

City of
Kelowna

Development Permit & Development Variance Permit DVP20-0199

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

734 Mayfair Court

and legally known as

Lot 18, District Lot 143, ODYD, Plan 43270

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

Carriage House – 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 November 16, 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: Adam Wladyslaw Zurek

Applicant: John Frederick Watson

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

Section 9.5b.1(j): Specific Use Regulations, Carriage House Regulations – Development Regulations in Residential, Health District and Comprehensive Development Zones

To vary the rear yard setback from 1.5 m required to 1.38 m proposed.

Section 9.5b.1(k): Specific Use Regulations, Carriage House Regulations – Development Regulations in Residential, Health District and Comprehensive Development Zones

To vary the minimum distance to a principal dwelling from 3.0 m required to 1.16 m 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.**

BC LAND SURVEYOR'S SITE PLAN SHOWING LOCATION OF IMPROVEMENTS ON LOT 18, DL 143, ODYD, PLAN 43720.

PID: 016-429-311
 CIVIC ADDRESS: 734 MAYFAIR COURT
 CLIENT: WATSON

This document shows the relative location of proposed improvement(s) named above with respect to the boundaries of the described parcel. This document was prepared for the exclusive use of the client named herein. Lot dimensions shown are derived from Land Title Office records. This document shall not be used to define property lines or corners.

Scale 1:200 Metric. Distances shown are in metres and decimals thereof.

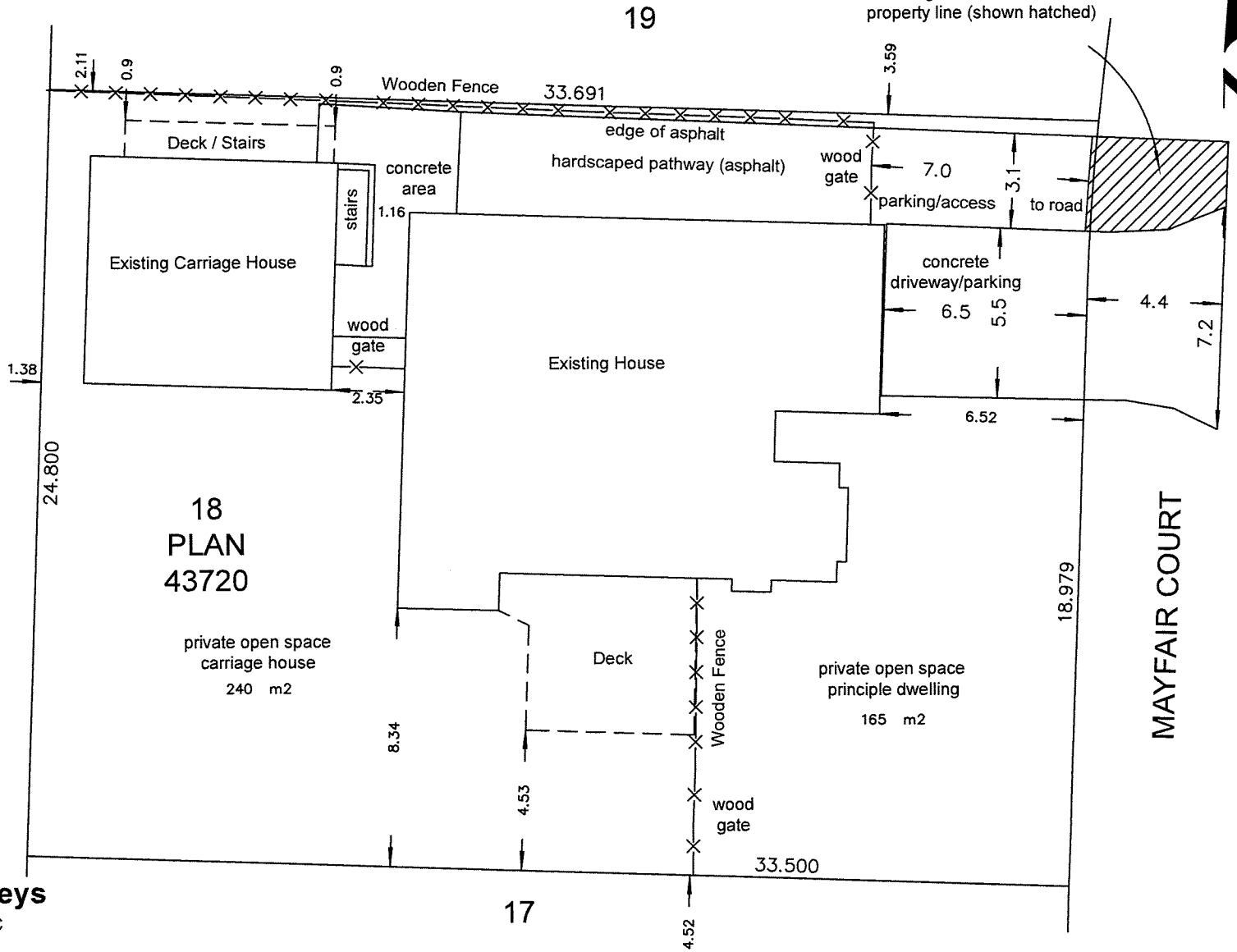
Notes:
 - Unregistered interests have not been included or considered.

Charges on Title:
 - Statutory Building Scheme KD76906.
 - Statutory Right of Way KD101064.

**A
 PLAN
 KAP50295**

DA Goddard Surveys

1315 St. Paul Street, Kelowna BC
 File: 415994-SP Sept 13, 2021
 © DA Goddard Surveys, 2021.



19

17

MAYFAIR COURT