

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Permit No.:

DP15-0186

DVP15-0187

EXISTING ZONING DESIGNATION:

RU6 - Two Dwelling Housing

WITHIN DEVELOPMENT PERMIT AREA:

Flood Plain Development Permit Area

ISSUED TO: Peter & Wendy O'Brien

LOCATION OF SUBJECT SITE: 2664 Bath Street

	LOT	D.L.	PLAN	Block	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	5	14	3785			ODYD

SCOPE OF APPROVAL

- ☐ This 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 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.
- ☐ Applicants for a Heritage Alteration Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

- a) The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "B";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "C";

- 2. The development shall commence by and in accordance with an approved Building Permit within TWO YEARS of the date of the Municipal Council authorization resolution.

3. DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

4. PERFORMANCE SECURITY:

N/A

5. APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

I further covenant and agree that should I be granted a Development Permit or Development Variance Permit, the Municipality may withhold the granting of any occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner/Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

6. APPROVALS:

DEVELOPMENT PERMIT ISSUED AND APPROVED BY COUNCIL ON THE ____ DAY OF _____, 2015.

Ryan Smith, Community Department Planning Manager
Community Planning & Real Estate

Date

CITY OF KELOWNA
MEMORANDUM

Date: September 3, 2015
File No.: DP15-0186

To: Urban Planning (LK)

From: Development Engineering Manager (SM)

Subject: 2664 Bath Street

Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

This property is currently serviced with a 19mm-diameter copper water service. The service will be adequate for this application.

2. Sanitary Sewer

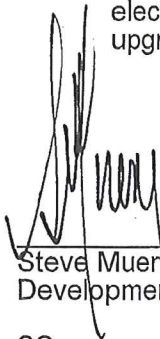
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC) which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site splash pads

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



Steve Muerz, P. Eng.
Development Engineering Manager

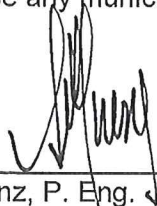
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CITY OF KELOWNA
MEMORANDUM

Date: September 3, 2015
File No.: DVP15-0187
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 2664 Bath Street

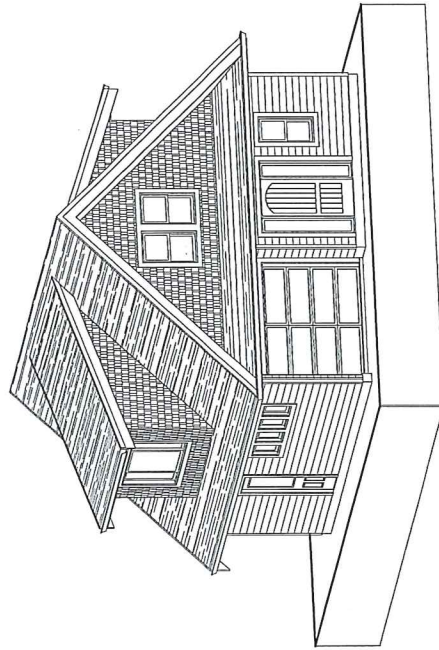
Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the carriage house height does not compromise any municipal services.

