

# SCHEDULE

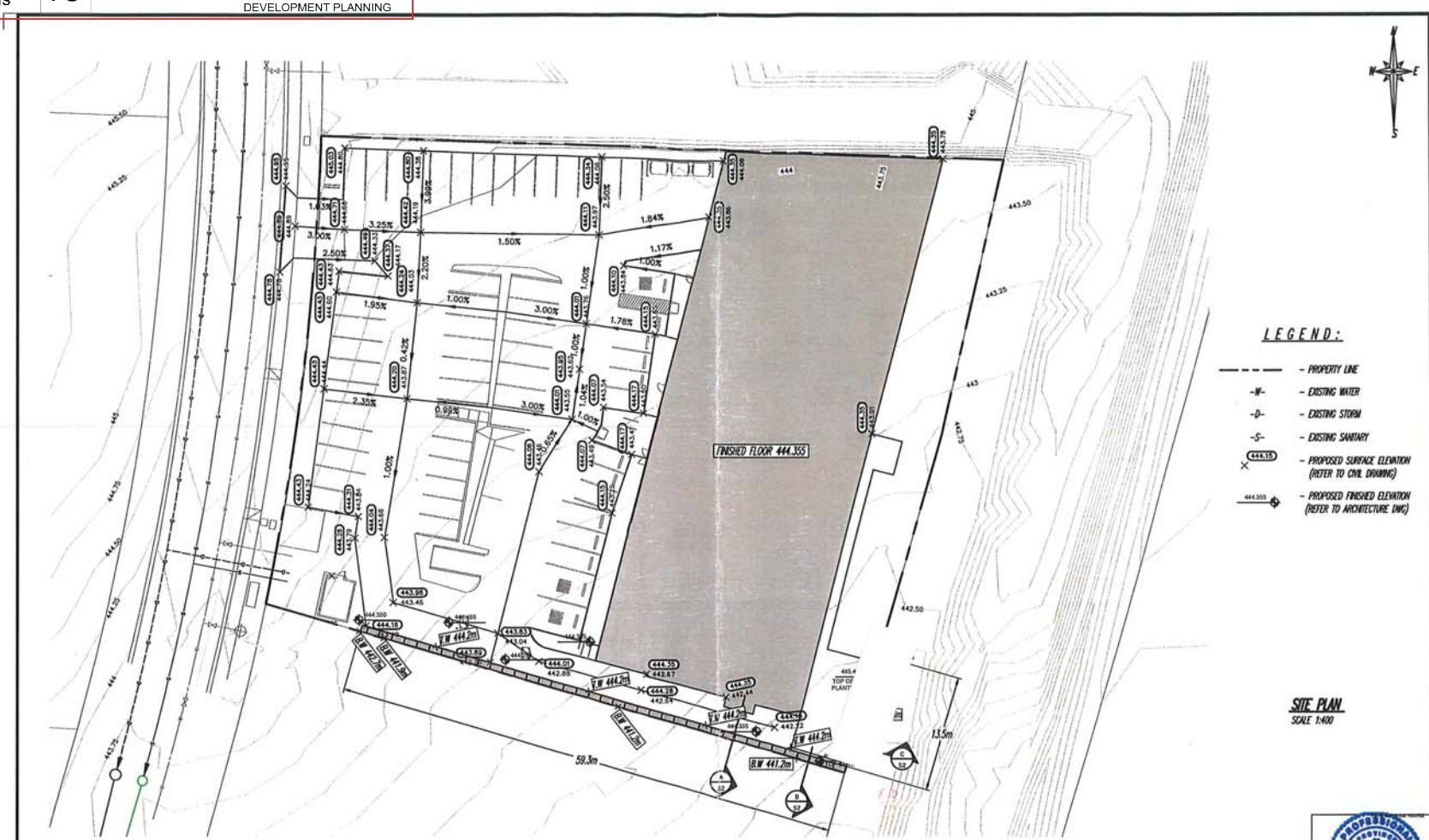
A

This forms part of application  
# DVP22-0010



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner  
Initials **TC**



**LEGEND:**

- - - - - PROPERTY LINE
- W- EXISTING WATER
- D- EXISTING STORM
- S- EXISTING SANITARY
- ⊗ (444.15) PROPOSED SURFACE ELEVATION (REFER TO CIVIL DRAWING)
- ⬇ (444.355) PROPOSED FINISHED ELEVATION (REFER TO ARCHITECTURE DWG)

**SITE PLAN**  
SCALE 1:400



RETFERENCE: ACE/HARMONY HOMES PROJECT NO. DJM 2019-36 DATE: 2021 APRIL 31 COMPANY: D'Silvano Joud Architecture	<b>GEOPACIFIC</b> VANCOUVER KATHLOU COAST 1778 W. 75th Avenue Vancouver, BC V6P 4P2 P 604 4510922 F 604 4515085	DATE: <b>SEPTEMBER 9, 2021</b> DRAWN BY: <b>HL</b> APPROVED BY: <b>RA</b> REVENED BY: <b>AT</b> SCALE: <b>AS SHOWN</b>	<b>ACE PLUMBING/HARMONY HOMES BUILDING</b> 2065 PIER MAC WAY, KELOWNA, BC <b>SITE PLAN</b>	FILE NO: <b>19212</b> DWG. NO: <b>G-RW1</b>	REVISIONS: A. B. C.	D. E. F. G.
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ORIGINAL PAPER SIZE 11"x17"

