



# Development Variance Permit DVP21-0082

City of  
**Kelowna**

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.

<u>Date of Council Decision</u>	June 22, 2021
<u>Decision By:</u>	COUNCIL
<u>Development Permit Area:</u>	N/A
<u>Existing Zone:</u>	RU6 – Two Dwelling Housing
<u>Future Land Use Designation:</u>	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.

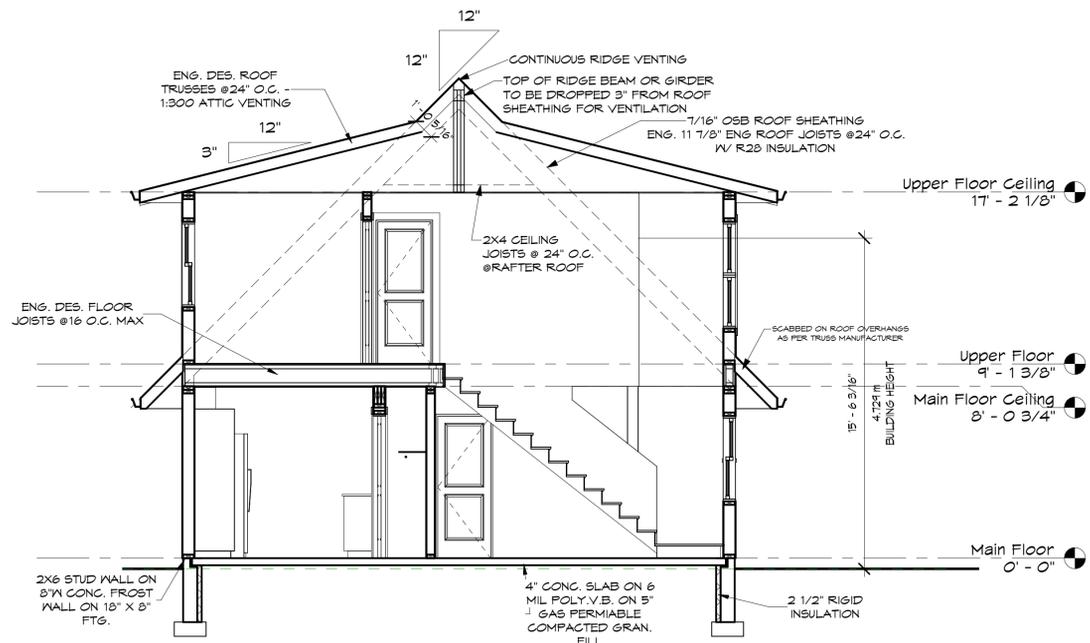
## 5. INDEMNIFICATION

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.**



Section 1  
1/4" = 1'-0"

