

NOTE: LANDSCAPING IN THIS IMAGE DOES NOT REFLECT THAT OF THE DESIGN, REFER TO A-200 FOR LANDSCAPE DESIGN

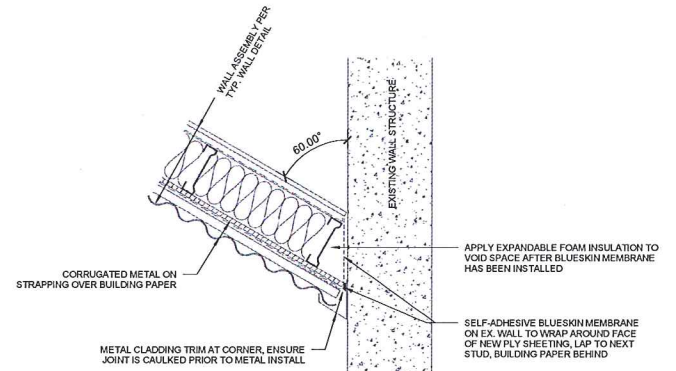
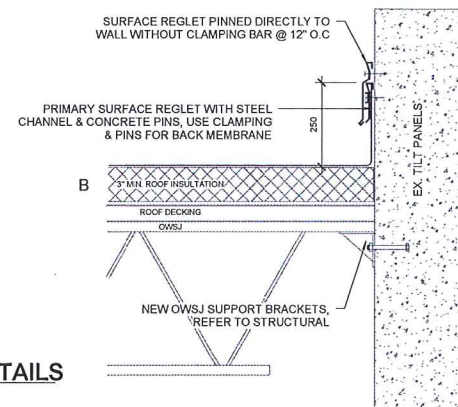
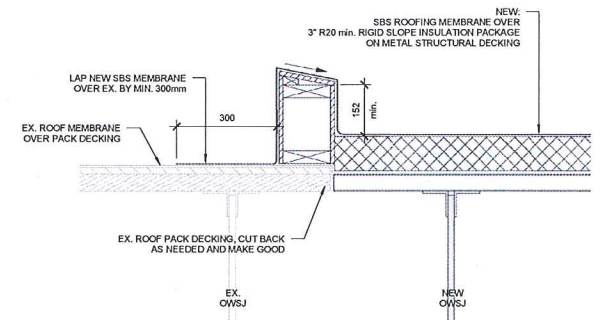
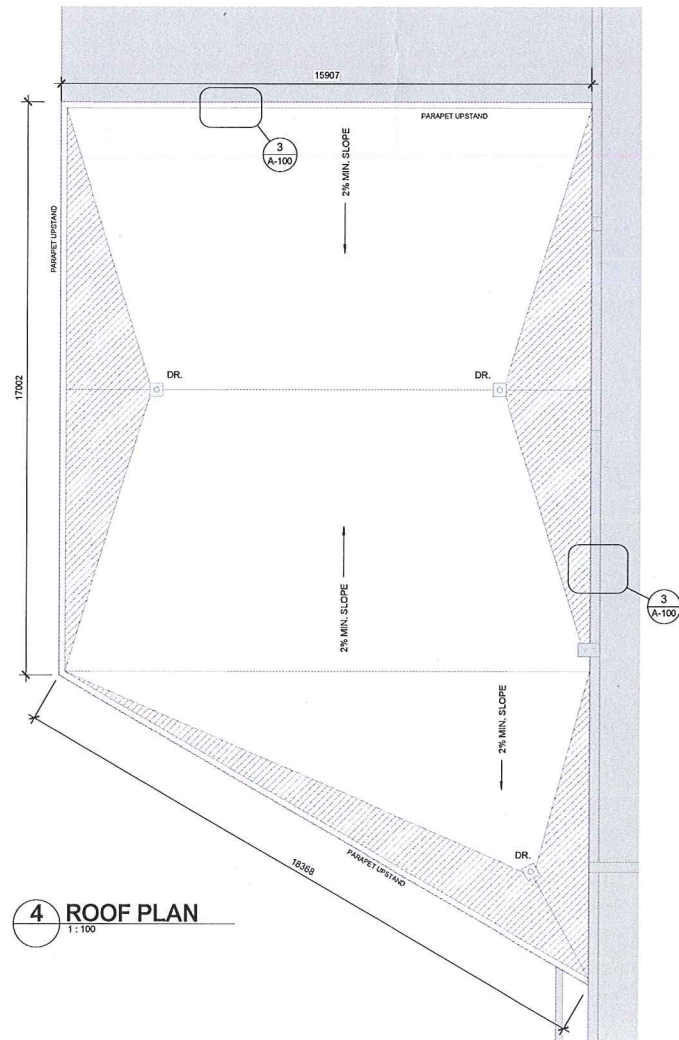
