

Development Variance Permit

DVP22-0131



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

1746 Tronson Drive

and legally known as

Lot 1 Section 29 Township 26 ODYD Plan 24924

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

Single Family Dwelling

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

Date of Council Decision September 20, 2022

Decision By: COUNCIL

Existing Zone: RU1 – Large Lot Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

ATTACHMENT A

This forms part of application
DVP22-0131

Planner Initials AC



City of Kelowna
COMMUNITY PLANNING

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: Marino Bigattini and Bernadette Bigattini

Applicant: Surinder Gosal

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

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 13.1.6(c): RU1 – Large Lot Housing, Development Regulations

To vary the required minimum front yard from 4.5 m permitted to 2.47 m proposed

This Development Variance Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

5. 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.**



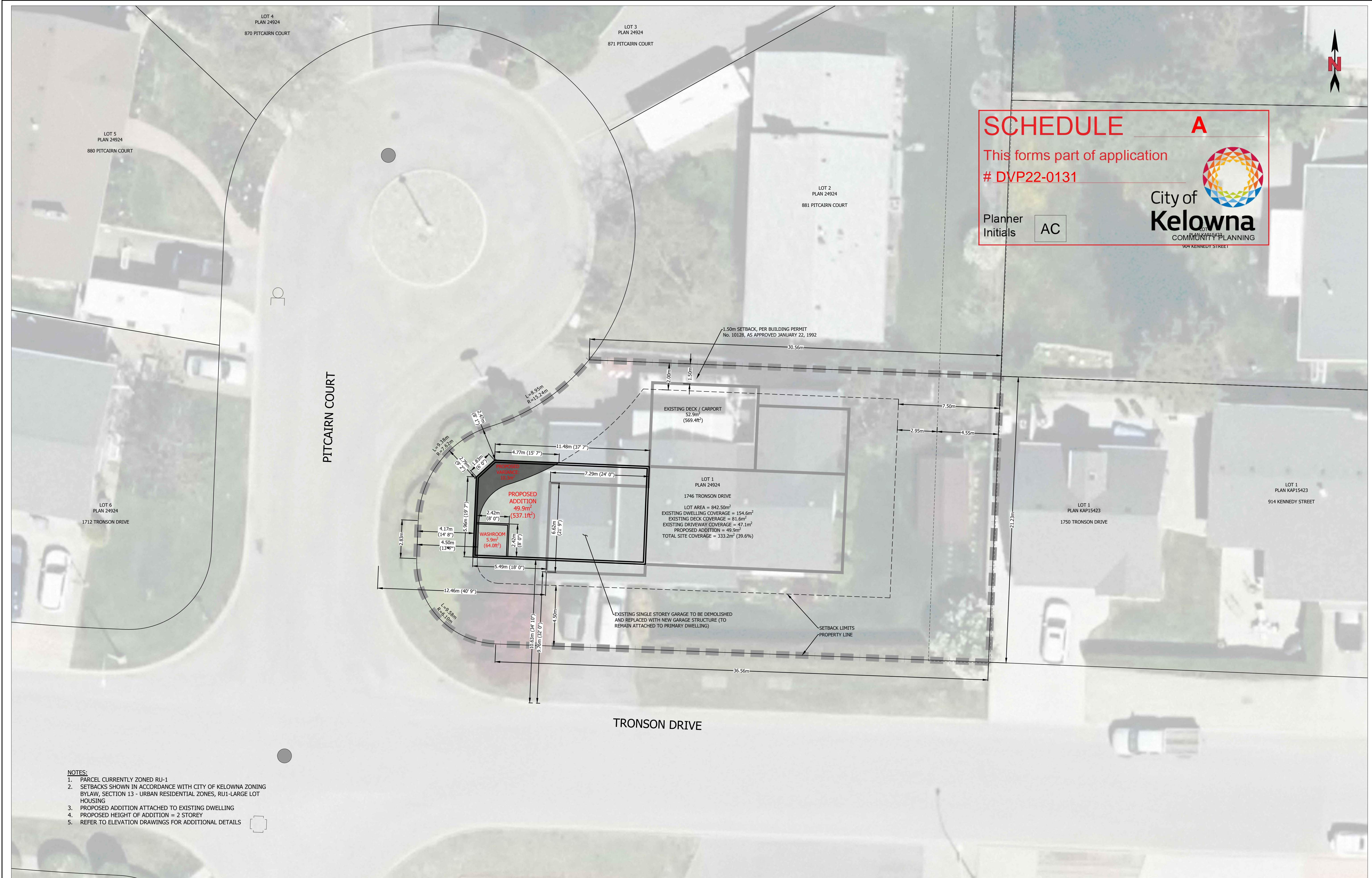
SCHEDULE A

This forms part of application
DVP22-0131

Planner Initials **AC**



City of
Kelowna
COMMUNITY PLANNING
904 KENNEDY STREET



ISSUED FOR:		ISSUE DATE:	
DEVELOPMENT VARIANCE PERMIT		MAR 18/22	
No.	YR-MO-DAY	BY	REVISION

BASE
DESIGN
APPROVED
SCALE
1:125

BERNADETTE AND MARINO BIGATTINI - 250-762-0323
1746 TRONSON DRIVE
SHOP EXPANSION
PROPOSED LAYOUT PLAN

FILE LOCATION: C:\Users\jgibson\Desktop\Projects\2022\22-0131\22-0131.dwg PLOTTER: Dk 4/18/2022 10:23 AM



To Whom It May Concern. My wife and I were born and raised in Kelowna and raised our three children here. We have lived in our home at 1746 Tronson Dr. For 40 years this Dec. and in that time have accumulated lots of stuff. I have a 1928 Ford which I take to car shows so I need a lift in the new garage so I can work on it. The lift will require a higher ceiling. We have a 4 level split so every time I need to use the washroom I either have to go upstairs or downstairs. That gets pretty tiring when you are 72 yrs. old. With that in mind I want to build a 1/2 bathroom in the garage which is off the family room on the main floor. We have 6 or 7 spreading Junipers and 6 Pyramid Cedars which I will remove for easier maintenance and I have already removed the lawn on the boulevard and replace it with decorative rock and will remove the lawn in the garage side of the yard which will conserve water. My wife and I have thought about this for over a year with the idea of downsizing which as you are aware is impossible in todays market, so we decided to update our home and build a bigger garage for extra space. We spoke to all our neighbours in the cup du sac and told them our plans and they are all on board and have signed a letter to that effect. With that in mind we have borrowed the money to do these upgrades. Thank you for your consideration. Bernadette and

Marino Bigattini

B Bigattini
M. Bigattini