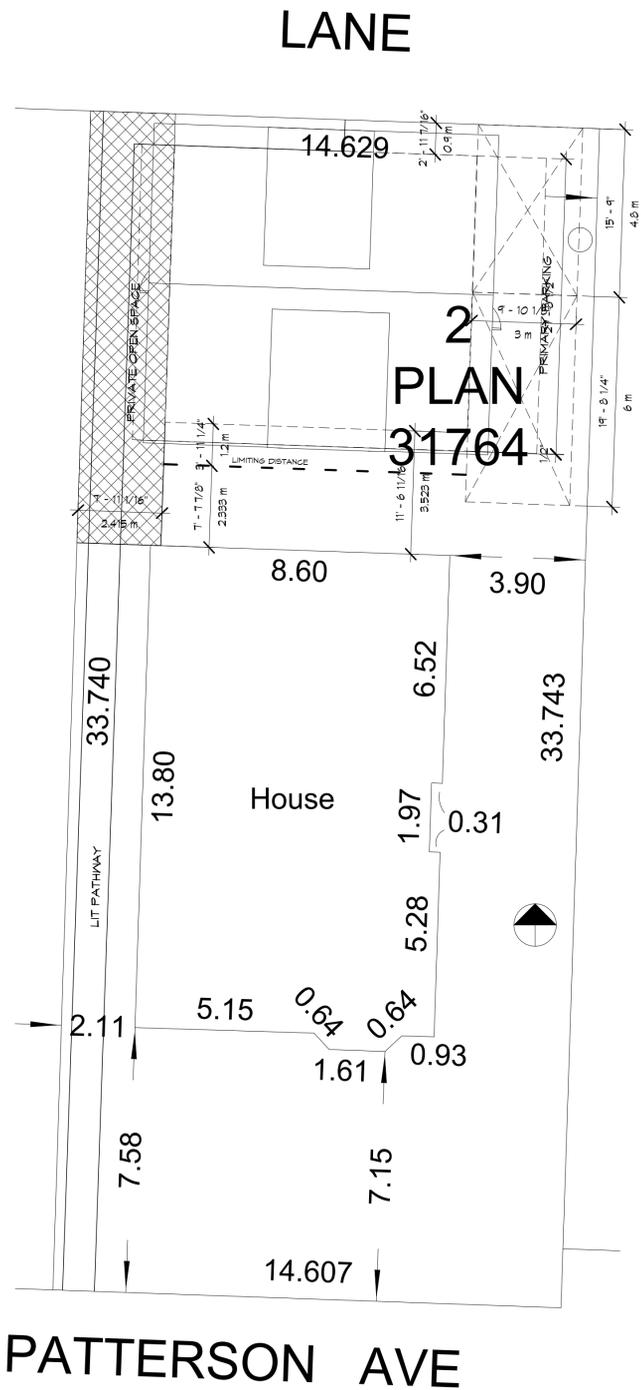
CARRIAGE RIGHT ELEVATION		
WALL AREA	459.6 SF	42.7 SM
LIMITING DISTANCE	7' - 11 7/16"	2.424 m
% OF ALLOWABLE OPENINGS	15.01%	
AREA OF ALLOWABLE OPENINGS	68.99 SF	6.41 SM
PROPOSED OPENINGS	45.33 SF	4.21 SM

CARRIAGE REAR ELEVATION		
WALL AREA	318.26 SF	29.57 SM
LIMITING DISTANCE	3' - 11 1/4"	1.200 m
% OF ALLOWABLE OPENINGS	7.00%	
AREA OF ALLOWABLE OPENINGS	22.23 SF	2.07 SM
PROPOSED OPENINGS	12.5 SF	1.16 SM

REAR ELEVATION		
WALL AREA	272.75 SF	25.34 SM
LIMITING DISTANCE	7' - 7 15/32"	2.323 m
% OF ALLOWABLE OPENINGS	16.36%	
AREA OF ALLOWABLE OPENINGS	44.62 SF	4.15 SM
PROPOSED OPENINGS	40 SF	3.72 SM

CARRIAGE HOME LOT CALCULATIONS		
PRIMARY HOME FLOOR AREA	1280.15 SF	118.93 SM
75% ALLOWABLE AREA	960.11 SF	89.2 SM
PROPOSED CARRIAGE AREA	455 SF	42.12 SM
CARRIAGE HOME ALLOWABLE LG	14 %	
LOT AREA	5309.17 SF	493.23 SM
ALLOWABLE CARRIAGE LG	743.28 SF	69.05 SM
PROPOSED CARRIAGE LG	740 SF	68.75 SM

Site  
1/8" = 1'-0"



CARRIAGE FRONT ELEVATION		
WALL AREA	316.95 SF	29.45 SM
LIMITING DISTANCE	12' - 9 17/32"	3.900 m
% OF ALLOWABLE OPENINGS	37.65%	
AREA OF ALLOWABLE OPENINGS	119.33 SF	11.09 SM
PROPOSED OPENINGS	71.33 SF	6.63 SM

CARRIAGE LEFT ELEVATION		
WALL AREA	459.6 SF	42.7 SM
LIMITING DISTANCE	11' - 5 19/32"	3.495 m
% OF ALLOWABLE OPENINGS	25.82%	
AREA OF ALLOWABLE OPENINGS	118.67 SF	11.02 SM
PROPOSED OPENINGS	29.5 SF	2.74 SM

**SCHEDULE A**

This forms part of application  
# DVP21-0082

Planner Initials **KB**

City of Kelowna  
DEVELOPMENT PLANNING

- ROOF CONSTRUCTION**
- FIBERGLASS LAMINATE SHINGLES
  - 30# ROOFING FELT
  - 7/16" O.S.B. ROOF SHEATHING C/M "H" CLIPS
  - ENGINEER DESIGNED ROOF TRUSSES
  - R-40 INSULATION
  - 6 MIL POLY. VAPOUR BARRIER
  - 1/2" GYPSUM BOARD

