

DRAWING NUMBER: DP-1	
DATE:	REVISION:
SCALE: 1:200	DATE:

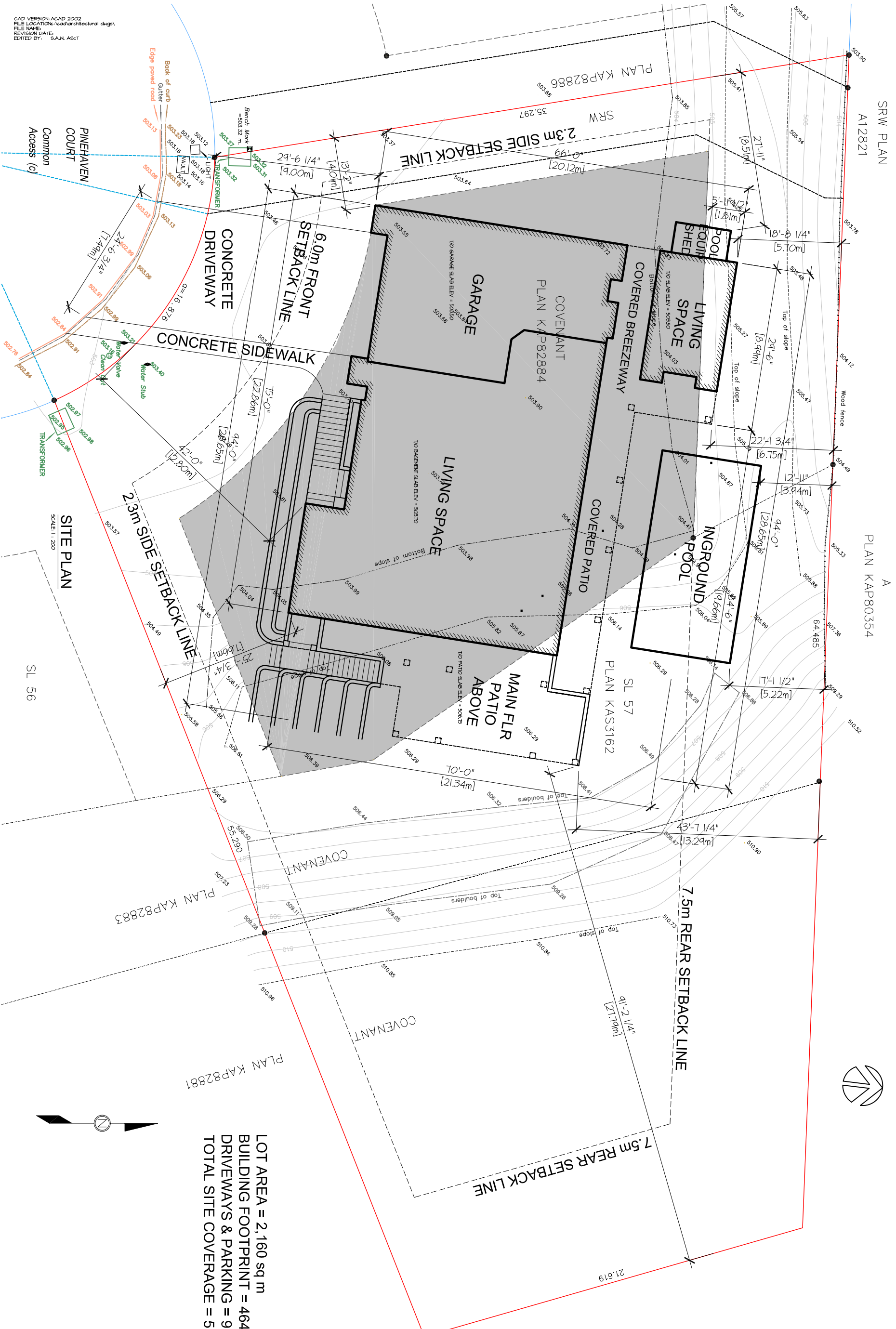
PROJECT NO.: 2005-000

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NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	MAJ	6/16
2	ISSUED FOR VARIANCE PERMIT	JNE	6/16
3	RE-ISSUED FOR VARIANCE PERMIT	JLY	22/16

