

Development Variance Permit DVP22-0026



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

634 McClure Road

and legally known as

Lot 13 District Lot 357 SDYD Plan 18280

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

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 August 9th, 2022

Decision By: COUNCIL

Existing Zone: RU6 – Two Dwelling Housing

Future Land Use Designation: S-RES – Suburban Residential

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: McClure Road Development Ltd., Inc.No. BC1284976

Applicant: Urban Options Planning Corp.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date

ATTACHMENT	A
This forms part of application # DVP22-0026	
Planner Initials	TC
City of Kelowna DEVELOPMENT PLANNING	

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 13.6.5(a): RU6 – Two Dwelling Housing, Subdivision Regulations

To vary the the required lot width from 18.0m required to 17.67m 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	
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PROPOSED SUBDIVISION PLAN OF LOT 13 DISTRICT LOT 357 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 18280

CITY OF KELOWNA
CIVIC ADDRESS: 634 McCLURE ROAD
PID: 003-158-101

SCALE 1:250



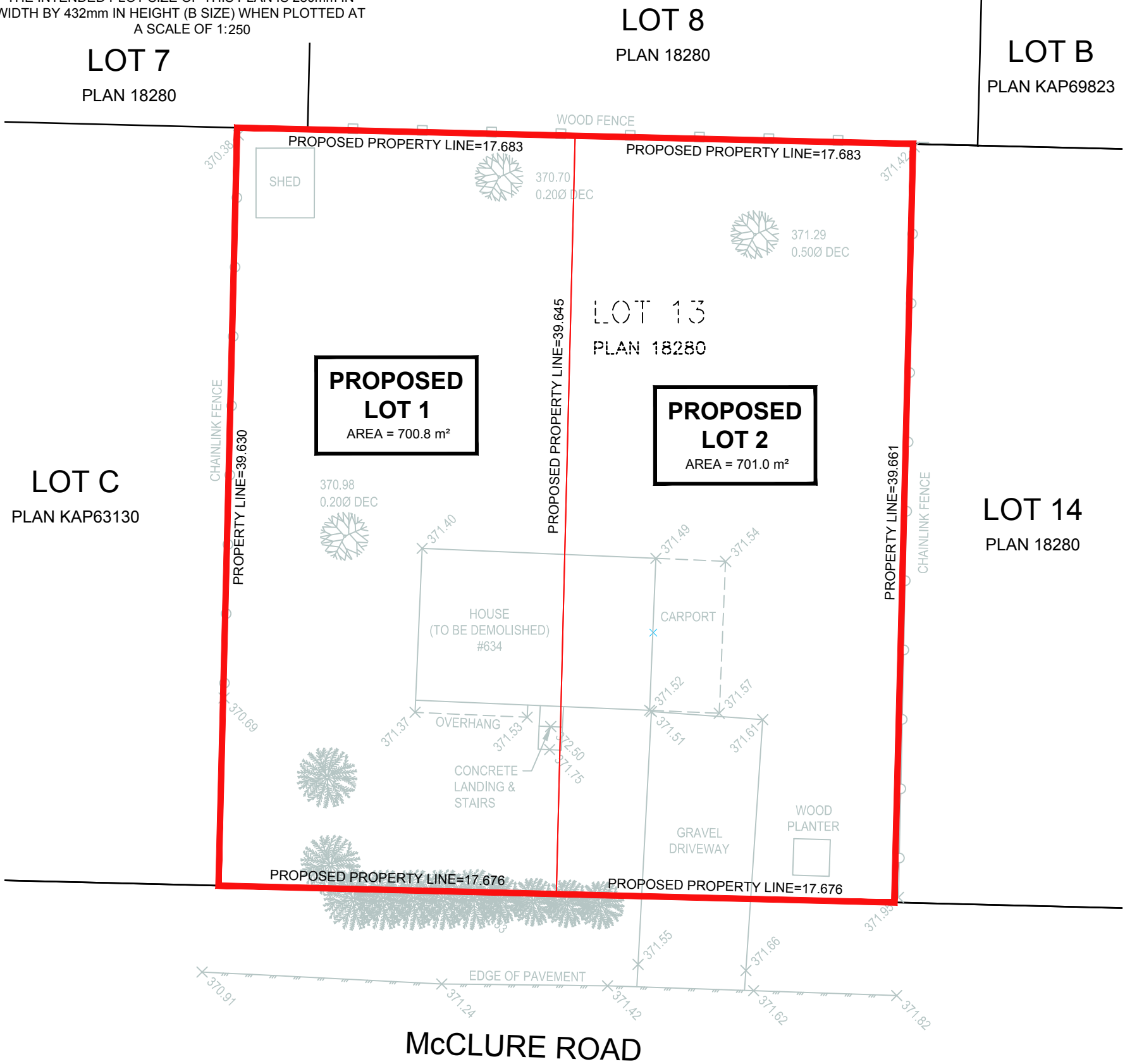
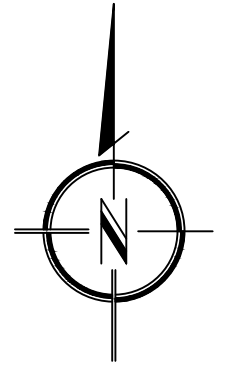
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

