

Development Variance Permit DVP22-0037

ATTACHMENT A

This forms part of application
DVP22-0037

Planner Initials **GA**

City of **Kelowna**
DEVELOPMENT PLANNING



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

766 Nathan Road

and legally known as

Lot A District Lot 358 Osoyoos Division Yale District Plan 18535

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

Carriage House (RU1c – Large Lot Housing with Carriage House)

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

Date of Council Decision July 12th, 2022

Decision By: COUNCIL

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: S-RES – Suburban Residential

This is NOT a Building Permit.

In addition to your Development Variance 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: Donya Epp

Applicant: Donya Epp

Terry Barton
Development 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 building to be constructed on the land be in accordance with Schedule "A."

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

Section 9.5b.1(e): Carriage House Regulations, Development Regulations in Residential, Health District and Comprehensive Development Zones

To vary the required maximum net floor area of a carriage house from 100 m² to 180 m².

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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ZONING SUMMARY		766 NATHAN RD			
ADDRESS	766 NATHAN RD, KELOWNA, BC, V1W 1K5				
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 358, ODYD, PLAN KAP18535				
DEVELOPMENT PERMIT AREA	N/A				
EXISTING ZONING	RU1				
PROPOSED ZONING	RU1 (NO CHANGE)				
EXISTING LEGAL USE	SINGLE FAMILY HOME				
PROPOSED LEGAL USE	SINGLE FAMILY HOME + CARRIAGE HOUSE				
ZONING REQUIREMENTS MAIN BUILDING		ZONING STANDARD		PROPOSED	
FRONT SETBACK	4.5m house / 6.0m garage	12.57m HOUSE/ 6.0m GARAGE			
SIDE SETBACK	2.0m (1 storey) / 2.3m (2 storey)	2.0m (1 storey) / 2.3m (2 storey)			
REAR SETBACK	7.5m	7.5m			
PARCEL SIZE	550 SM	1,395.3 SM (15,019 SF)			
BUILDING HEIGHT	9.5m or 2.5 storeys	6.55m (21'-6")			
DISTANCE BTWN BUILDINGS	3.0m	7.5m			
LEVEL 1 PARCEL COVERAGE AREA	558.1 SM (40%)	167 SM (1,797 SF)			
TOTAL PARCEL COVERAGE %	40%	12.0%			
TOTAL PARKING COVERAGE %	10%	9.2%			
ZONING REQUIREMENTS CARRIAGE HOUSE		ZONING STANDARD		PROPOSED	
FRONT SETBACK	9.0m	30.07m			
SIDE SETBACK	1.5m	1.5m			
REAR SETBACK	1.5m	1.93m			
PARCEL SIZE	550 SM	1,395.3 SM (15,019 SF)			
BUILDING HEIGHT	4.8m	3.8m (12'-6")			
DISTANCE BTWN BUILDINGS	3.0m	7.5m			
LEVEL 1 PARCEL COVERAGE AREA	100sm (1 storey)	90sm			
TOTAL PARCEL COVERAGE %	14%	6.5%			
CARRIAGE HOUSE / MAIN HOUSE FLOOR AREA (%)	75%	90sm / 167sm = 53.9%			
PRIVATE OPEN SPACE	60sm	75sm			
ZONING REQUIREMENTS BUILDINGS COMBINED		ZONING STANDARD		PROPOSED	
PARCEL SIZE	550 SM	1,395.3 SM (15,019 SF)			
TOTAL PARCEL COVERAGE (AREA)	558.12sm (40%)	257sm (CARRIAGE + HOUSE)			
TOTAL PARCEL COVERAGE (%)	40%	18.4%			
TOTAL PARKING COVERAGE (%)	10%	9.4%			
TOTAL PARCEL COVERAGE (INCLUDING PARKING)(%)	50%	27.8%			