- EXTERIOR WALL CONSTRUCTION**
- HARDIE PLANK SIDING
  - TYVEK OR EQUIVARIANT AIR BARRIER
  - 7/16" O.S.B. SHEATHING
  - 2X6 SPPF STUDS @24" O.C.
  - R-22 INSULATION
  - 6 MIL POLY. VAPOUR BARRIER
  - 1/2" GYPSUM BOARD

- INTERIOR FLOOR CONSTRUCTION**
- FINISHED FLOORING
  - 3/8" PLYWOOD UNDER TILED AREA
  - 3/4" T&G FIR PLYWOOD SUBFLOOR
  - ENGINEER DESIGNED FLOOR SYSTEM @16" O.C. MAX
  - 1/2" GYPSUM BOARD

- SLAB ON GRADE SLAB CONSTRUCTION**
- 4" CONC. SLAB @20 MPA
  - 6 MIL POLY. VAPOUR BARRIER
  - 5" GAS-PERMIABLE COMPACTED GRAN. FILL
- GARAGE SLAB CONSTRUCTION**
- 4" CONC. SLAB @32MPA
  - 5" COMPACTED GRAN. FILL
  - SLAB SLOPED TO O.H. DOOR

- STAIR CONSTRUCTION**
- 14 EQUAL RISERS OF 5/8" PLYWOOD
  - 10" RUN
  - 11" TREADS OF 1" O.S.B.
  - 2X12 STRINGERS
  - 2'-10" HANDRAILS

- GENERAL NOTES**
- ALL WORK TO BE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE 2018, CURRENT ELECTRICAL AND PLUMBING CODES AND ALL LOCAL BUILDING CODE AND BYLAWS WHICH MAY TAKE PRECEDENCE.
  - ALL WORK SHALL BE PERFORMED IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
  - WRITTEN DIMENSIONS TO BE FOLLOWED. DO NOT SCALE FROM DRAWINGS!
  - ALL FLOOR JOISTS AND BEAMS TO BE D-FIR/LARCH #2 OR BETTER UNLESS NOTED OTHERWISE
  - WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH 45 LB. FELT, 6 MIL. POLY. OR OTHER APPROVED METHOD
  - PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS AT MAXIMUM 60" O.C. AND AT ALL CORNERS.
  - ALL MEASUREMENTS, GRADES AND LEVELS TO BE VERIFIED ON SITE BEFORE COMMENCING CONSTRUCTION.
  - PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION AND TO THEIR APPROVAL.
  - ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPA AT 28 DAYS.

- FLOOR JOIST SPANS OF MORE THAN 70" SHALL BE BRIDGED AT MID-SPAN OR AT 70" O.C. MAXIMUM. BRIDGING SHALL BE 2X2" DIAGONAL TYPE CROSS BRIDGING INSTALLED AS PER THE B.C.B.C. 2018.
- FLASHING TO BE INSTALLED AT ALL PENETRATIONS IN ROOF SYSTEM AND CHANGES IN ROOF PLANE.
- ALL ELECTRICAL/PLUMBING FIXTURES TO BE VERIFIED WITH OWNER.
- FLASHING TO BE INSTALLED AT ALL CHANGES IN HORIZONTAL EXTERIOR FINISHINGS AND OVER ALL UNPROTECTED OPENINGS. CAULKING TO BE INSTALLED AROUND ALL UNFLASHED EXTERIOR OPENINGS.
- HARMONY HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- HARMONY HOMES MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY EFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. SHOULD DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE OUR OFFICES SO WE CAN MAKE THE NECESSARY CORRECTIONS.

- INTERIOR SWING DOORS**
- ROUGH OPENING IS ALWAYS 82 1/2" HIGH X 2" GREATER THAN THE NOMINAL DOOR SIZE  
EX. 28 X 68 = 34" X 82 1/2"
- INTERIOR BIFOLDS**
- ROUGH OPENINGS FOR 2 PANEL DOORS ARE 1 1/4" GREATER THAN THE NOMINAL DOOR WIDTH & 1 1/2" GREATER THAN DOOR HEIGHT.  
EX. 30 X 68 = 37 1/4" X 81 1/2"
- ROUGH OPENINGS FOR 4 PANEL DOORS ARE 1" GREATER THAN THE NOMINAL DOOR WIDTH & 1 1/2" GREATER THAN DOOR HEIGHT.  
EX. 50 X 68 = 61" X 81 1/2"

ISSUED FOR  
CONSTRUCTION



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: As indicated  
DATE: MARCH 25, 2021  
REV. DATE: MAY 25, 2021  
DRN. BY: J.A.S.