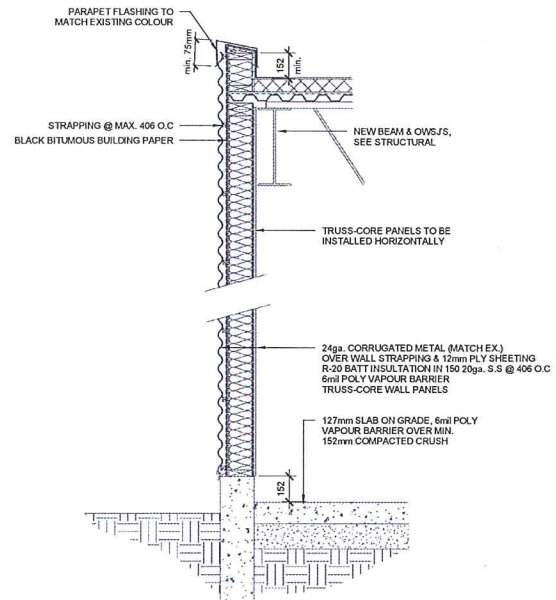
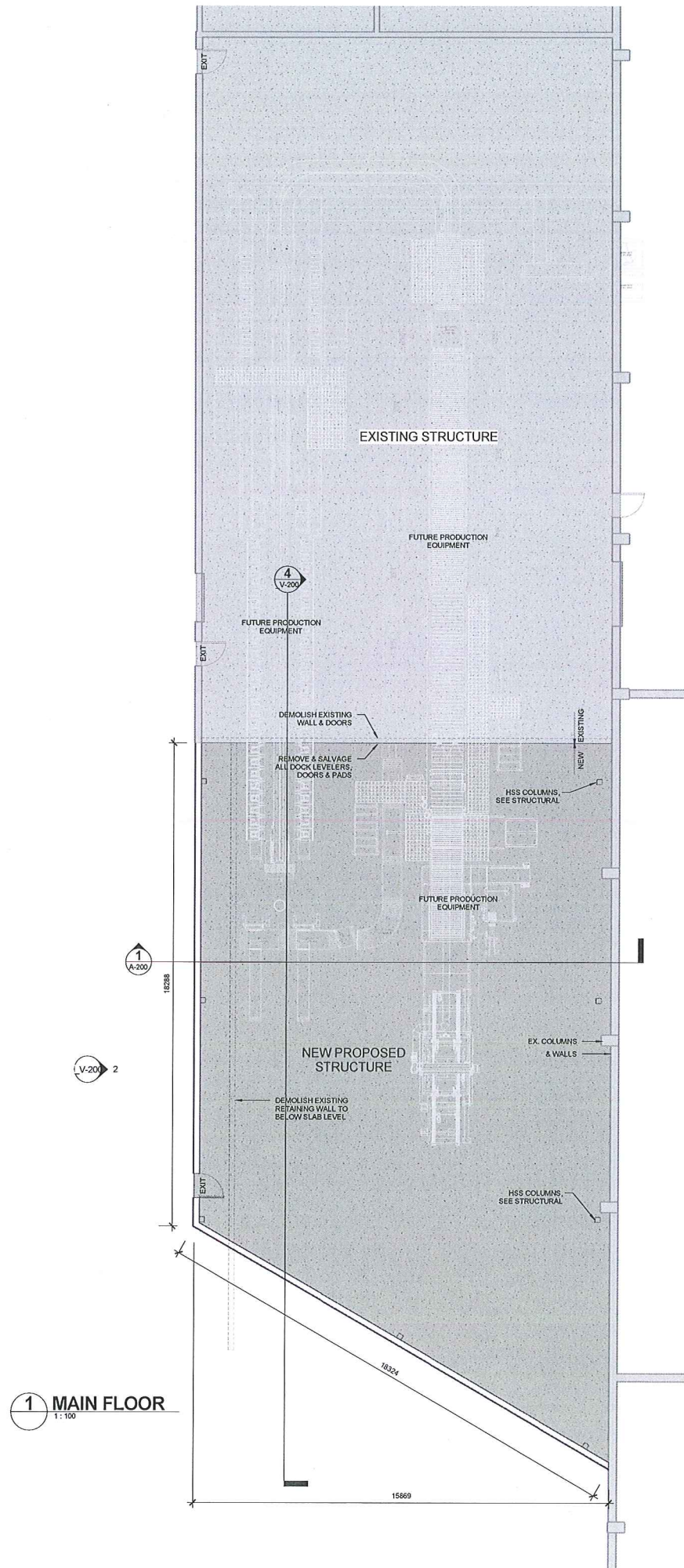
BC TREE FRUITS COOPERATIVE
NEW PROPOSED ADDITION
Variance application drawings