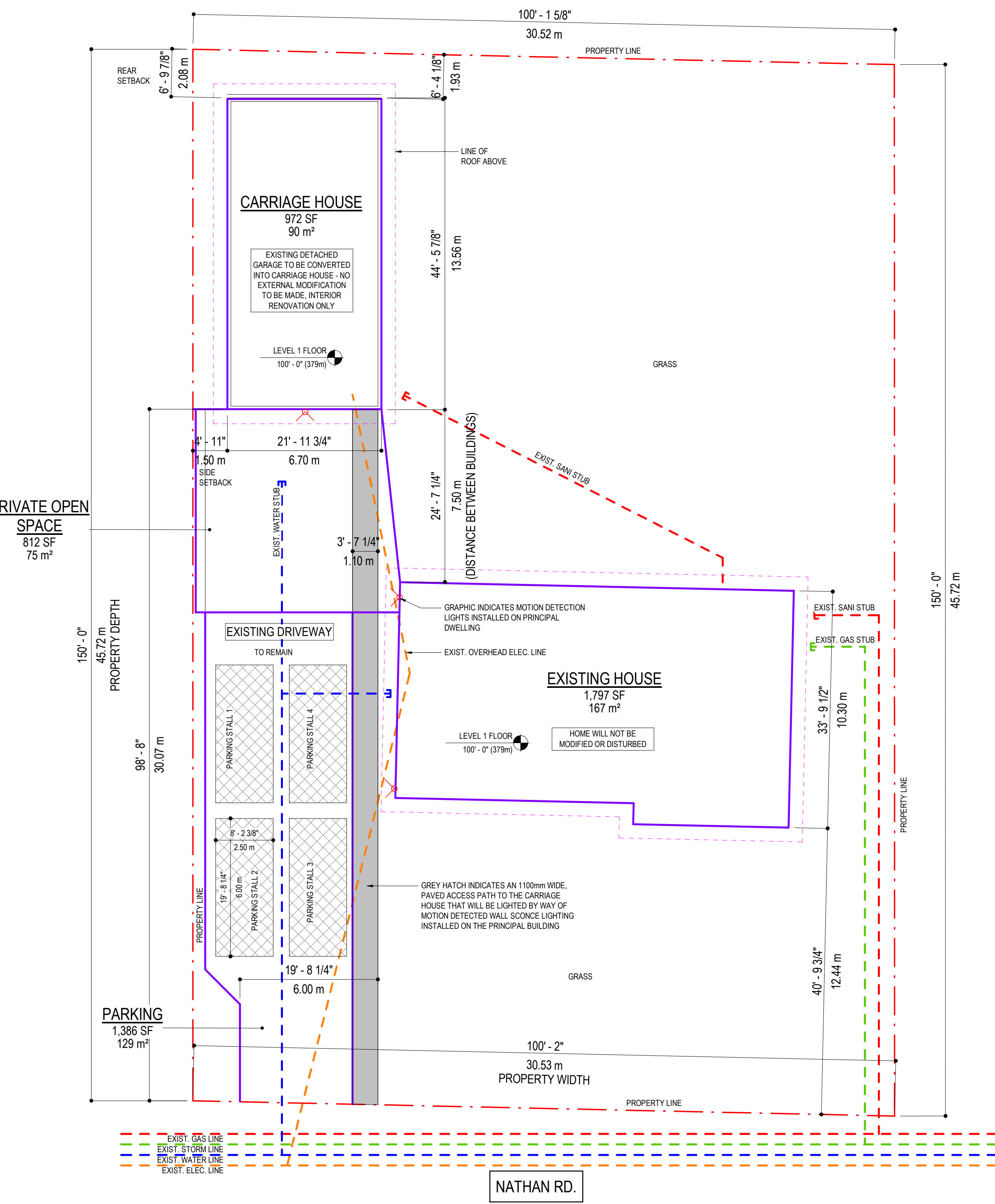
PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	15,019 SF	1,395.3 m ²
	15,019 SF	1,395.3 m ²

PARKING AREA		
Name	Area	Area (SM)
PARKING	Not Placed	
	1,386 SF	128.8 m ²
	1,386 SF	128.8 m ²

PARCEL COVERAGE		
Name	Area	Area (SM)
CARRIAGE HOUSE	972 SF	90.3 m ²
EXISTING HOUSE	1,797 SF	167.0 m ²
PRIVATE OPEN SPACE	812 SF	75.4 m ²
	3,582 SF	332.7 m ²

NOTES:

- ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY RUNNALLS DENBY, DATED NOV 8, 2012.
- ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL.



1 LEVEL 1 - SITE PLAN
 A2.01 3/32" = 1'-0"

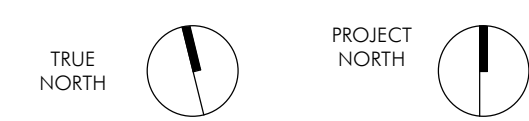
LOCATION PLAN - N.T.S.

BUILDING VARIANCE PERMIT

APPLICANT: DONYA EPP
 CONTACT: donyaep@hotmai.com

No.	Date	Revision
01	2022-01-24	ISSUED FOR BUILDING VARIANCE PERMIT

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Project Title
 766 NATHAN RD

Drawing Title
 SITE PLAN & ZONING

766 NATHAN RD, KELOWNA, BC, V1W 1K5
 LOT A, DISTRICT LOT 358, ODYD, PLAN KAP18535

Drawing Number

A2.01

Job No. 18 - 1816
 Scale As indicated

CITY OF KELOWNA
MEMORANDUM

Date: September 20, 2021
File No.: Z21-0091
To: Suburban and Rural Planning (GA)
From: Development Engineering Manager (RO)
Subject: 766 Nathan Rd.

ATTACHMENT B

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DVP22-0037

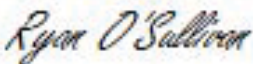
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City of 
Kelowna
DEVELOPMENT PLANNING

RU1 to RU1c

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the subject property from RU1 to RU1c for the conversion of an existing workshop into a carriage house. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection
 - a) This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Aaron Sangster by email asangster@kelowna.ca or phone, 250-469-8487.
2. Sanitary Sewer
 - a) Our records indicate that this property is currently serviced with a 100-mm diameter sanitary sewer service. Inspection Chamber and Brooks box will need to be installed at Property line
3. Development Permit and Site Related Issues
 - a) Direct the roof drains onto splash pads.
 - b) One driveway only will be permitted. Maximum driveway width of 6.0m per fronting road as per Bylaw 7900.
4. Electric Power and Telecommunication Services
 - a) 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.



Ryan O'Sullivan
Development Engineering Manager

AS

Jan. 24/2022

To Whom it May Concern:

ATTACHMENT C

This forms part of application
DCP22-0037

Planner Initials **GA**

City of **Kelowna**
DEVELOPMENT PLANNING



It has been suggested that I will need a variance in relation to the net floor area for my rezoning request for a carriage house on my property. We have an existing building that was built 9 years ago. The building is already connected to sewer, water and electrical. Even at that time we had full intentions of eventually changing this to a carriage house. Therefore we were careful to check those requirements. At that time we were told that the basement square footage was not included for any application. The one story above ground would conform to the required size. As the interpretation appears to have changed, we will now be requesting a variance to include the square footage of the basement. This has been a long term project for myself and my sons, taking the steps as we could afford to make them happen. Please except our proposal so we can continue our project and fill the need for the extra living space of the family. The current cost of housing in Kelowna makes it extremely unlikely that any of my sons will afford to remain living in the valley if we are unable to maximize the use of this building as a dwelling

Thankyou for your consideration,
Donya Epp
766 Nathan Rd.