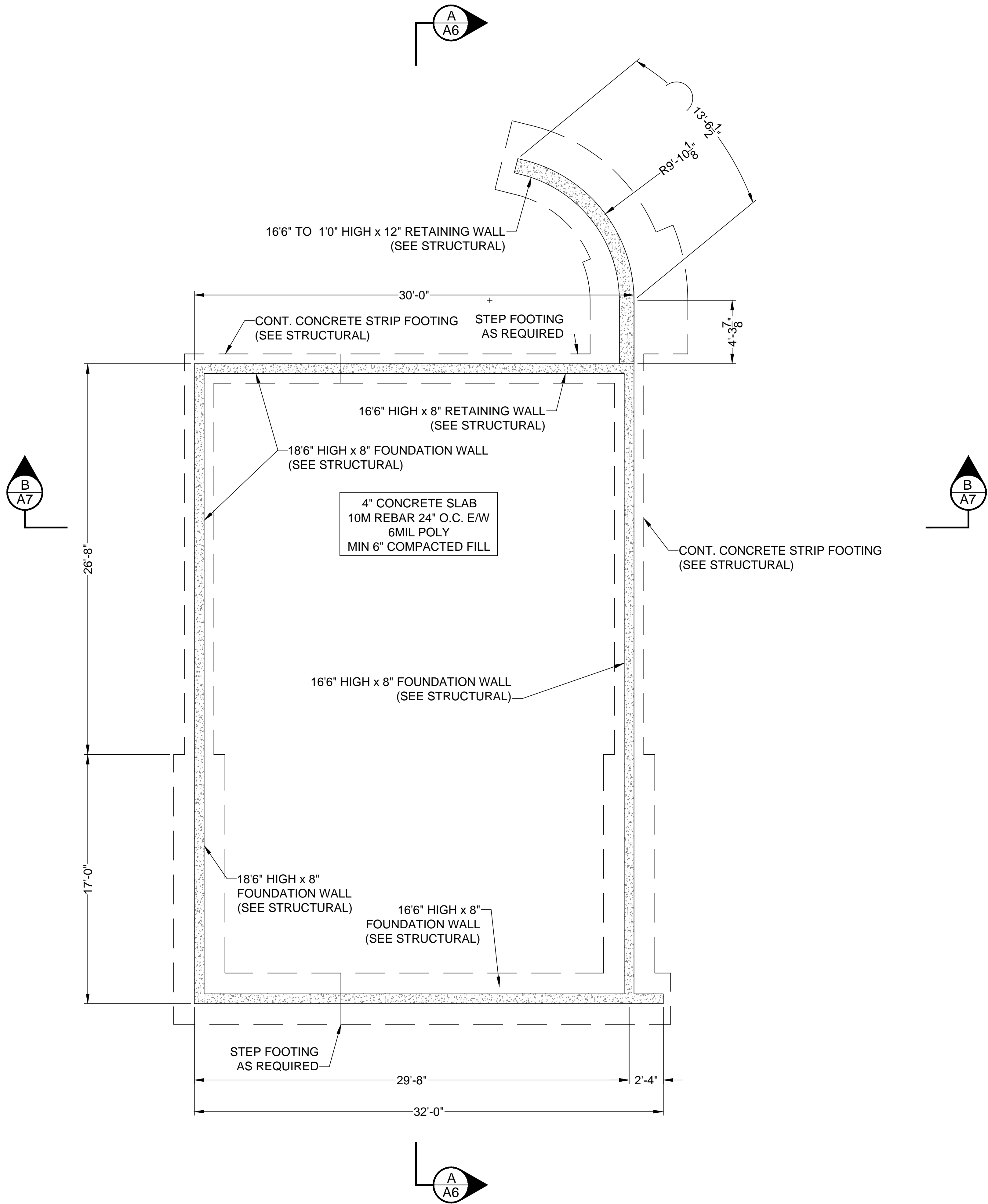
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