SCHEDULE A

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ELEVATIONS ARE TO CGVD28 GEODETIC DATUM, AND ARE DERIVED FROM OBSERVATIONS TO CITY OF KELOWNA GEODETIC CONTROL MONUMENTS.

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.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

ZONING: RU1

CHARGES / INTERESTS ON TITLE THAT MAY IMPACT THE LOCATION OF IMPROVEMENTS:
F26643 - RESTRICTIVE COVENANT

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, 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.

NOTE:

FINAL LOT DIMENSIONS TO BE CONFIRMED BY LEGAL SURVEY.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 1470 ST. PAUL STREET,
KELOWNA, BC
V1Y 2E6
TEL 250-763-5711
www.bennettsurveys.com

FB707 P44-49, 62-63 (PB)

FIELD SURVEY COMPLETED ON DECEMBER 15, 2021.



January 10, 2021

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

Rezoning, DVP, & 2-Lot Subdivision Application at 634 McClure Road

Dear Planning Staff,

The purpose of this application is to rezone the subject property from “RU1 – Large Lot Housing” to “RU6 – Two Dwelling Housing.” In addition, an application for a two-lot Subdivision and 2 Variance applications for lot width will be submitted. The intent is to create two lots which will each support two dwellings. The existing dwelling located on this property will be removed as part of the development process. The immediate area of the subject property is designated in the OCP as *Single/Two Unit Residential (S2RES)*, a designation that supports the RU6 zone.

Both Variance applications are being requested to reduce the width of each resulting lot from 18.0m to 17.6m. Although the width will be reduced, the reduction is minimal and each property will maintain the required lot area of 700m² to support two-dwelling housing.

The immediate neighbourhood includes a range of housing densities such as RU1c, RU2, and RU6. The neighbourhood consists of several older dwellings located on large lots. However, there have been several subdivisions since the mid-2000’s that have created smaller lots in the neighbourhood. The area is well served with several schools, parks, and the Okanagan Mission Community Hall. Shopping is an easy walk away to the local commercial hub.

The change of zoning on the subject property to the RU6 – Two Dwelling Housing zone will provide additional units in this desirable neighbourhood. We believe this project creates positive infill in a growing area of Kelowna and will have minimal impact on the neighbourhood. Under the direction of City Council, infill development is an important step towards increasing the housing supply in the area and resolving the unaffordable housing crisis. For any questions regarding this application, please contact Urban Options Planning Corp. at 250.575.6707.

Regards,

Birte Decloux, RPP MCIP
Urban Options Planning Corp.

ATTACHMENT	B
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ATTACHMENT C

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City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**





ATTACHMENT

C

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DVP22-0026



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Planner
Initials

TC