

Development Variance Permit

DVP21-0011



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

3521 Scott Road

and legally known as

Lot 4 District Lot 134 ODYD District Plan 30577

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

Single Dwelling 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 16th, 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: John Dennis Kovacic and Christine Rose Kovacic

Applicant: John Dennis Kovacic

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		A
This forms part of application # DVP21-0011		
Planner Initials	GA	 City of Kelowna DEVELOPMENT PLANNING

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(d): RU1 - large Lot Housing Development Regulations

To vary the required minimum side yard from 2.3 m permitted to 2.0 m proposed.

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

3. INDEMNIFICATION

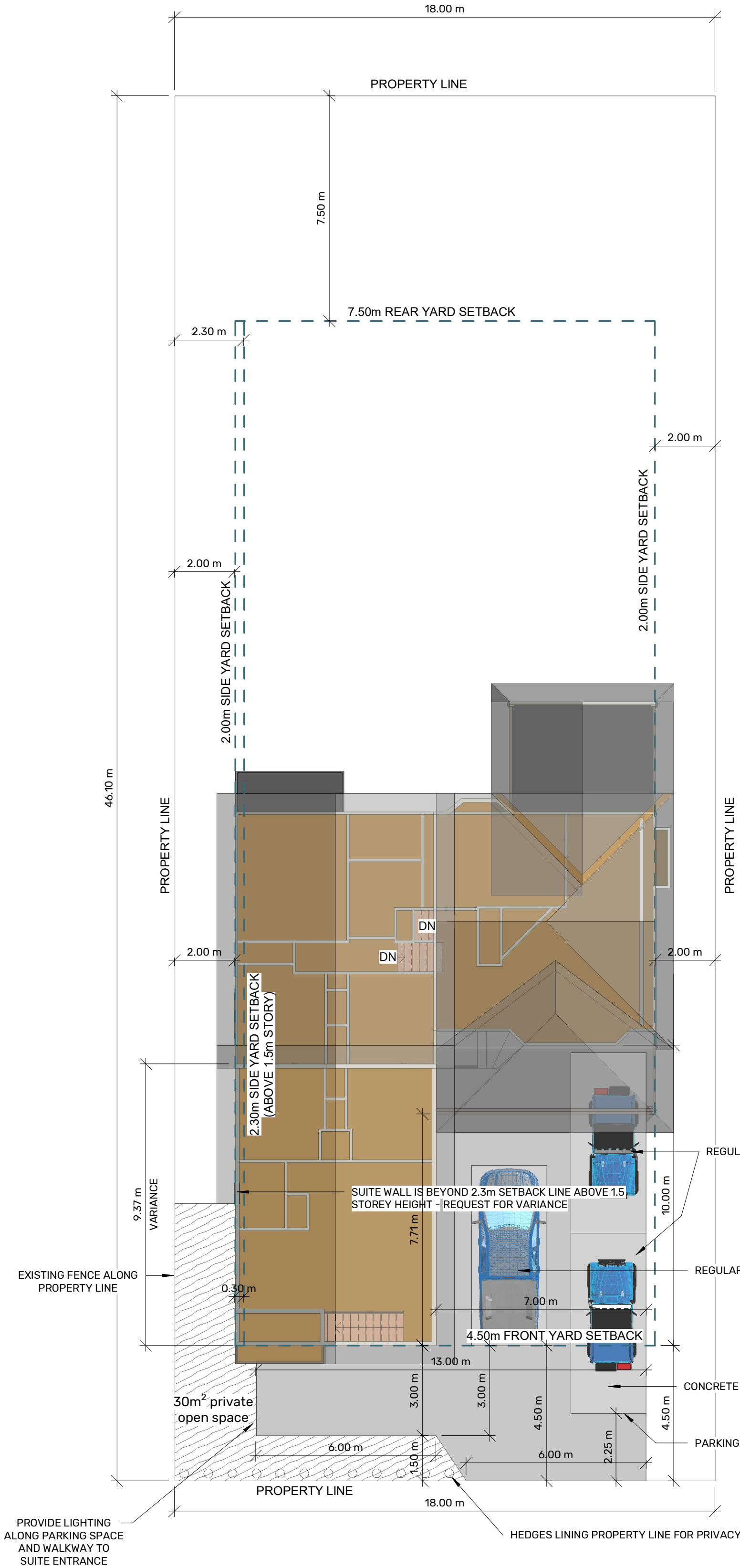
extend.