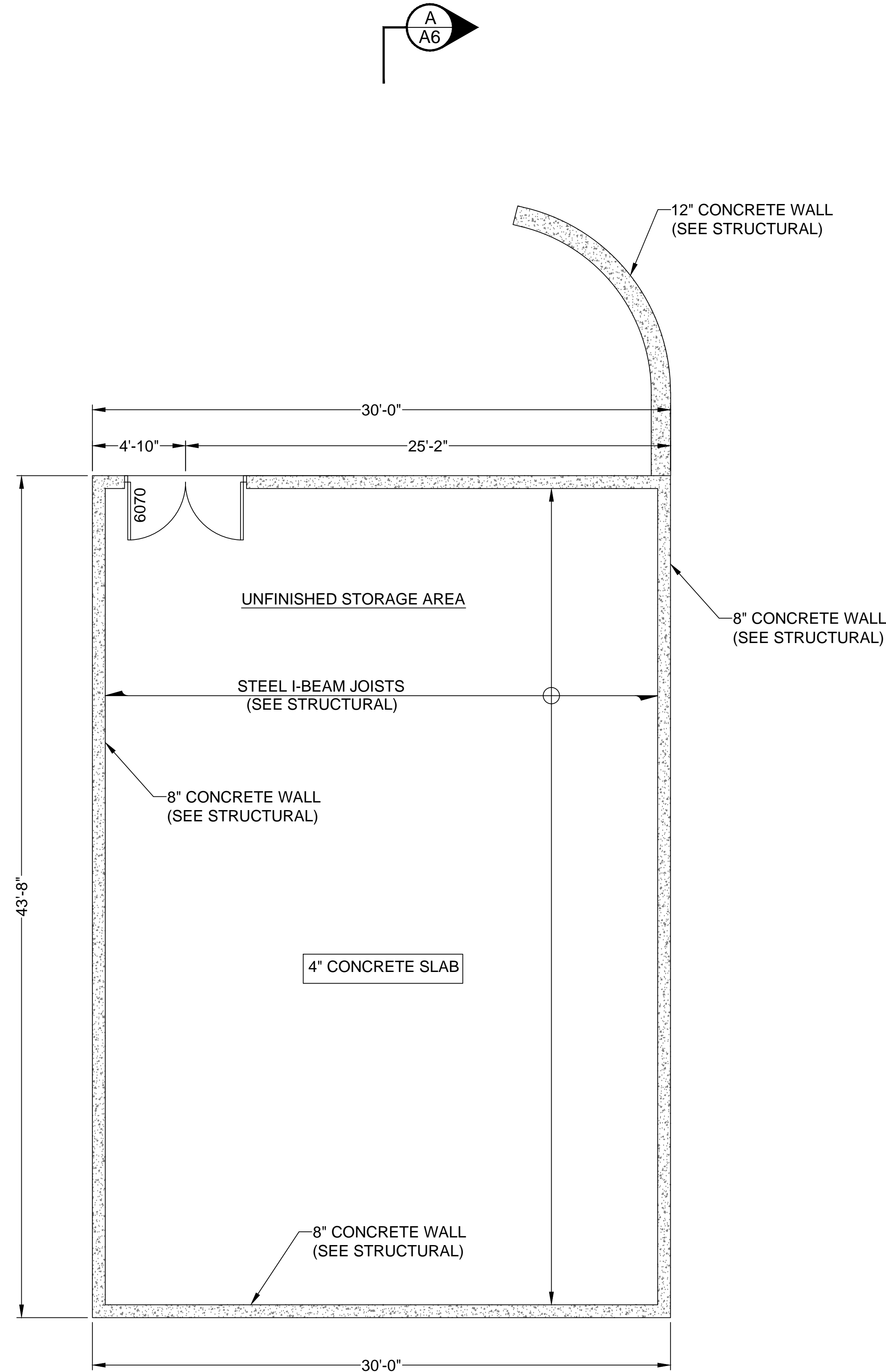
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SWL