**SCHEDULE B**

This forms part of application  
# DVP21-0082



City of  
**Kelowna**  
DEVELOPMENT PLANNING

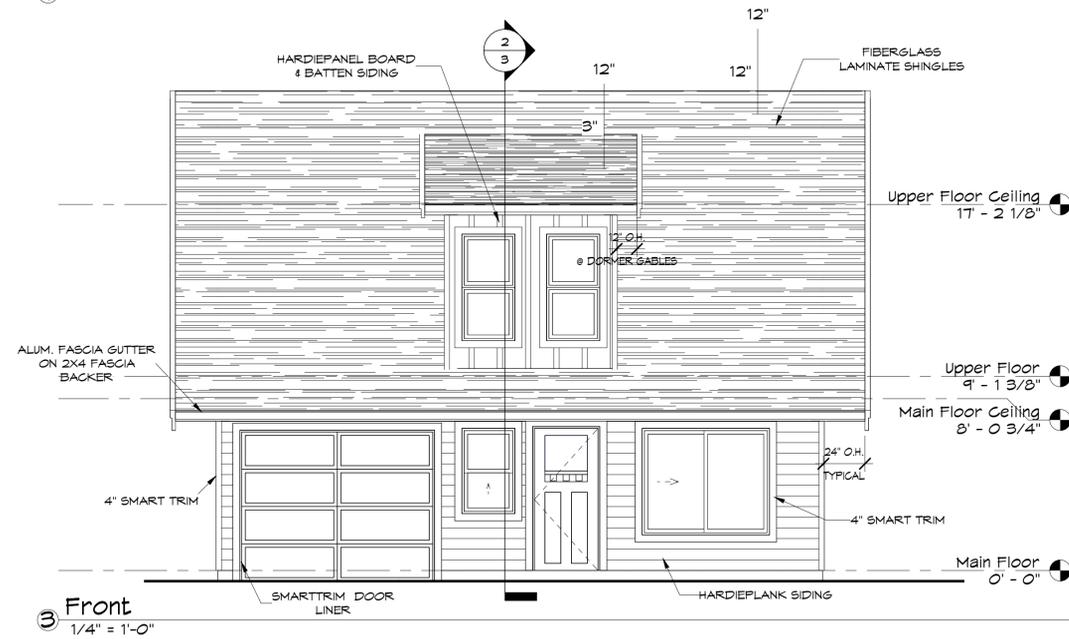
Planner  
Initials **KB**



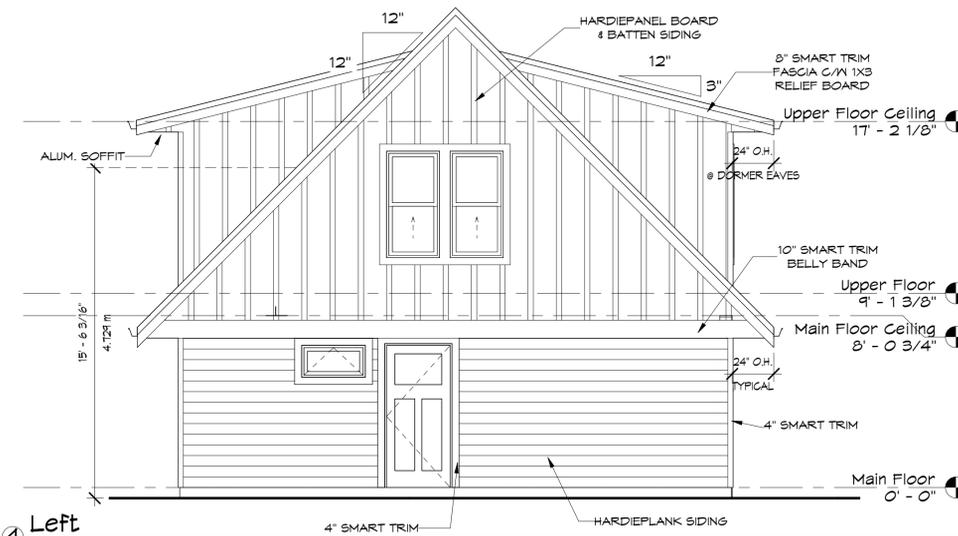
① Front 3D



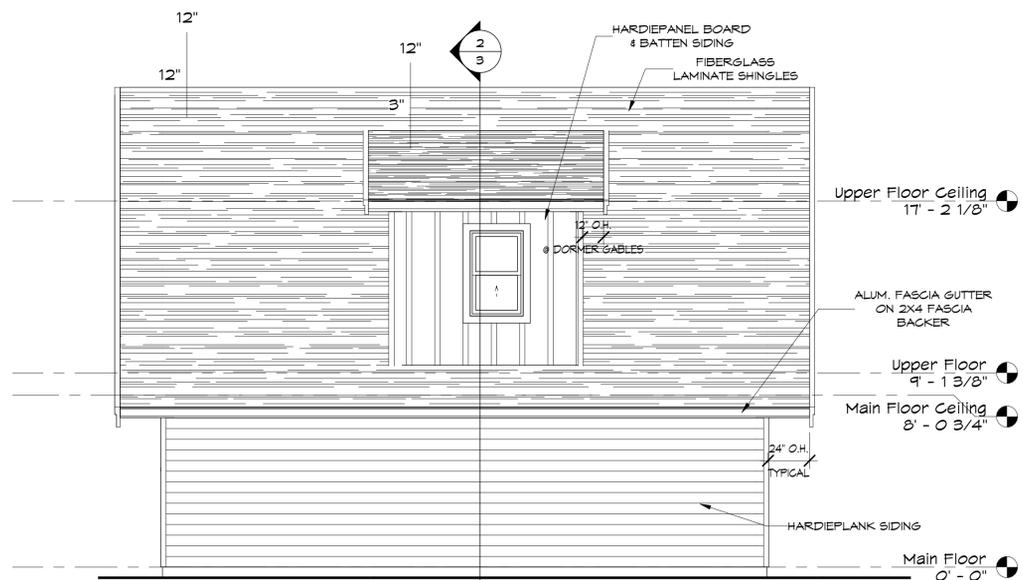