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.**



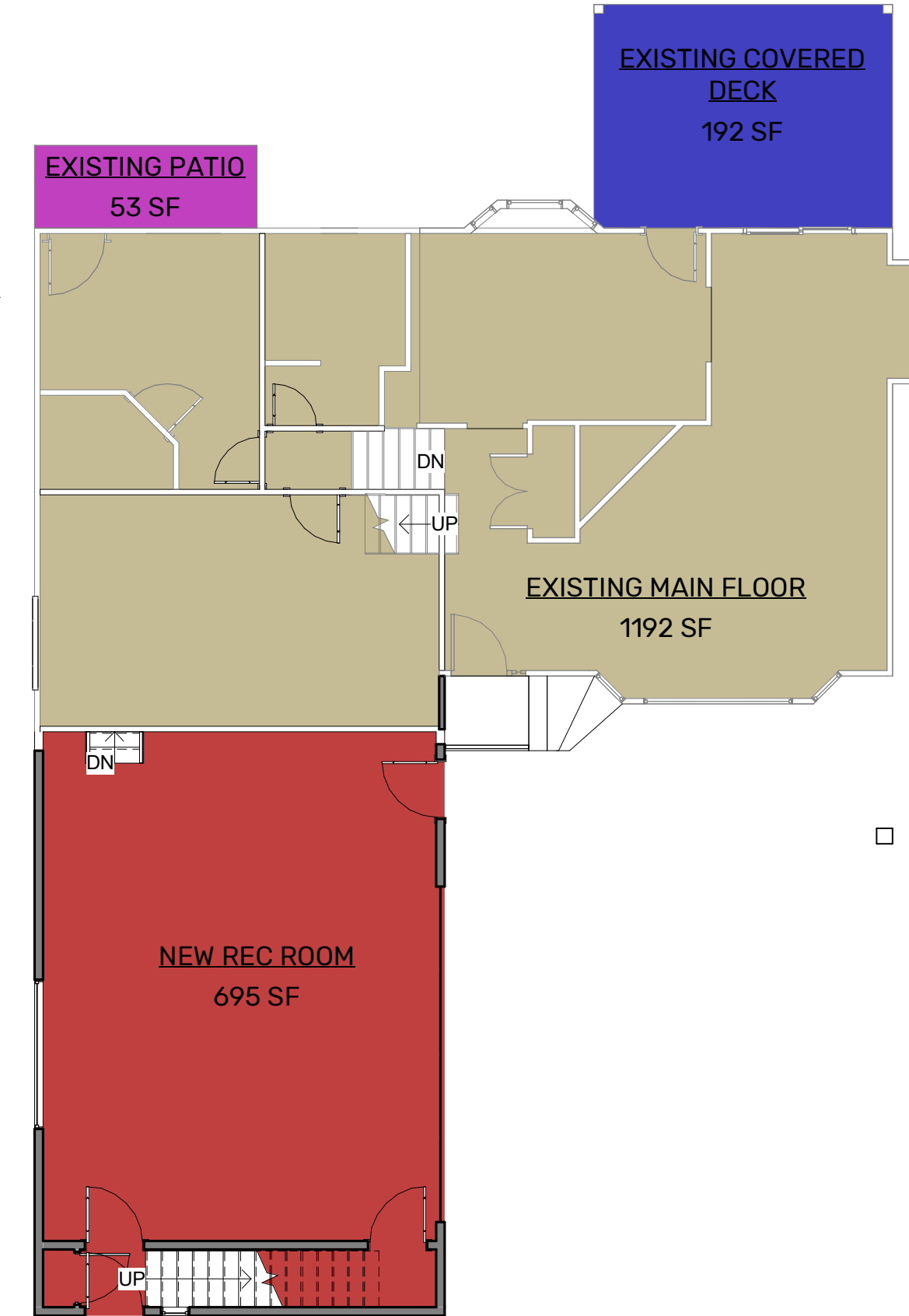
SITE SPECIFIC INFORMATION

SUBDIVISION PLAN OF PART OF LOT 4, PLAN KAP30577	
ZONE: RU1 DISTRICT: CITY OF KELOWNA NOT IN ALR	
LOT AREA:	8712 SQ.FT. 0.2 AC
LOT COVERAGE - BUILDINGS	2132 SQ.FT. (24.47%) MAX(40.00%)
LOT COVERAGE - BUILDINGS AND IMPERMEABLE SURFACES	3420 SQ.FT. (39.26%)MAX(50.00%)