PROJECT
No. 14006

DRAWING
No.

A3





SCHEDULE A

This forms part of development Permit # DVP16-0147

Planner Initials TB

City of Kelowna

COMMUNITY PLANNING

press developments

PROJECT DESIGN & DEVELOPMENT

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1	22/01/16	REVIEW
2	09/03/16	PERMIT

REVISIONS		
No.	DATE	DESCRIPTION
A	28/04/16	RETAINING WALLS

PROJECT	PARKING RETAINING WALLS	
	CLIENT	POMEROY
DRAWING TITLE	UN-FINISHED STORAGE LEVEL	

DATE	JANUARY 22, 2016	
SCALE	1/4" = 1'-0"	
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PROJECT No.	14006	
DRAWING No.		

A4

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2	09/03/16	PERMIT

REVISIONS

No.	DATE	DESCRIPTION
A	28/04/16	RETAINING WALLS

PROJECT PARKING RETAINING WALLS

CLIENT POMEROY

DRAWING TITLE

PARKING LEVEL

DATE JANUARY 22, 2016

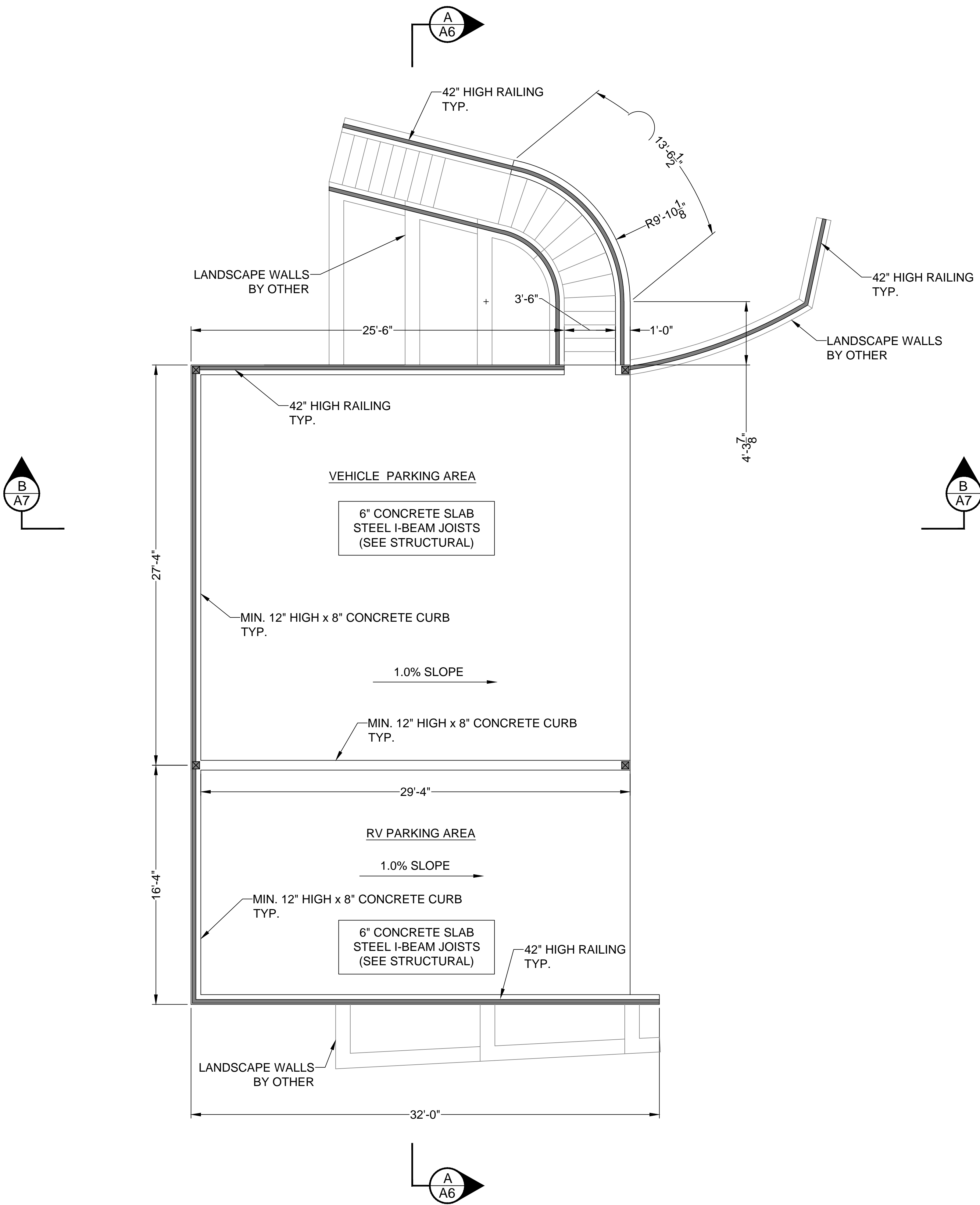
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PROJECT No. 14006

DRAWING No.