② Rear 3D



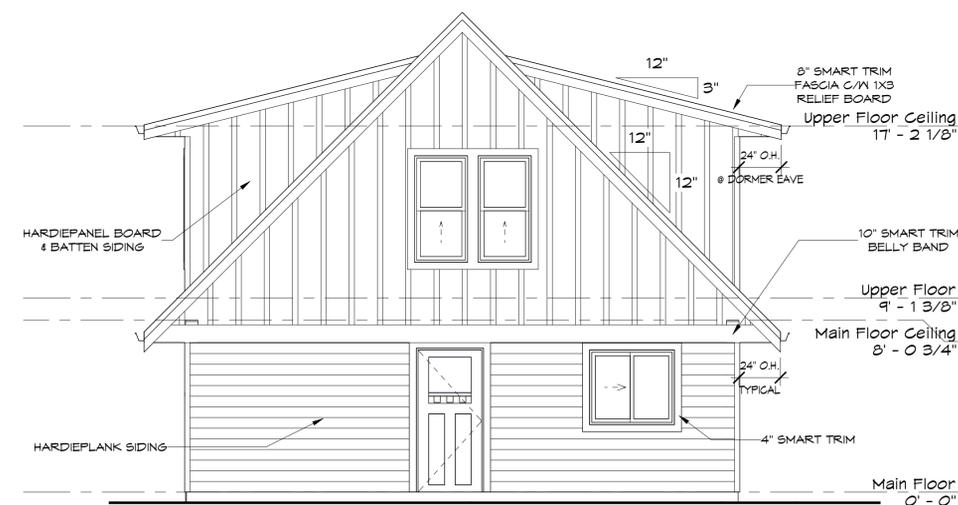
③ Front  
1/4" = 1'-0"



④ Left  
1/4" = 1'-0"



⑤ Rear  
1/4" = 1'-0"



⑥ Right  
1/4" = 1'-0"

**ISSUED FOR  
CONSTRUCTION**



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Creating Homes, Building Relationships