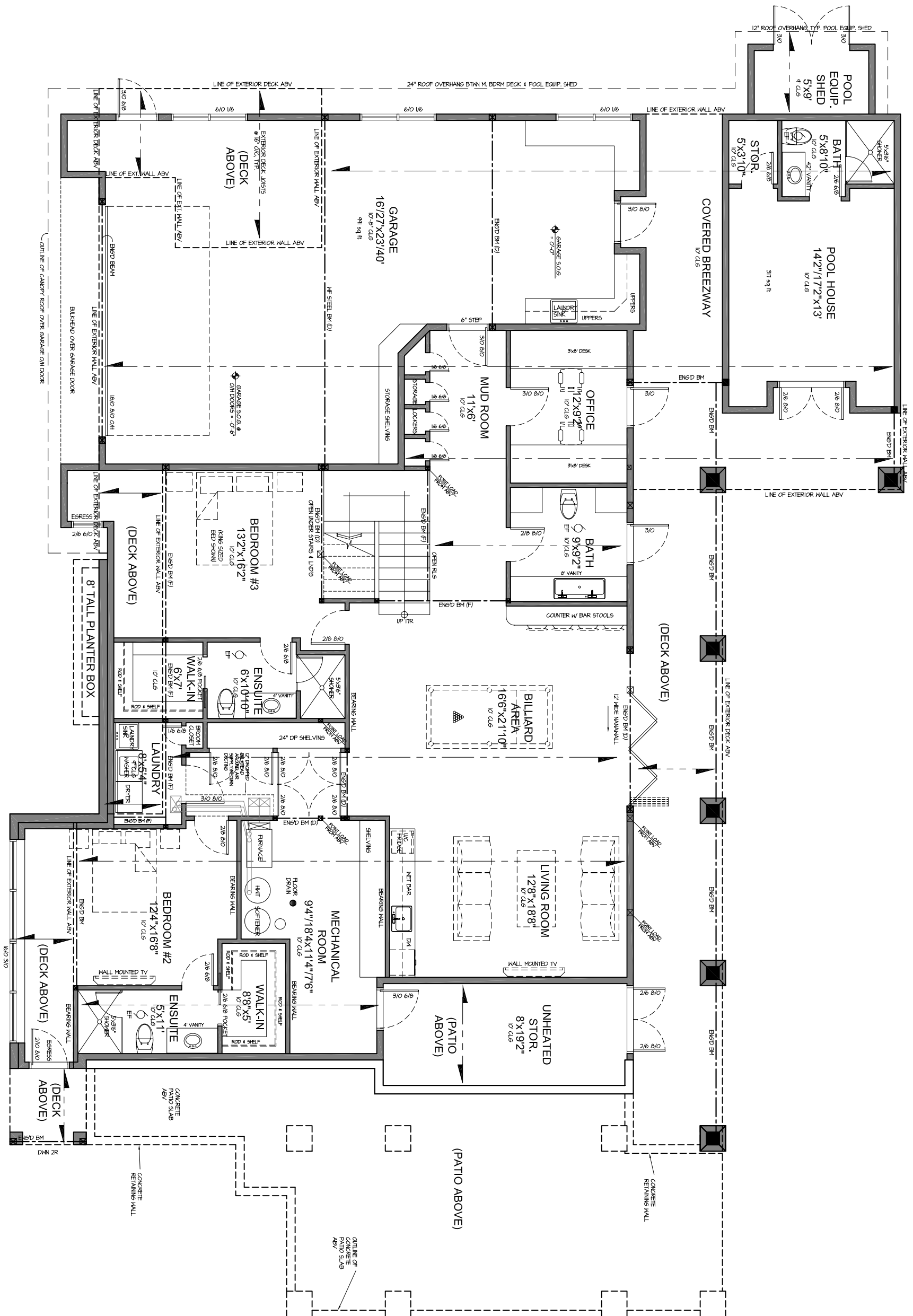
NOTES:

LOT AREA = 2,160 sq m
BUILDING FOOTPRINT = 464.2 sq m (21.5%)
DRIVEWAYS & PARKING = 95.4 sq m (4.4%)
TOTAL SITE COVERAGE = 559.6 sq m (25.9%)



SITE PLAN
SCALE: 1:200

SL 56



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 LIVING SPACE (INCLUDES DETACHED WORKSHOP) = 2522 sq ft
 GARAGE = 441 sq ft

NO.	ISSUED FOR:	DESCRIPTION	BY	DATE
1	ISSUED FOR REVIEW		VAJ	6/16
2	ISSUED FOR VARIANCE PERMIT		JAN	11/6
3	RE-ISSUED FOR VARIANCE PERMIT		JLY	22/16
4	RE-ISSUED FOR VARIANCE PERMIT		SEPT	6/16

NOTES:

PROJECT NO. - 2005-000
 OPERATIONAL AGREEMENT: THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF CORNERSTONE CONTRACT SERVICES. THEY SHALL REMAIN THE PROPERTY OF CORNERSTONE CONTRACT SERVICES AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CORNERSTONE CONTRACT SERVICES.
 REVISION: A
 DESCRIPTION: RENOVATED BEDROOM #4 & CONVERTED SPACE INTO A POOL HOUSE
 BY: DATE
 SEPT 7/16

