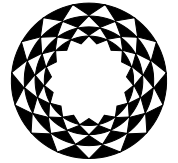


Development Variance Permit DVP21-0031

ATTACHMENT		A
This forms part of application # DVP21-0031		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



Kelowna

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

4303 Ladd Court

and legally known as

Lot 19 Section 31 Township 29 ODYD Plan EPP94940

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

Single-Family Dwelling (RU1 – Large Lot Housing)

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

Date of Council Decision April 20th, 2021

Decision By: COUNCIL

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: Kevin Bruce & Valerie Virgina Nichol

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 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 variances to the following section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.1.6(c): RU1 - Large Lot Housing, Development Regulations:

To vary the front yard setback from 6.0m required to 3.0m proposed.

Section 13.1.6(d): RU1 - Large Lot Housing, Development Regulations:

To vary the side yard setback from 2.3m required to 1.5m proposed.

Section 13.1.6(e): RU1 - Large Lot Housing, Development Regulations:

To vary the rear yard setback from 7.5m required to 6.0m proposed.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. 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
This forms part of application		
# DVP21-0031		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

A

Planner Initials TC

<u>LOT COVERAGE</u>		
MAIN FLOORS	=	1,210 SQ.FT.
GARAGES	=	466 SQ.FT.
COVERED DECKS/PATIO	=	183 SQ.FT.
COVERED ENTRY(S)	=	62 SQ.FT.
<hr/>		
TOTAL FOOTPRINT	=	1,921 SQ.FT.
TOTAL LOT SQ. FT.	=	8,687.96 SQ. FT.
<hr/>		
TOTAL COVERAGE	=	22.1%

SCALE: 1/8" = 1'

**CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.**



AREA: 1,014 SQ. FT.
(EXCLUDING STAIRS & STORAGE/MECH)

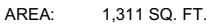
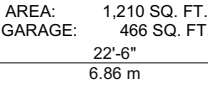
$$\frac{3}{4}$$

DATE : FEB-04-2021

LOI #19
THE ORCHARD

Cell: (250) 258-7819
E-mail: mullinsdrafting@shaw.ca





City of Kelowna
DEVELOPMENT PLANNING

MULLINS
DESIGN GROUP