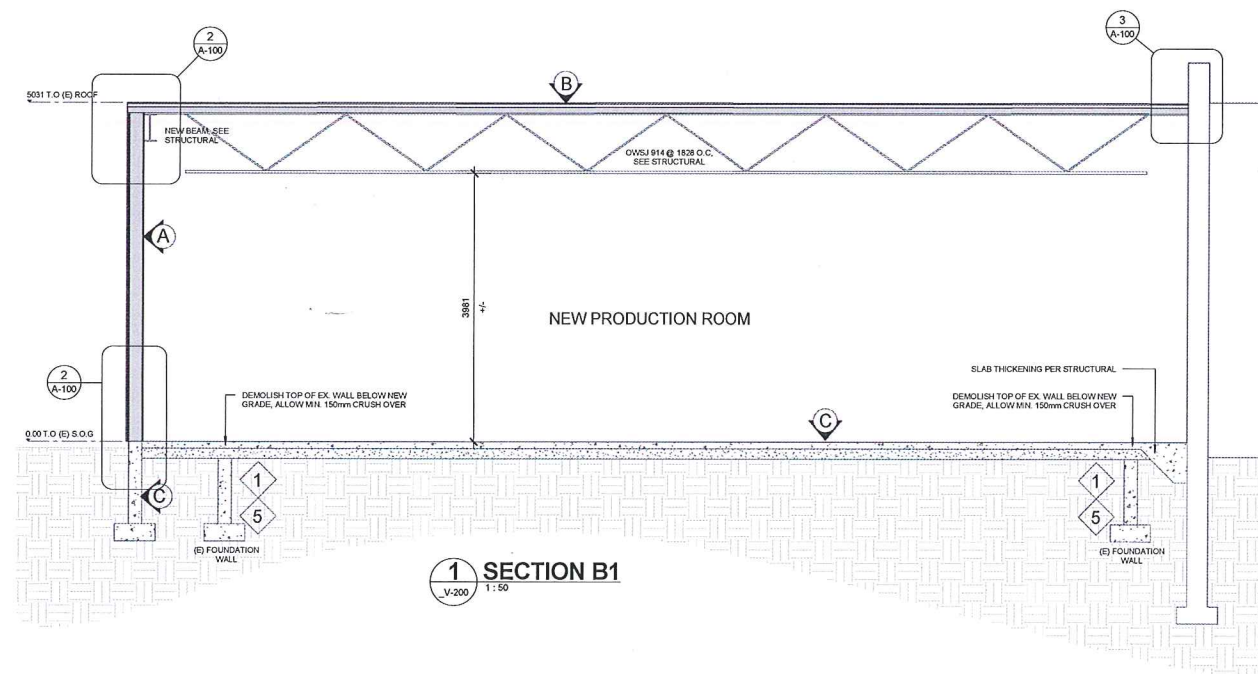
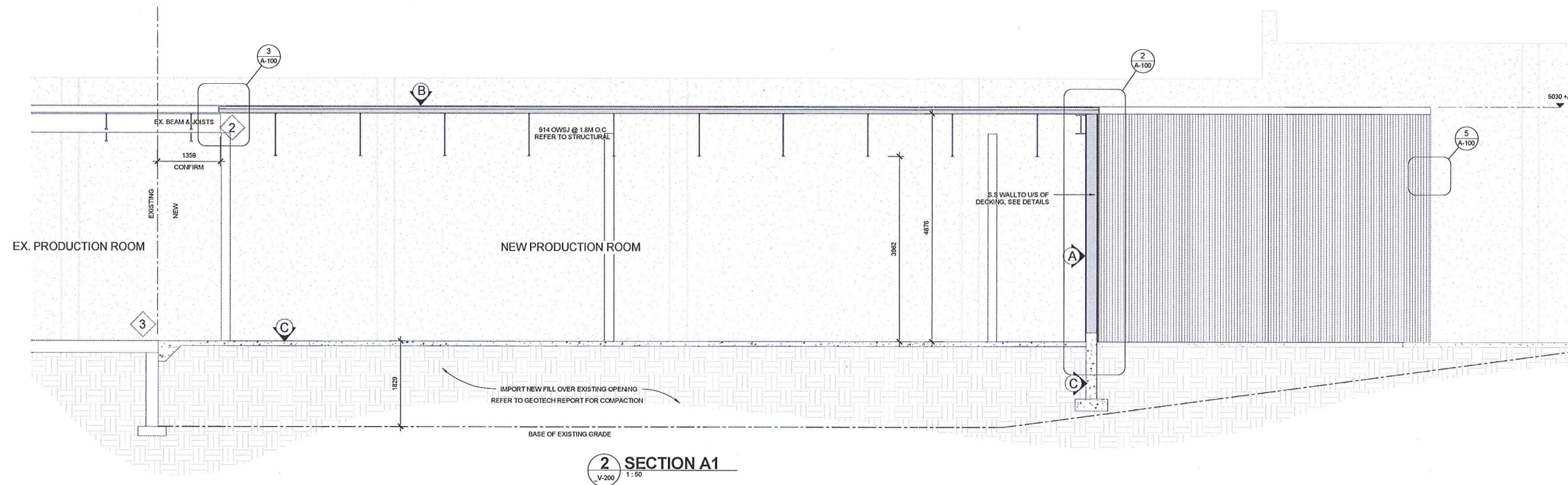
WAY MORE
THAN DELICIOUS.