GROSS AREA MAIN FLOOR

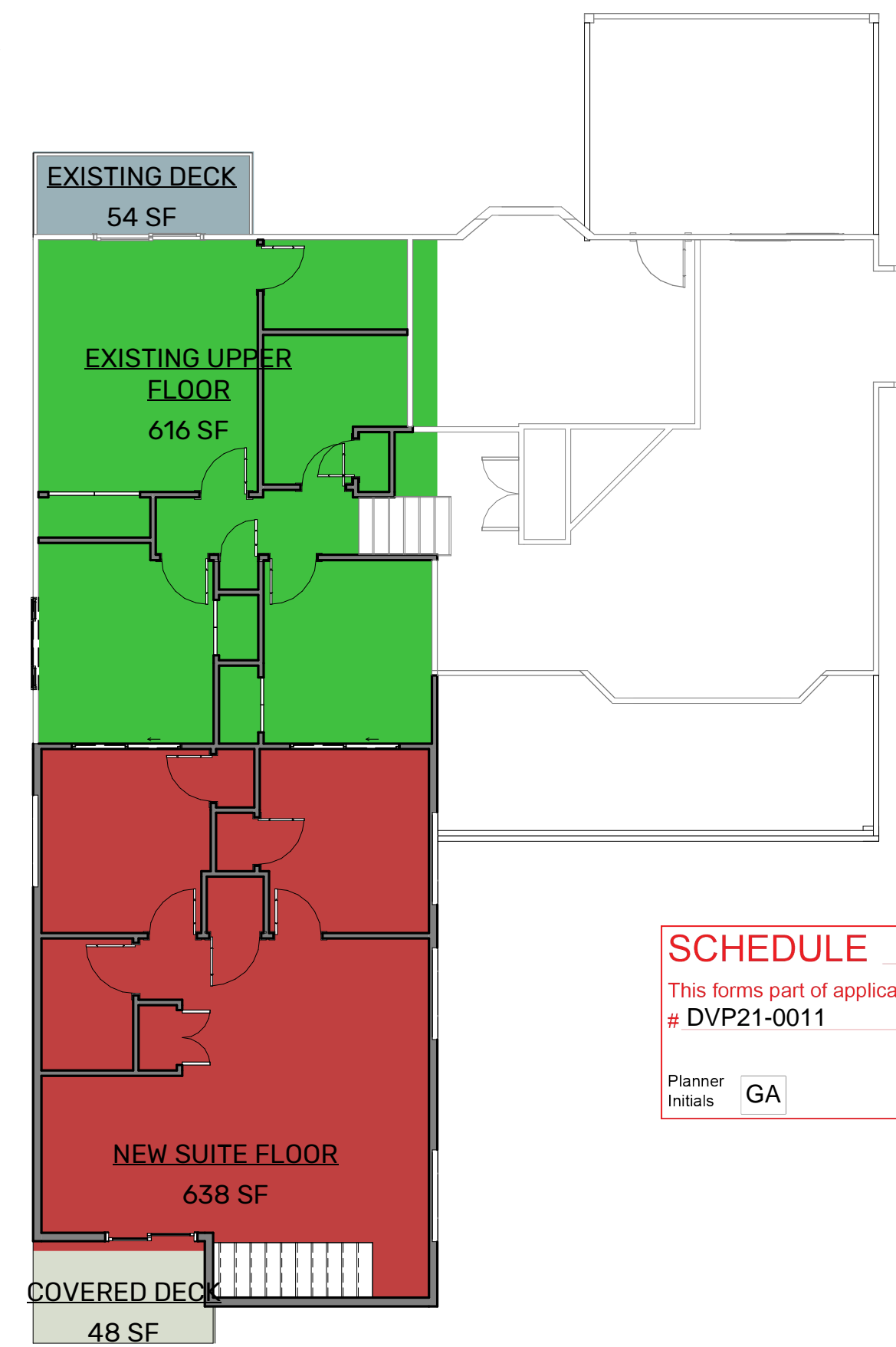
- EXISTING COVERED DECK
- EXISTING MAIN FLOOR
- EXISTING PATIO
- NEW REC ROOM

- ### GENERAL NOTES
- ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE, AND LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
 - THE BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL INFORMATION, DIMENSIONS, AND SPECIFICATION REGARDING THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SURVEYING, & SITING OF PROPOSED BUILDING ON THE PROPERTY.
 - GRADE LEVELS SHOWN ON THESE DRAWINGS ARE ESTIMATES ONLY, ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE.



GROSS AREA UPPER FLOOR

- COVERED DECK
- EXISTING DECK
- EXISTING UPPER FLOOR
- NEW SUITE FLOOR



CONSTRUCTION NOTES

- ALL CONSTRUCTION, MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY.
IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO ENSURE THE DRAWINGS CONFORM TO ALL REGULATIONS.
- THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO PRIME BUILDING DESIGN IMMEDIATELY.
- ALL FRAMING MATERIAL TO BE S.P.F.#2 OR BETTER. ALL FRAMING HAS TO BE MIN 6" FROM GRADE AS PER B.C. BUILDING CODE 2018
- CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS; FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
- ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
- DAMPPROOF FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 6 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER ON A) 4" OF GRANULAR COMPACTIBLE FILL UNDER EXTERIOR OR GARAGE SLABS OR B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS
- ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS
- GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING
- ALL TRUSSES, I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION
- CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
- ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT
- DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING
- ALL GLASS IN DOORS, SIDELITES OR WINDOWS WITHIN 12" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
- RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE
- ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
- APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY
- REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON PRIME BUILDING DESIGN PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.
- PRIME BUILDING DESIGN ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT PRIME BUILDING DESIGN AT YOUR EARLIEST CONVENIENCE



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No.	Description	Date
01	Issued for Variance	2020-12-16
02	Issued for Revision	2021-05-20
03	Issued for Parking Revision	2021-06-28

3521 Scott Road,
Kelowna, BC

KOVACIC RESIDENCE

SITE PLAN
GROSS AREA

Project Number	20-045
Date	2020-09-26
Designed By	PW

A02

Scale As indicated

Supplemental letter of rationale

DEVELOPEMENT PROPSAL,

The purpose of this development is to have a secondary suit and an additional living space added to our current 1.5 split level house. We are asking for a variance for the side yard set back from a 2.3 m to a 2.0 m. Our zoning(RU1) requirements for a 2 story house are 2.3 meters from the side of our house to the side property line. We have an existing 1.5 story split level home so when we do build the suit and additional living space it will be a 2 story addition in front of the 1.5 story split level existing home. We are asking for a 2 meter set back on the side yard rather than a 2.3m that our current zoning requires so it will have better curb appeal and be flush and look more streamline to the existing 1.5 story split level house. We want it to blend in to our current dwelling and not have the addition jogged in .3m on the side which will expose the 1.5 story original dwelling. It will have better curb appeal which is very important to us.

Thank you,
Sincerely
John Dennis and Christine Kovacic

ATTACHMENT		B
This forms part of application		
# DVP21-0011		
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