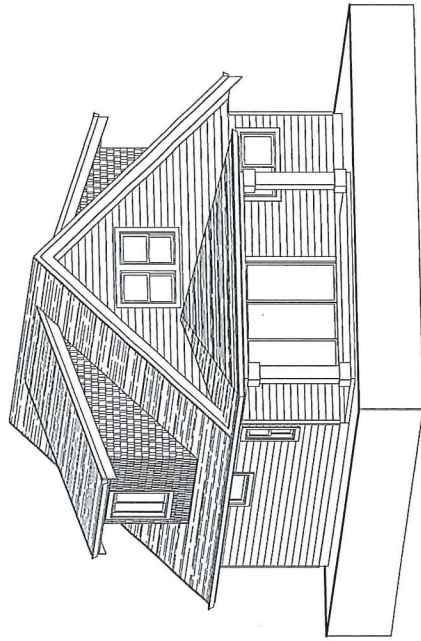


Steve Muenz, P. Eng.
Development Engineering Manager

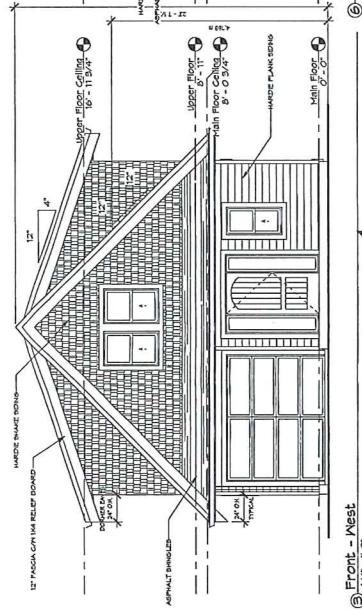
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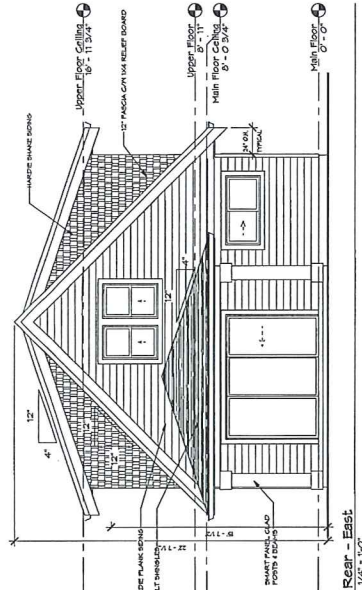
① Front 3D



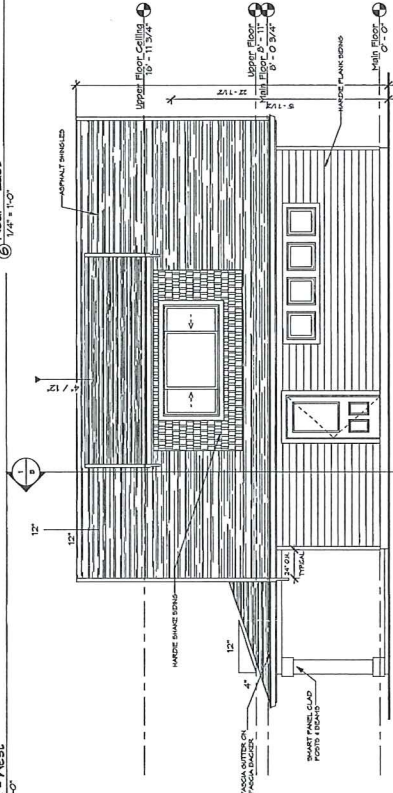
② Rear 3D



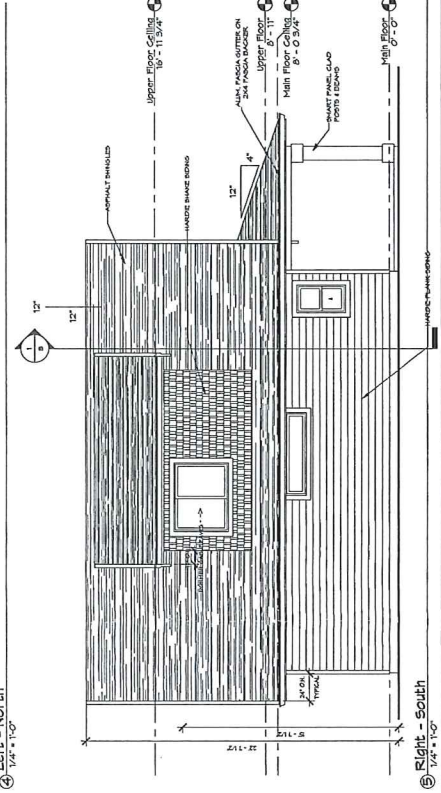
③ Front - West
1/4" = 1'-0"



⑥ Rear - East
1/4" = 1'-0"



④ Left - North
1/4" = 1'-0"



⑤ Right - South
1/4" = 1'-0"

SCHEDULE "C"
This forms part of development
Permit # 0015-0066-Dupls-067

**ISSUED FOR
CONSTRUCTION**



**HARMONY
HOMES**
PRINCIPALS: S. H. HARRIS
1001-1003 PINE ROAD, KELLOWA, B.C.

PROPOSED RESIDENCE OF:
MR. & MRS. O'BRIEN
KELLOWA, B.C.
DRAWING SCALE: 1/4" = 1'-0"
DATE: MAY 29, 2015
REV. DATE: SEPT 17, 2015
DRN: BY J.A.S.
1
AWARD WINNING BUILDER

① Main Floor
1/4" = 1'-0"

② Upper Floor

TYPICAL WALL ASSEMBLY			RSI
IRV.YES	MATERIAL	RSI	
OUTSIDE AIR FILM	WEDGE PLANK	0.03	
INTERIOR AIR FILM	WEDGE PLANK	0.03	
HEATING EQUIPMENT	INSULING PAPER	0	
HEATING EQUIPMENT	30" OSB	0.04	
HEATING	2X6 @24" O.C.	2.61	
12" STUD WALL	422 BATT	0	
ISOLATION	9-1/2 POLY	0.03	
VAPOR BARRIER	1/2 DRYWALL	0.12	
INTERIOR HEATING		0	
INSIDE AIR FILM		0	
TOTAL EFFECTIVE RSI VALUE		3.81	
REQUIRED RSI VALUE		2.91	

