

Development Variance Permit

DVP22-0047



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

1551 Lambert Ave

and legally known as

Lot A Section 29 Township 26 ODYD Plan 41178

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

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 April 12, 2022

Decision By: COUNCIL

Development Permit Area: Form and Character

Existing Zone: RU1 – Large Lot 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: Kruiswyk, Johannes & Josine

Applicant: Kruiswyk, Johannes & Josine

Planner: Jason Issler

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) The dimensions and siting of the Sign to be constructed on the land be in accordance with Schedule "A";

Section 9.5b.1 (h): Carriage Housing Regulations

To vary the required minimum front yard from 9.0m permitted to 1.29m proposed.

Section 9.5b.1 (i): Carriage Housing Regulations

To vary the required minimum side yard from 1.5m permitted to 1.07m 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.

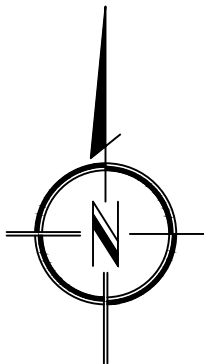
**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

ATTACHMENT		A
This forms part of application		
# DVP22-0047		
Planner Initials	Jl	 City of Kelowna DEVELOPMENT PLANNING

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF
BUILDINGS ON LOT A SECTION 29 TOWNSHIP 26
OSOYOOS DIVISION YALE DISTRICT PLAN 41178

CITY OF KELOWNA
CIVIC ADDRESS: 1551 LAMBERT AVENUE
PID: 013-953-681

LAMBERT AVENUE



SCALE 1:300



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN
WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT
A SCALE OF 1:300

LOT 11
PLAN 9717

LOT 12
PLAN 9717

LOT A
PLAN 41178

LOT 14
PLAN 9717

LOT 11
PLAN 9247

LOT B
PLAN 41178

LOT 15
PLAN 9717

SCHEDULE

A

This forms part of application

DVP22-0047

Planner

Initials

Jl

City of Kelowna

DEVELOPMENT PLANNING

ZONING: RU1

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR
ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT
INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH
BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR
SURFACES UNLESS OTHERWISE NOTED.

bennett

LAND SURVEYING LTD.

BC LAND SURVEYORS

#201 - 1470 ST. PAUL STREET,

KELOWNA, BC

V1Y 2E6

TEL 250-763-5711

www.bennettsurveys.com

FB709 P40-44 (PB)

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TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT
THE CONSENT OF BENNETT LAND SURVEYING LTD..

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY
FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT
OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT

THIS 15th DAY OF FEBRUARY, 2022.

WAYNE BROWN, B.C.L.S.

FIELD SURVEY COMPLETED ON FEBRUARY 14, 2022.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.