



# Development Variance Permit DVP21-0082

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

**664 Patterson Avenue**

and legally known as

**Lot 2 District Lot 14 Osoyoos Division Yale District Plan 31764**

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

**Single Dwelling Housing and Carriage House**

With a variance to the following section of Zoning Bylaw No. 8000:

## **Section 9.5b.1(g): Carriage House Regulations**

To vary the maximum height of a carriage house to be higher than the height of the principal dwelling, as measured to the midpoint, to a maximum of 4.8 m.

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

Date of Council Decision June 22, 2021

Decision By: COUNCIL

Development Permit Area: N/A

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: MRL – Multiple Unit Residential (Low Density)

## **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: Scott Carmen Wells & Hilary Evelyn Wells

Applicant: Harmony Coordination Systems Ltd.

Planner: K. Brunet

Terry Barton  
Community 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) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A"; and
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B".

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

## 3. PERFORMANCE SECURITY

None required.

## 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.**





SCHEDULE

B

This forms part of application  
# DVP21-0082

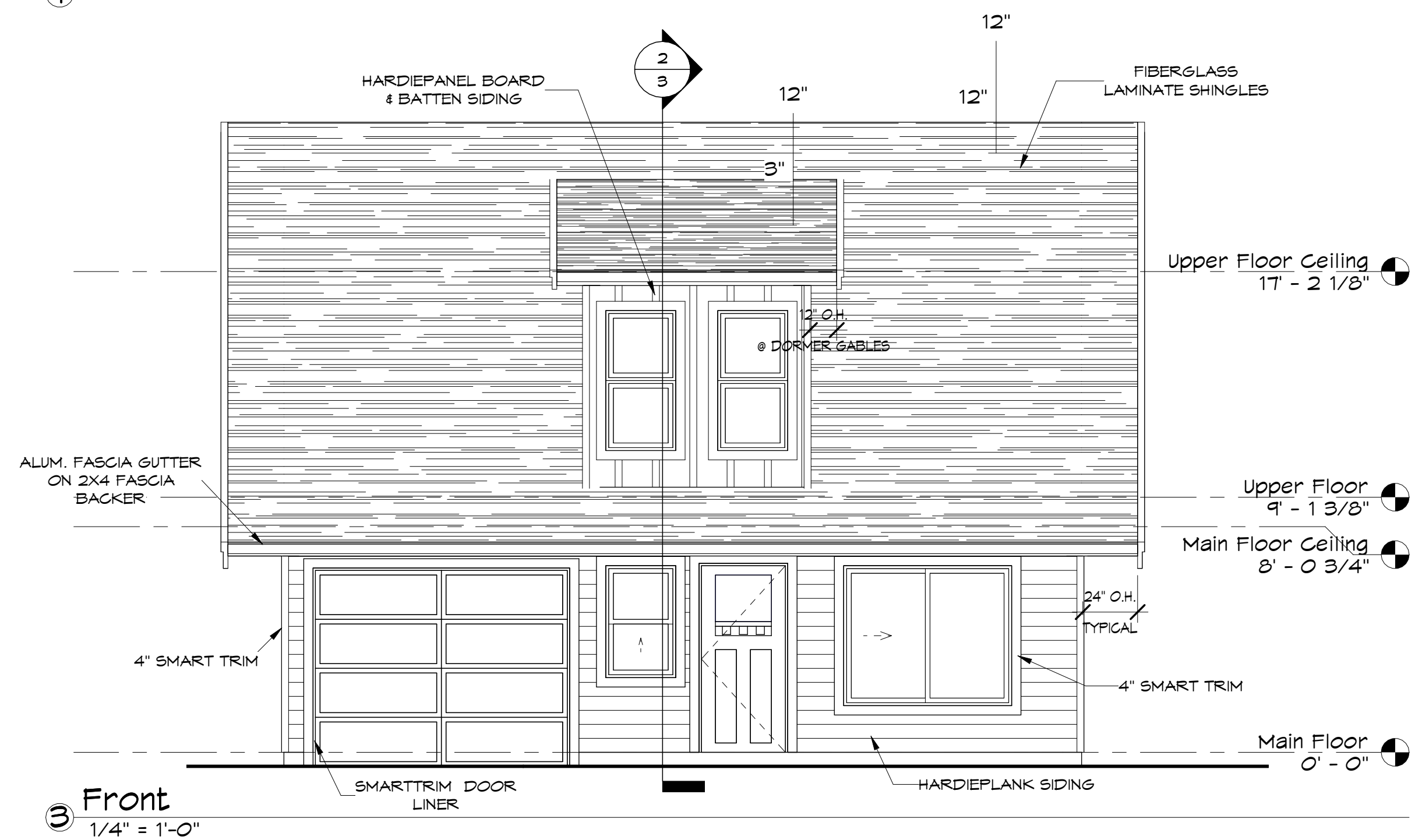
Planner  
Initials KB



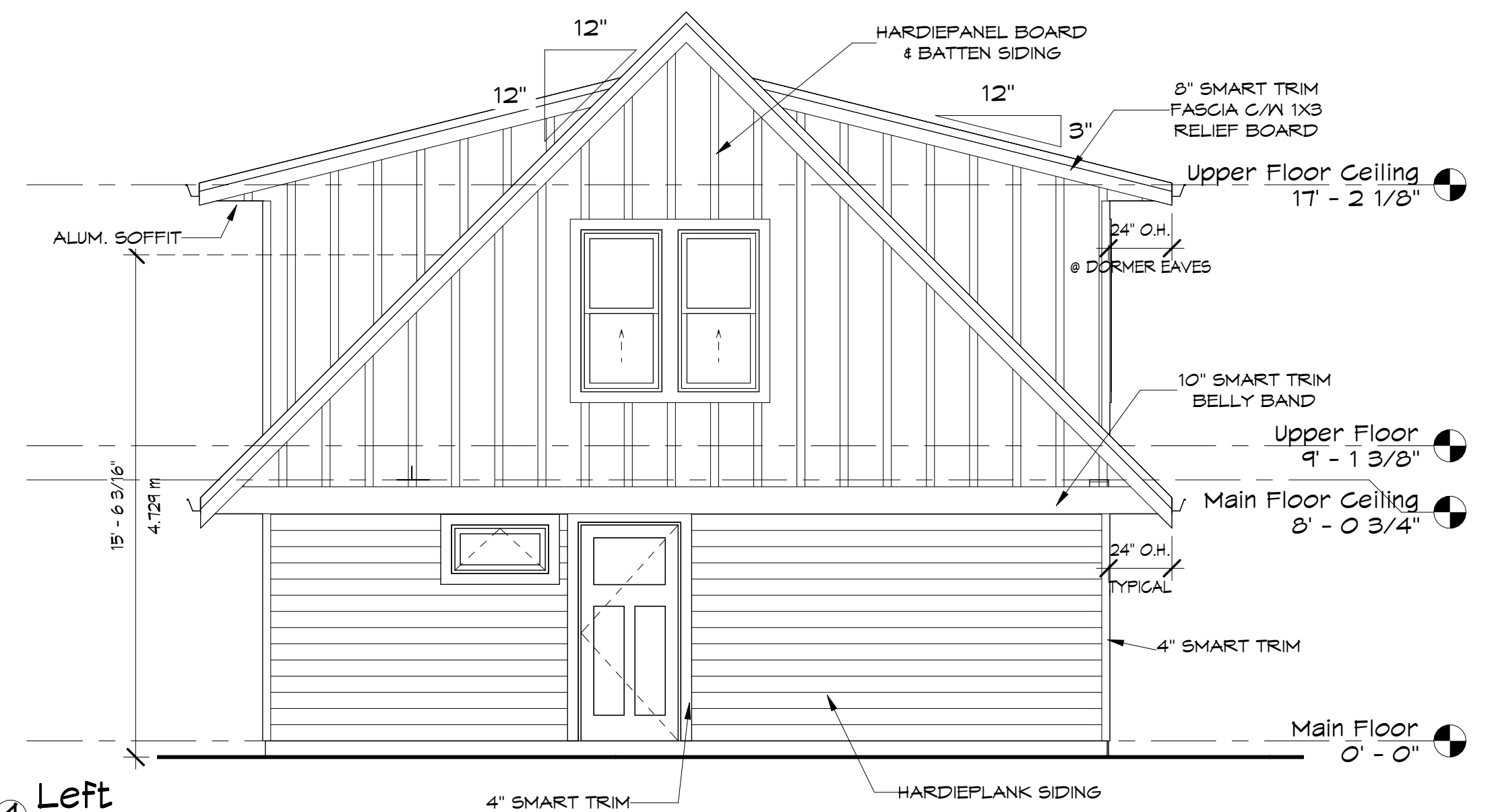
① Front 3D



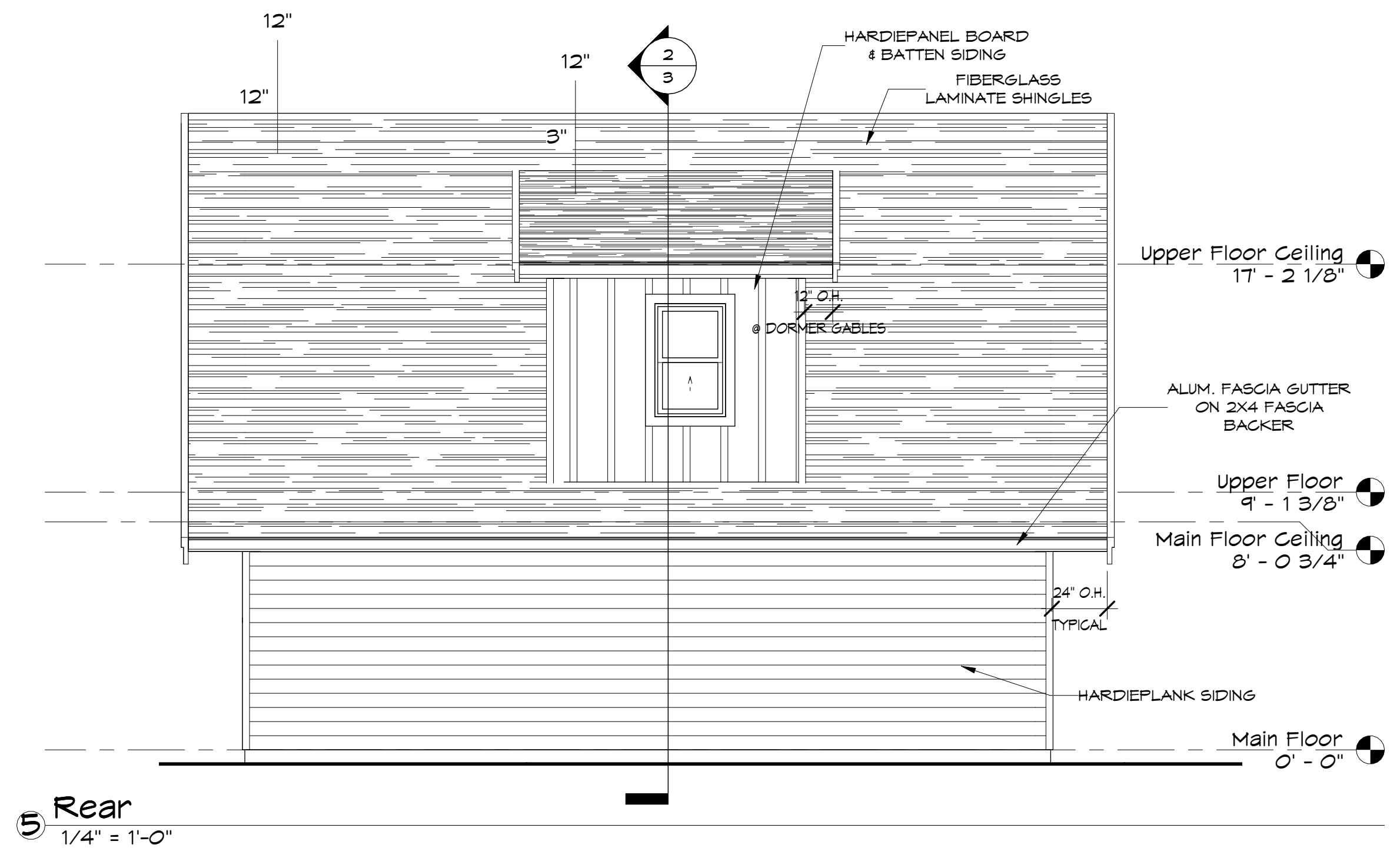
② Rear 3D