TYPICAL CEILING ASSEMBLY		RSI
INSTR. YES	MATERIAL	
OUTSIDE AIR FLM	0.03	
ROOFING	0.02	
STAPLING	0	
INSULATION PERIGLASE	0.02	
CEILING LINER	0.11	
INSULATION ABOVE TRUSS	0	
INSULATION SPACERS	0	
INSULATION GIRDERS HEIGHT	0	
VAPOR BARRIER	0	
INTERIOR CEILINGING	0.05	
INSIDE AIR FLM	0.11	
CEILING RIB 0.12, C/N R25	4.41	
TOTAL EFFECTIVE R VALUE	0	
DESIGNER'S R VALUE	4.58	

TYPICAL FLOOR ASSEMBLY		
HRV: YES	MATERIAL	R31
INTERIOR AIR FLTH		0.16
FLOORING	CARPET	0.31
ADJACENT		0
WALL	3/4" PL WOOD	0.17
AIR BARRIER		0
W/OUT BARRIER	0.16L FLOOR	0
FLOOR JOISTS	45° 1" JOIST R18" O.C.	4.89
INSULATION	R-20 BATT	0.00
UNDEFINDED SHEATHING	1/2" GYPSUM	0.03
OUTSIDE AIR FLTH		0
		0
		0
TOTAL EFFECTIVE RSI VALUE		0
REQUIRED RSI VALUE		4.93

TYPICAL FOUNDATION ASSEMBLY			RSJ
WORK: YES	MATERIAL		Q33
OUTSIDE AIR FLTH			0
OUTSIDE INSULATION			0
WINDPROOFING	YES		0
FOUNDATION WALL	200MM CONG.		0.28
W. SPACE			0
TRAPPING WALL			0
INSULATION			0
INTERIOR FINISHES			0
INTERIOR INSULATION			0.32
INTER AIR FLTH	412 RASD		2.11
DOOR INSULATION			0
			0
TOTAL EFFECTIVE RESISTANCE			2.34

Level	Name	Area	Ceiling Height
Main Floor	Garage	212.5F	8' - 5"
Main Floor	Finished	460.5F	8' - 0"

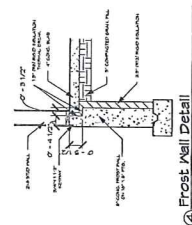
ISSUED FOR
CONSTRUCTION

SCHEDULE "B"

This forms part of development permit # 005-0186-00015-0167

HARMONY HOMES
PHONE: (509) 655-5191
5201 - 833 FINCH ROAD, KELLOWNA, B.C.

PROPOSED RESIDENCE OF: MR. & MRS. OBRIEN KELOWNA, B.C.	DRAWING SCALE: As Indicated	DATE: MAY 29, 2015	REV. DATE: SEPT 17, 2015	DRN. BY: J.A.S.	2	AWARD WINNING BUILDER



④ Frost Wall Detail

PROPOSED RESIDENCE OF: MR. & MRS. O'BRIEN KELOWNA, B.C.	3
DRAWING SCALE: As indicated	
DATE: MAY 28, 2015	
REV. DATE: SEPT 17, 2015	
DRN. BY: J.A.S.	
AWARD WINNING BUILDER	

GENERAL NOTES

1. ALL WORK TO BE IN COMPLIANCE WITH THE CURRENT RESIDENTIAL STANDARDS OF THE INTERNATIONAL BUILDING CODES AND THE CURRENT BUILDING CODES AND ALL LOCAL BUILDING CODES.
2. ALL LOCAL BUILDING CODES AND ORDINANCES WHICH HAVE PRECEDENCE.
3. ALL WORK SHALL BE PERFORMED IN ALL RESPECTS TO EXISTING BUILDING PRACTICE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL SPECIFICATIONS FOR CONSTRUCTION.
5. ALL LOCAL, STATE AND FEDERAL SPECIFICATIONS FOR CONSTRUCTION SHALL BE USED IN CONJUNCTION WITH THE LATEST EDITIONS OF THE FOLLOWING:
6. A. ACI 308 FOR CONCRETE TO BE SHOWN-PROOFED WITH 48 LBS. FEET, 5 MIL. POLY. OR OTHER APPROVED METHOD.
7. B. ACI 309 FOR CONCRETE TO BE SHOWN-PROOFED WITH 48 LBS. FEET, 5 MIL. POLY. OR OTHER APPROVED METHOD.
8. C. AND ALL OTHER CONCRETE.
9. D. ALL CONCRETE, FINISHES, GRADATIONS AND LEVELS TO BE VERIFIED ON SITE BEFORE COMMENCING CONSTRUCTION.
10. E. ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
11. F. PENETETER MEASUREMENT SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AUTHORITIES.
12. G. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.