

# Development Variance Permit

## DVP21-0046



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

**122 Clifton Rd North**

and legally known as

**Lot 16 Section 6 Township 23 ODYD Plan 25017**

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

**RR1 – Rural Residential 1 – Addition**

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

Date of Council Decision February 8, 2022

Decision By: COUNCIL

Existing Zone: RR1 – Rural Residential 1

Future Land Use Designation: S-RES – Suburban 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: Peter Louis Justin Finamore & Wen Lu Finamore

Applicant: Mike Banner – priMe haBitat Builders

\_\_\_\_\_  
Terry Barton  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# DVP21-0046		
Planner Initials	TC	 <b>City of Kelowna</b> 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 12.1.6(d) – RR1 - Rural Residential 1 Development Regulations:**

To vary the required minimum side yard setback from 2.0m permitted to 1.9m 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.**

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Prime Habitat Builders  
P.O. BOX 30027  
Glenpark PO  
Kelowna, BC  
V1V 2M4  
(250) 801-7696  
info@prime-habitat.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Permit	17.11.20
2	Construction	12.02.21



Yoga Studio Addition

122 Clifton Rd. N  
Kelowna, BC

SITE PLAN

SCALE:  
AS NOTED

DRAWN BY: DS	CHECKED BY: BV
DATE: 12.02.21	PROJECT: 2018-020

**A2**

# SCHEDULE

**A**

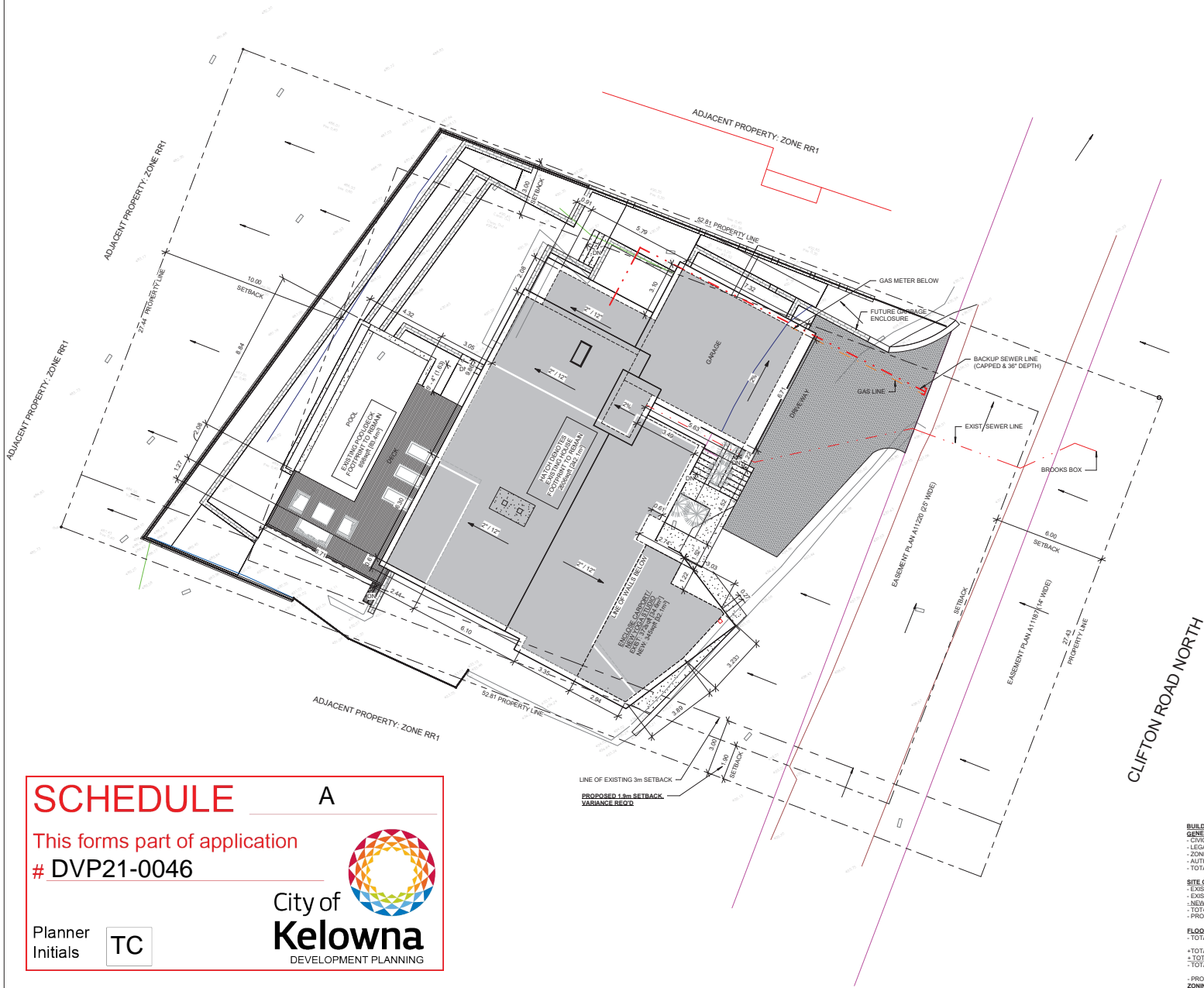
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City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**

① SITE PLAN  
1/8" = 1'-0"



**BUILDING NOTES**  
GENERAL ZONING AND SITE INFORMATION  
- CIVIC ADDRESS: 122 CLIFTON RD. N  
- LEGAL: PLAN 20071, LOT 15  
- ZONE: RR1 - RURAL RESIDENTIAL 1  
- AUTHORITY: CITY OF KELOWNA  
- TOTAL LOT AREA: 15,682sqft (1456.9m<sup>2</sup>)

**SITE COVERAGE**  
- EXIST. HOUSE FOOTPRINT: 2006sqft (242.1m<sup>2</sup>)  
- EXIST. POOL/DECK FOOTPRINT: 899sqft (83.4m<sup>2</sup>)  
- NEW YOGA STUDIO FOOTPRINT: 345sqft (32.1m<sup>2</sup>)  
- TOTAL PROPOSED FOOTPRINT: 345sqft (32.1m<sup>2</sup>)  
- PROPOSED % LOT COVERAGE: 24.5%

**FLOOR AREAS**  
- TOTAL EXIST. SUITE FLOOR AREA: 463sqft (43.0m<sup>2</sup>) (12.5% T.F.A.)  
- TOTAL EXIST. MAIN FLOOR AREA: 2897sqft (268.2m<sup>2</sup>)  
- TOTAL ADDITION FLOOR AREA: 345sqft (32.1m<sup>2</sup>)  
- TOTAL NEW MAIN HOUSE FLOOR AREA: 3232sqft (300.3m<sup>2</sup>)  
- PROPOSED TOTAL FLOOR AREA (T.F.A.): 3695sqft (343.3m<sup>2</sup>)

**ZONING RESTRICTIONS**  
- FRONT YARD SETBACK: 6.0m  
- REAR YARD SETBACK: 10.0m  
- SIDE YARD SETBACK: 3.0m (ACCESSORY BUILDINGS)  
- MAXIMUM HEIGHT OF MAIN HOUSE: 9.5m (2.5 STOREYS)