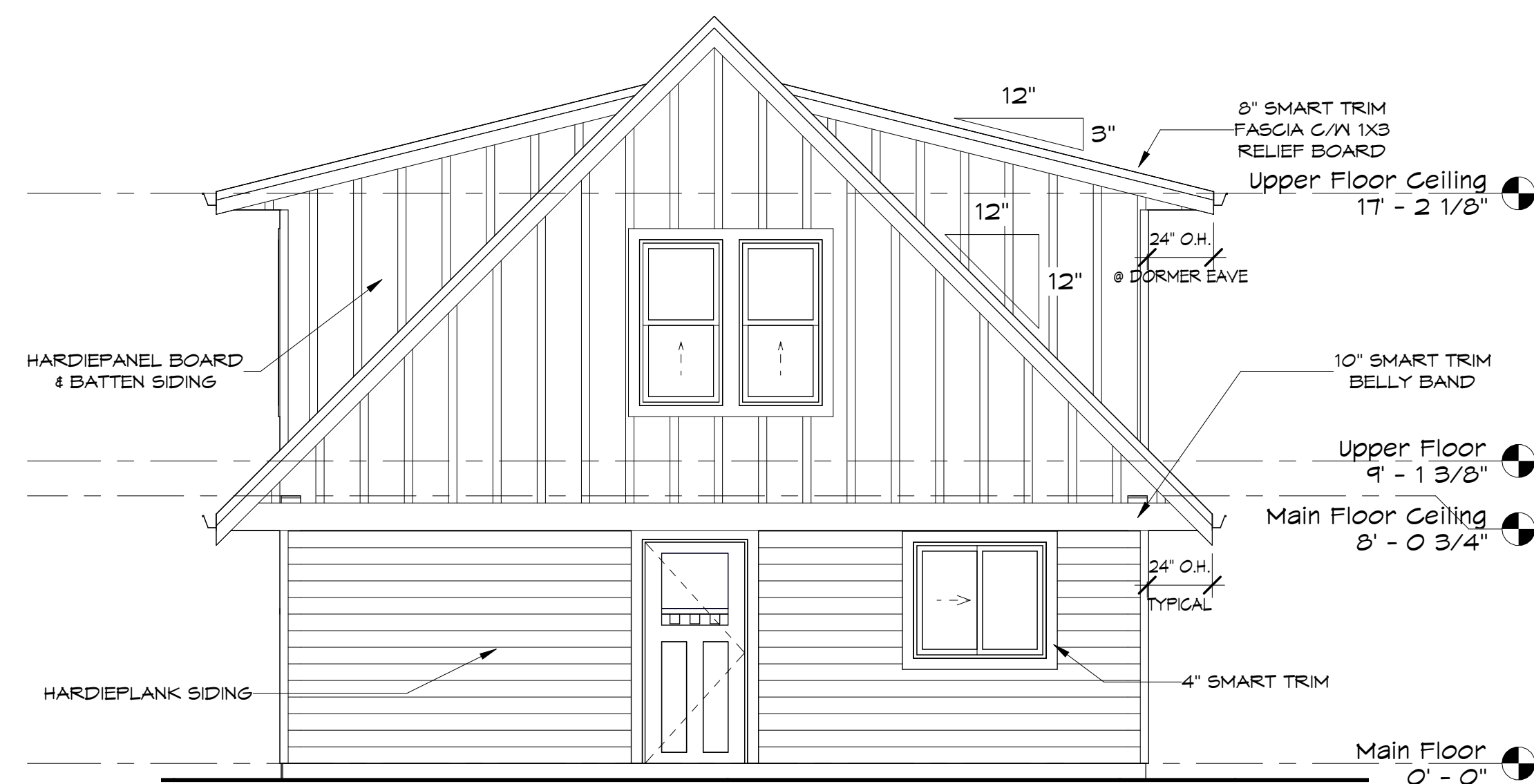
③ Front  
1/4" = 1'-0"



④ Left  
1/4" = 1'-0"



⑤ Rear  
1/4" = 1'-0"



⑥ Right  
1/4" = 1'-0"

ISSUED FOR  
CONSTRUCTION

HARMONY  
HOMES

HARMONY CO-ORDINATION SERVICES LTD.  
PHONE: (250)765-5191  
#201 - 833 FINNS ROAD, KELOWNA, B.C.

PROPOSED RESIDENCE OF:  
**MR. & MRS. WELLS**  
KELOWNA, B.C.

DRAWING SCALE: 1/4" = 1'-0"

DATE: MARCH 25, 2021

REV. DATE: MAY 25, 2021

DRN. BY: J.A.S.

Creating Homes, Building Relationships

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