# SCHEDULE A

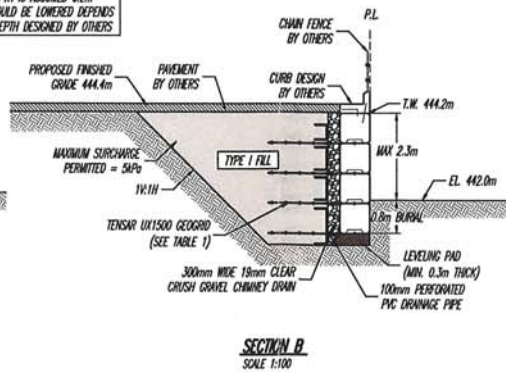
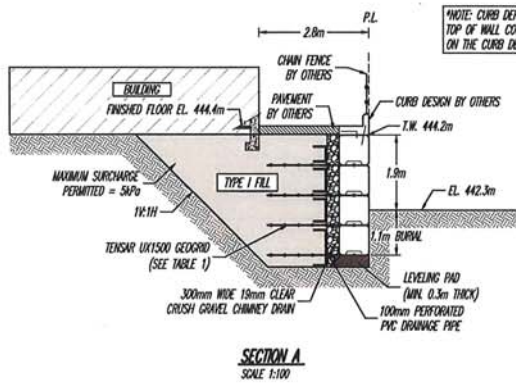
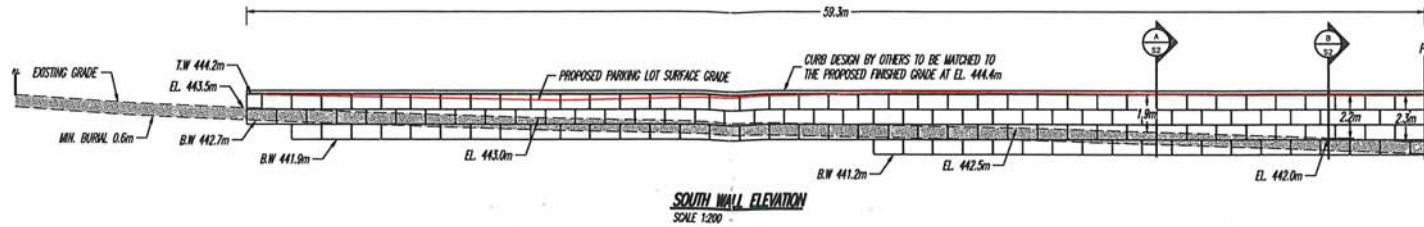
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ORIGINAL PAPER SIZE: 11'x17'

REFERENCE:  
ACE/HARMONY HOMES  
PROJECT NO. DVA 2019-36  
DATE: 2021 APRIL 31  
COMPANY: Stefano Joud Architecture



**GEOPACIFIC**  
VANCOUVER • TORONTO • CALGARY

1779 W. 120th Avenue  
Vancouver, BC V6P 4R9  
P: 604.263.0020  
F: 604.435.9339

DATE: SEPTEMBER 9, 2021  
DRAWN BY: H.L. APPROVED BY: R.A. REVIEWED BY: A.T.  
SCALE: AS SHOWN

**ACE PLUMBING/HARMONY HOMES BUILDING**  
2065 PIER MAC WAY, KELOWNA, BC  
ELEVATION & SECTIONS

FILE NO: 19212  
DWG. NO: G-RW2

REVISIONS:	
A.	
B.	
C.	
D.	
E.	
F.	
G.	



# Development Variance Permit DVP22-0010



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

**2065-2075 Pier Mac Way**

and legally known as

**Lot 6, District Lot 32, Township 23, ODYD, Plan EPP64961**

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

**CD15 – Airport Business Park**

**ATTACHMENT**     A    

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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 22nd, 2022

Decision By:                                      COUNCIL

Existing Zone:                                      CD15 – Airport Business Park

Future Land Use Designation:              Industrial

## **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:                      Harmony West Constructors Corporation, Inc. No. BC1225927 and 1225610 B.C. Ltd., Inc. No. BC1225610

Applicant:                      Harmony West Constructors Corporation

\_\_\_\_\_  
Dean Strachan, RPP, MCIP  
Community Planning and Development Manager  
Development Planning Department

\_\_\_\_\_  
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

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

**Section 7.5.9 Landscaping and Screening, Fencing and Retaining Walls**

To vary the maximum height of a retaining wall from 1.2 m required to 2.3 m proposed.

**Section 7.5.11 Landscaping and Screening, Fencing and Retaining Walls**

To vary the maximum height of a combined fence and retaining wall from 2.0 m required to 3.5 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.**

<b>ATTACHMENT</b>		<b>A</b>
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Planner Initials	<b>TC</b>	 City of <b>Kelowna</b> DEVELOPMENT PLANNING