Drawing List			
Sheet Number	Revision	Sheet Name	Sheet Issue Date
V-000	-	COVER PAGE	2016.02.05
V-100	-	SITE PLANS	2016.02.05
V-200	-	PLANS ELEVATIONS	2016.02.05
A-100	-	FLOOR PLANS	03/22/16
A-200	-	SECTIONS	03/22/16
S-01	Not Issued	PLANS / DETAILS	03/22/16
S-02	Not Issued	PLANS / DETAILS	03/28/16

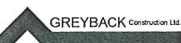


Project Title: BCTF KELOWNA		
Legal Description: LOT 45 PL. 457/940F 9595 Bottom Wood Lake Rd. Kelowna, BC		
GENERAL NOTES:		
<small>410 Warren Ave. E. Parkin, BC V2A 3K2 PH: 250 493 7972 FX: 250 493 7251</small>		
A		
B		
C		
D		
E		
F		
Rev	Description	Date
FLOOR PLANS		
Scale:	As Indicated	Sheet: A-100



- A WALL (TYP.)**
- Corrugated metal cladding with 25mm strapping
 - 12mm Ply sheeting with black bitumous building paper
 - R-20 Batt insulation between 16ga. Steel Steel Studs
 - 6mil Poly Vapour barrier
 - TrussCore plastic wall covering, Horiz. install
- B ROOF (TYP.)**
- OWSJ's per manufacturers details
 - Roof metal decking, see structural
 - Sloped rigid insulation, R-20 min.
 - SBS roofing membrane
- C SLAB / FOUNDATION**
- 127mm Slab on grade with 6mil poly vapour barrier
 - Min. 150mm compacted crush
 - 8" Concrete foundation wall (See structural)
 - Dampproofing membrane to exterior of wall

- 1** Demolish existing top of foundation wall to allow new structure over
- 2** Demolish existing flashings & fascia's to accommodate new roof tie-in
- 3** Demolish existing dock levellers, bumpers & overhead doors, infill slabs
- 4** Electrical demo by owner
- 5** Demolish existing railings along ex. retaining walls

Project Title: BCTF KELOWNA		
Legal Description: LOT 45 PL. 457/940F 9595 Bottom Wood Lake Rd. Kelowna, BC		
GENERAL NOTES:		
 <small>402 Watson Ave. E. Kelowna BC V2A 3K2 Ph: 250 493 7972 Fax: 250 493 7255</small>		
A		
B		
C		
D		
E		
F		
Rev	Description	Date
SECTIONS		
Scale:	As Indicated	Sheet: A-200



December 24, 2015

City of Kelowna
Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4

To: Whom it may concern

Re: Application by BC Tree Fruits Cooperative ("BCTF") for Variance

We write this letter in support of the attached Application, which is made in connection with an expansion of the bagging line being made at our Winfield Facility. As you may be aware BCTF is a large employer in Okanagan and we are investing in another material upgrade of our facility in Winfield. This upgrade will result in a number of improvements for the benefit of our employees and members, as well as the local community. The upgrade in our bagging line requires that we relocate a shipping dock as indicated in the Application. If you grant the variance we seek, we can achieve the following benefits:

- significantly reduce truck and other vehicle traffic congestion from and along Bottom Wood Lake Road where our Winfield Facility is located, especially during harvest season (June – November);
- improve safety for vehicles and pedestrians in our driveway, parking and loading zones at the facility, as well as the area around the facility bagging line; and
- the line improvements, which the variance will accommodate, will increase our production capacity, which will increase local employment opportunities long term as we will require more people to run the new and improved bagging line.

The improvements that we wish to make are required due to successful growth of our collective membership. Simply put, more apples are being produced, there is market demand and wants to be able to process a greater volume of apples in a timely manner in Winfield. If we are not granted this variance, BCTF will be unable to complete an efficient re-configuration of our lines, it will face a material increase in its costs for this upgrade and most importantly, we will compromise our ability to improve congestion, traffic flow and lose an opportunity to improve the safety of movement for our workers, members and members of the public who use Bottom Lake Road.

We appreciate your due consideration of these factors and this Application.

Sincerely,

Alan Tyabji
Chief Executive Officer
BC Tree Fruits Cooperative

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0100

Issued To: BC Tree Fruits Cooperative
Site Address: 9595 Bottom Wood Lake Road
Legal Description: Lot 44, DL 118 ODYD Plan 457 Except Plans 20108, 36673 and 39429
Zoning Classification: I2 - General Industrial
Development Permit Area:

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.

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 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.

1. TERMS AND CONDITIONS

THAT Development Variance Permit No. DVP16-0100 for Lot 44, DL 118 ODYD Plan 457 Except Plans 20108, 36673 and 39429, located at 9595 Bottom Wood Lake Road Kelowna, BC to allow the construction of an addition to an industrial building, be approved granting variances to the following sections of Zoning Bylaw 8000, as shown on Schedule "A":

Section 15.2.5 (d): I2 General Industrial Front Yard Setback

To vary the required minimum front yard from 7.5 m permitted to 1.32 m.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. 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 that shall form a part hereof.

If the Permit Holder 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 a Building Permit.

3. APPLICANT'S AGREEMENT

I hereby declare that all of 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 and/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 Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning 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.

4. APPROVALS

Issued and approved by Council on the _____ day of _____, 20 .

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

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