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REVISIONS

No.	DATE	DESCRIPTION
A	28/04/16	RETAINING WALLS

PROJECT
PARKING RETAINING WALLS

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POMEROY

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TITLE
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DATE
JANUARY 22, 2016

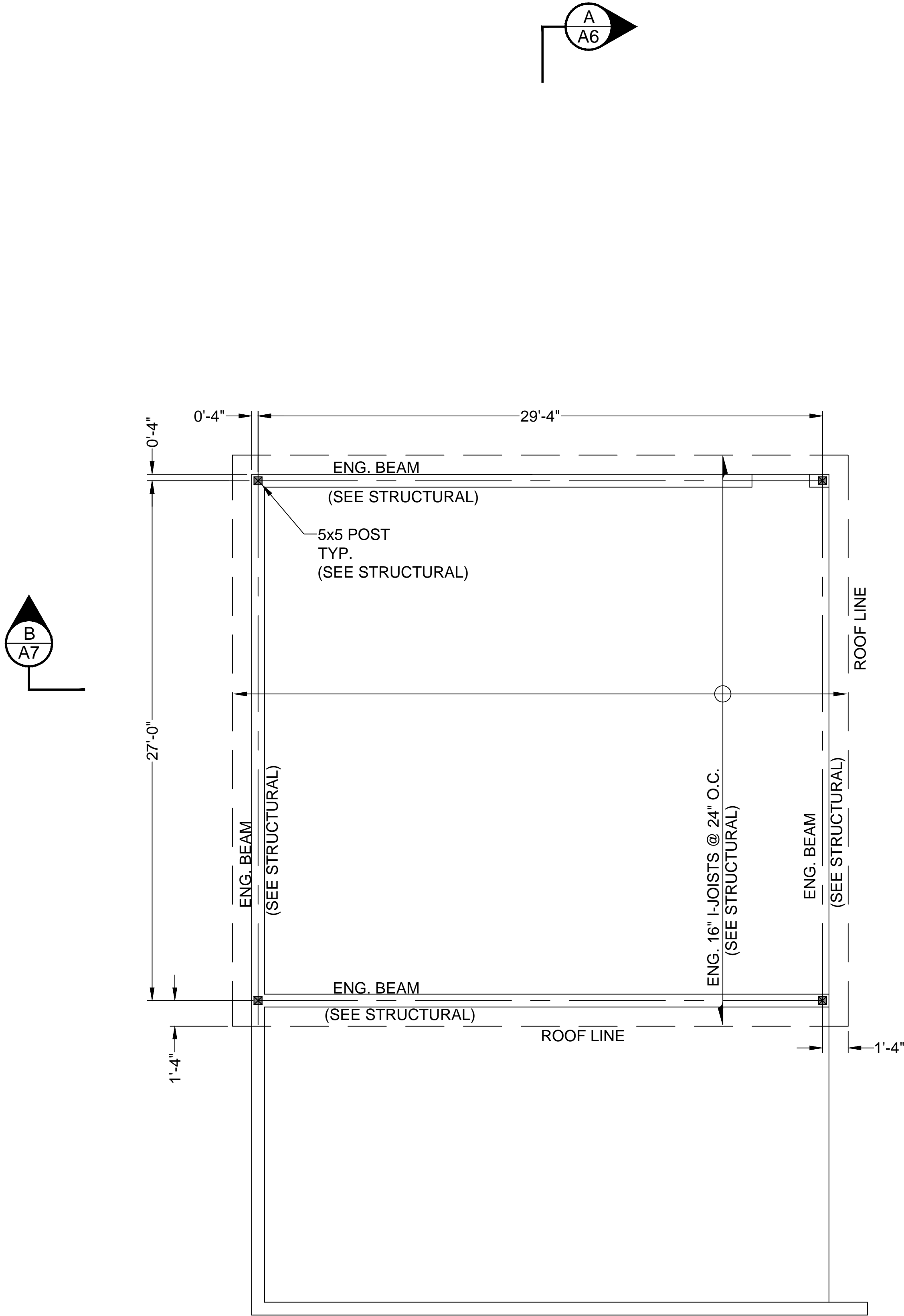
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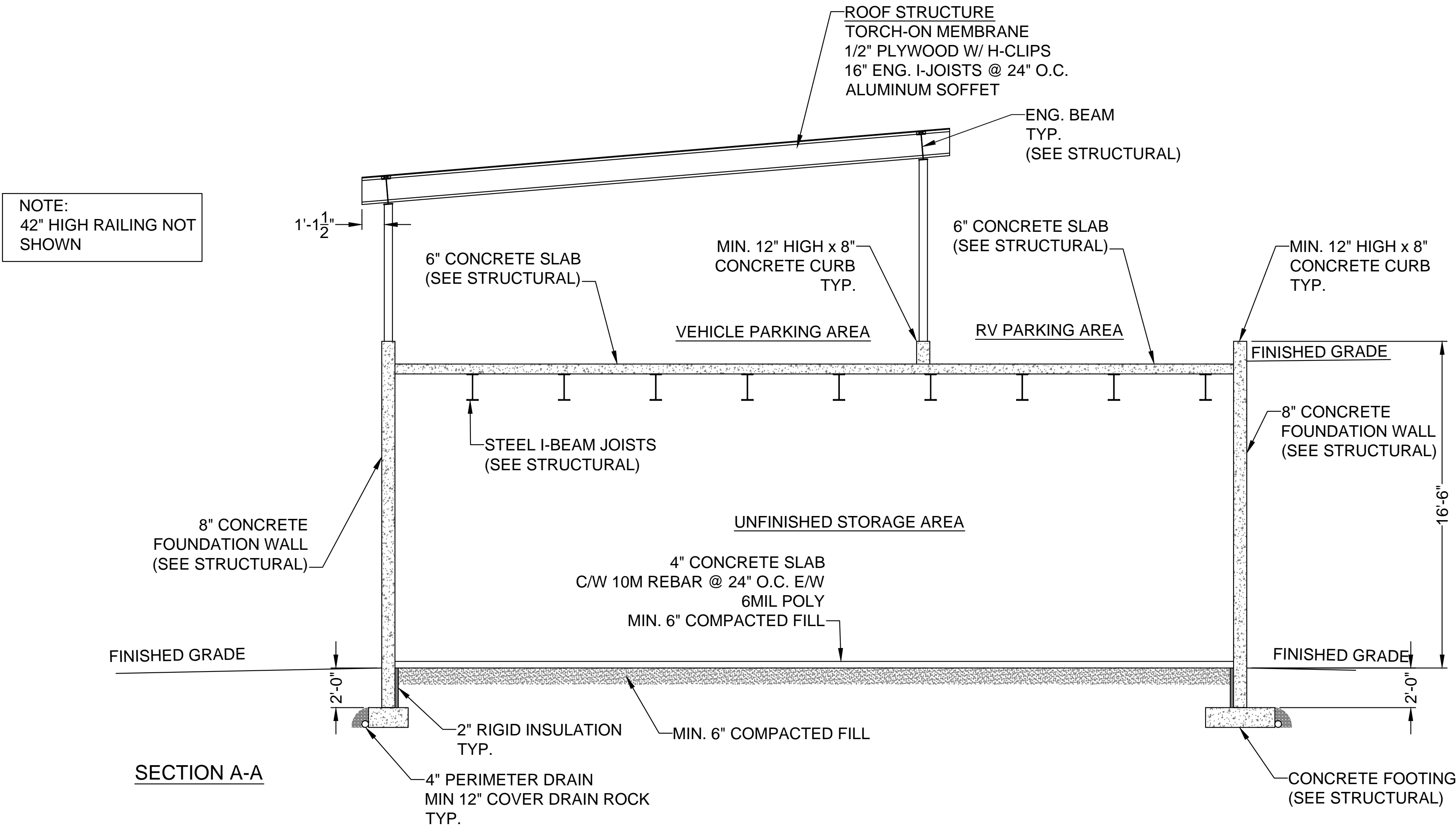
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PROJECT
No. 14006

