

Development Permit DVP21-0259



This permit relates to land in the City of Kelowna municipally known as 844 Rowcliffe Ave

and legally known as Lot 7 District Lot 138 ODYD Plan 1407

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

Single-Family Dwelling (RU6 – Two Dwelling 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: March 1st, 2022

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

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: Bradley James Letkeman

Applicant: Urban Options Planning Corp.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT A

This forms part of application

DVP21-0259

Planner
Initials

TC



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 section of the Zoning Bylaw No. 8000 be granted in accordance with Schedule "A":

Section 13.6.6 – RU6 – Two Dwelling Housing Development Regulations:

To vary the side yard setback from 2.0m permitted to 1.2m proposed.

- b) A Section 219 covenant be registered on Title protecting the western mature trees prior to issuance of Development Variance Permit.

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.**

ATTACHMENT		A
This forms part of application		
# DVP21-0259		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



Nov. 26, 2021

City of Kelowna
Urban Planning Department
1435 Water Street
Kelowna, BC

Development Variance Permit Application to Allow for the Construction of an Addition to the Existing Single-Family Dwelling at 844 Rowcliffe Avenue
Zone: RU6-Two Dwelling housing

Dear Planning Staff;


The purpose of this application is to secure a Development Variance Permit to allow for a single-storey addition to the east side of the existing single-family dwelling. The side yard setback requirement will be reduced from 2.0m to 1.2m to provide space for a bedroom and a bathroom. The home was built in 1928 and requires additional rooms to support the landowner's blended family.

Due to the history of the neighbourhood, many properties on Rowcliffe Ave. contain legal non-conforming setbacks to existing structures. Although the home is not identified as heritage, the landowner is very fond of the neighbourhood character and would prefer to construct an addition to the house rather than demolishing and rebuilding. A carriage house is planned off the lane for an adult family member, ruling out the option to expand to the rear of the site. In addition, any construction to the west side of the house would result in the removal of a mature tree, therefore this Variance will allow for the preservation of existing mature trees on the property. The two very old coniferous trees in the front yard are a defining feature of the property. The development result will be sensitive infill allowing the family to blend and age in place.

In conclusion, we believe this Development Variance Permit application will have minimal impact on the neighbouring properties. Since the Rowcliffe neighbourhood is closely connected, conversations were had with multiple neighbours regarding the Variance application. All neighbours were very supportive of the project and thrilled to have the landowner and his family remain in place.

Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.

ATTACHMENT		B
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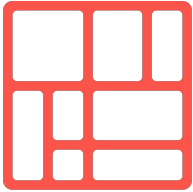
SCHEDULE

A

This forms part of application
DVP21-0259

Planner
Initials

TC

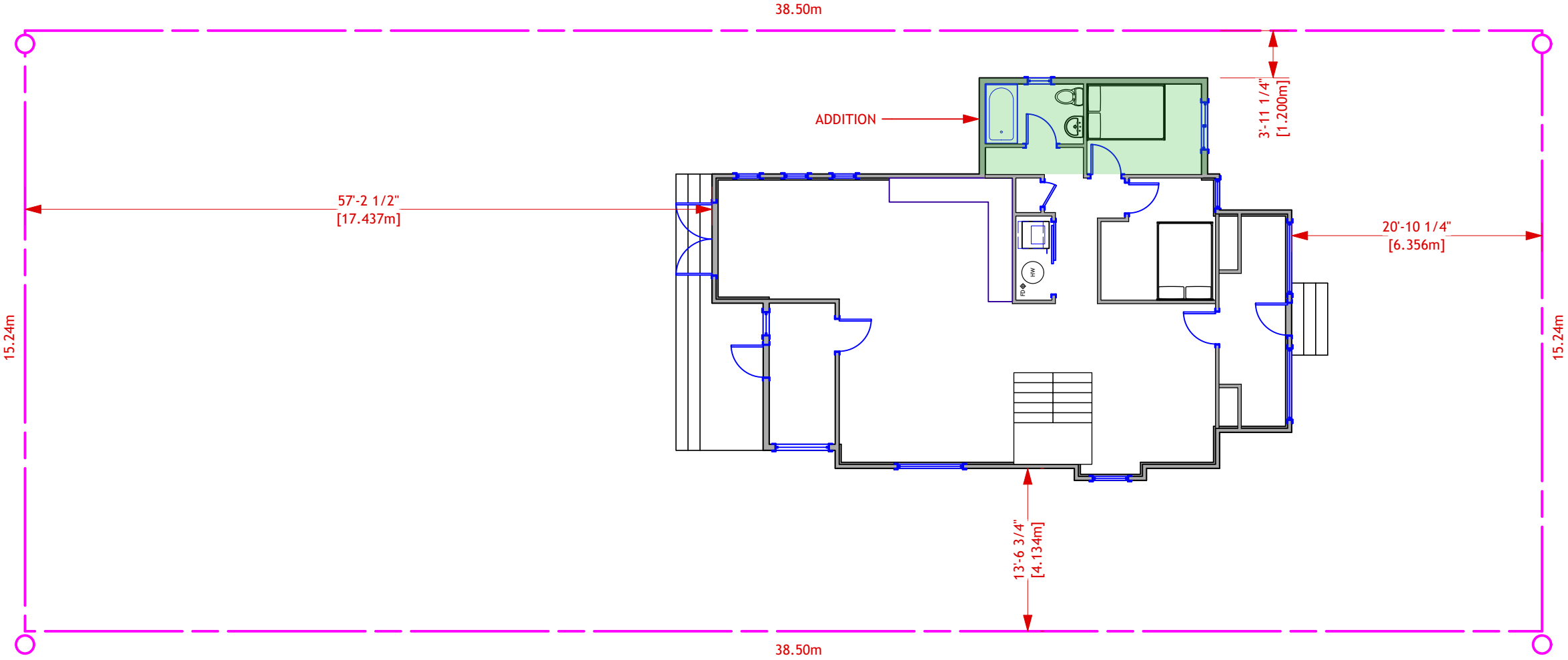


IHS DESIGN

#202-1470 ST. PAUL ST.
KELOWNA, BC
250.212.7938
info@ihdesign.ca



LANE



ROWCLIFFE AVENUE



SINGLE FAMILY ADDITION
844 ROWCLIFFE AVENUE
KELOWNA, BC V1Y 5Y8
LOT 7 PLAN KAP1407

SITE PLAN

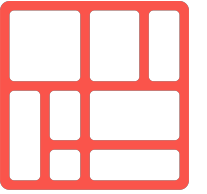
DATE: 25-Nov-21

SCALE: 3/32" = 1'-0"
ISSUED FOR: DP
SHEET: T1

A



City of Kelowna
DEVELOPMENT PLANNING



**#202-1470 ST. PAUL ST.
KELOWNA, BC
250.212.7938
info@ihsdesign.ca**



SHEET: T3