DRAWING
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REVISIONS		
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A	28/04/16	RETAINING WALLS

PROJECT	PARKING RETAINING WALLS	
	CLIENT	POMEROY
DRAWING TITLE	SECTION A-A	

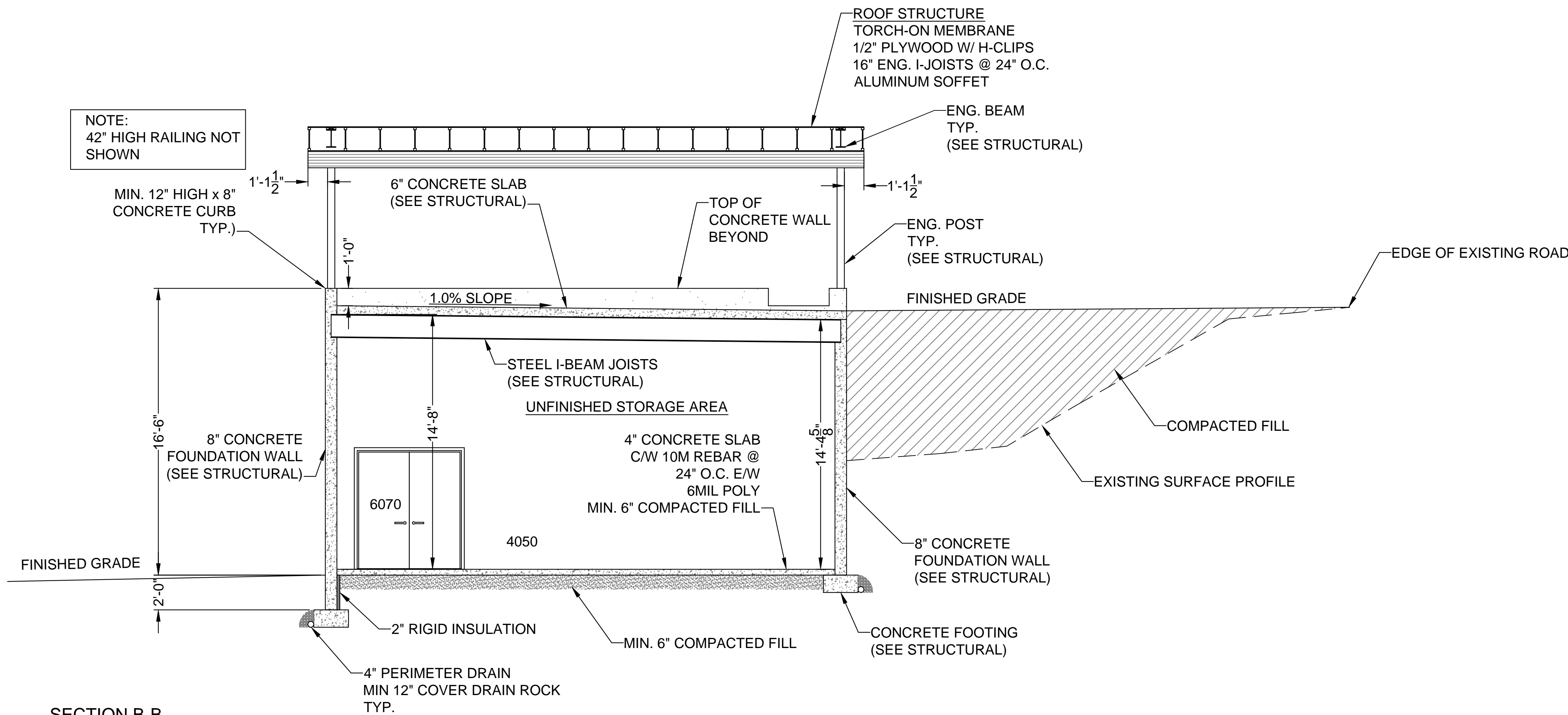
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DRAWING No.	

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SECTION B-B

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PROJECT
PARKING RETAINING WALLS

CLIENT
POMEROY

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TITLE
SECTION B-B

DATE
JANUARY 22, 2016

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PROJECT
No. 14006

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