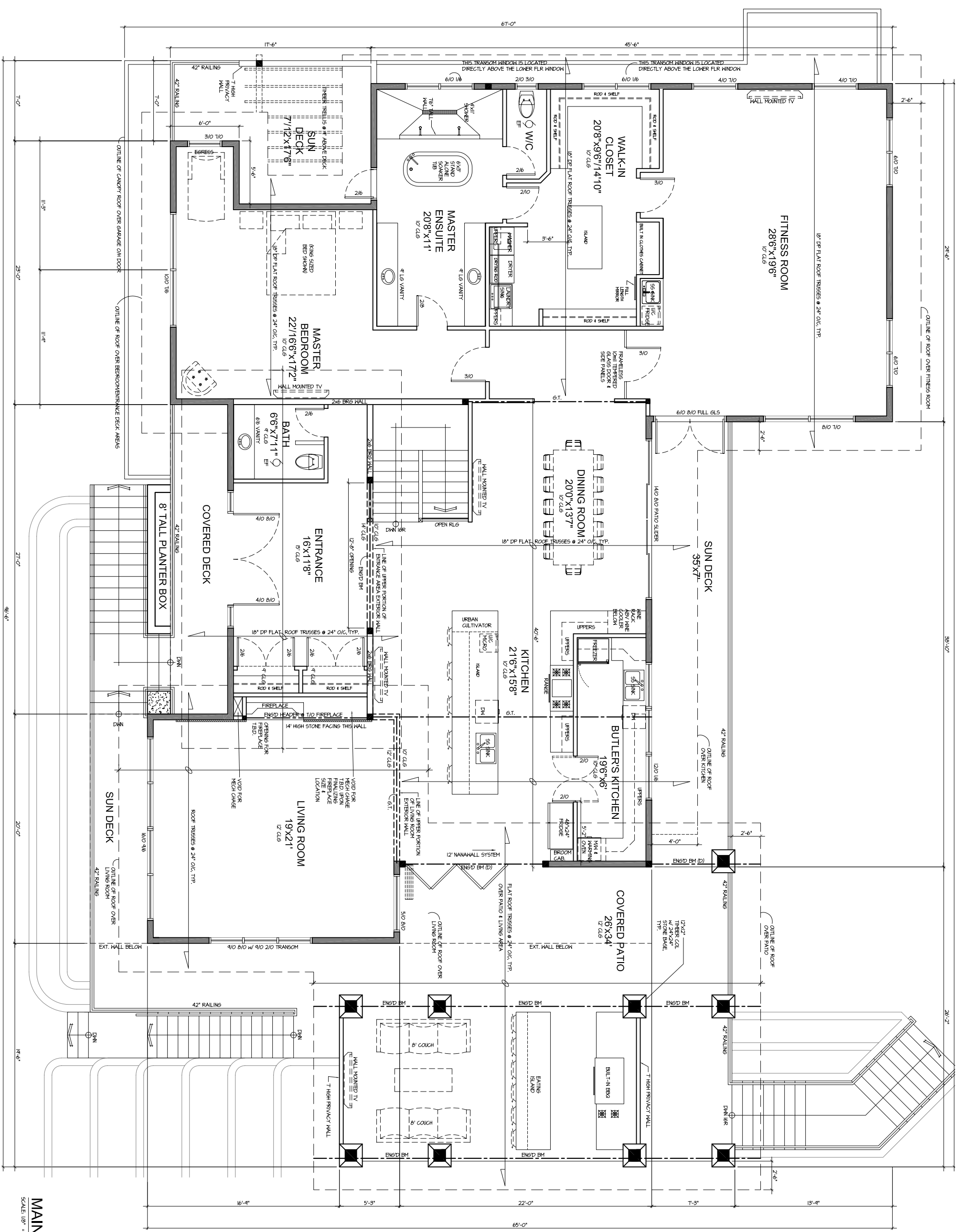
DRAWING NUMBER:		DP-2
DATE:	CHANGED:	
SCALE: 1/8" = 1'-0"	DATE:	

DRAWING TITLE:
GROUND FLOOR PLAN

PROJECT NAME:
**GAGNON RESIDENCE
 701 PINEHAVEN COURT
 KELOWNA, BC**



**CORNERSTONE
 CONTRACT SERVICES**
 5423 CANTLEBANK DRIVE, KELOWNA, BC V1Y 6A4
 TEL: (250) 861-0000 FAX: (250) 861-0000
 WWW.CORNERSTONECONTRACTSERVICES.COM



CORNERSTONE
 CONTRACT SERVICES

3433 CANTERBURY DRIVE, BELMONT, BC V3R 6A4
 TEL: (250) 481-4000 FAX: (250) 365-8900
 WWW.CORNERSTONECONTRACTSERVICES.COM

PROJECT NAME:
 GAGNON RESIDENCE
 701 PINEHAVEN COURT
 BELMONT, BC

DRAWING TITLE:
 MAIN FLOOR PLAN

DRAWING NUMBER:
DP-3

DATE	REVISION
1/1/07	ISSUED FOR PERMIT
1/1/07	ISSUED FOR PERMIT

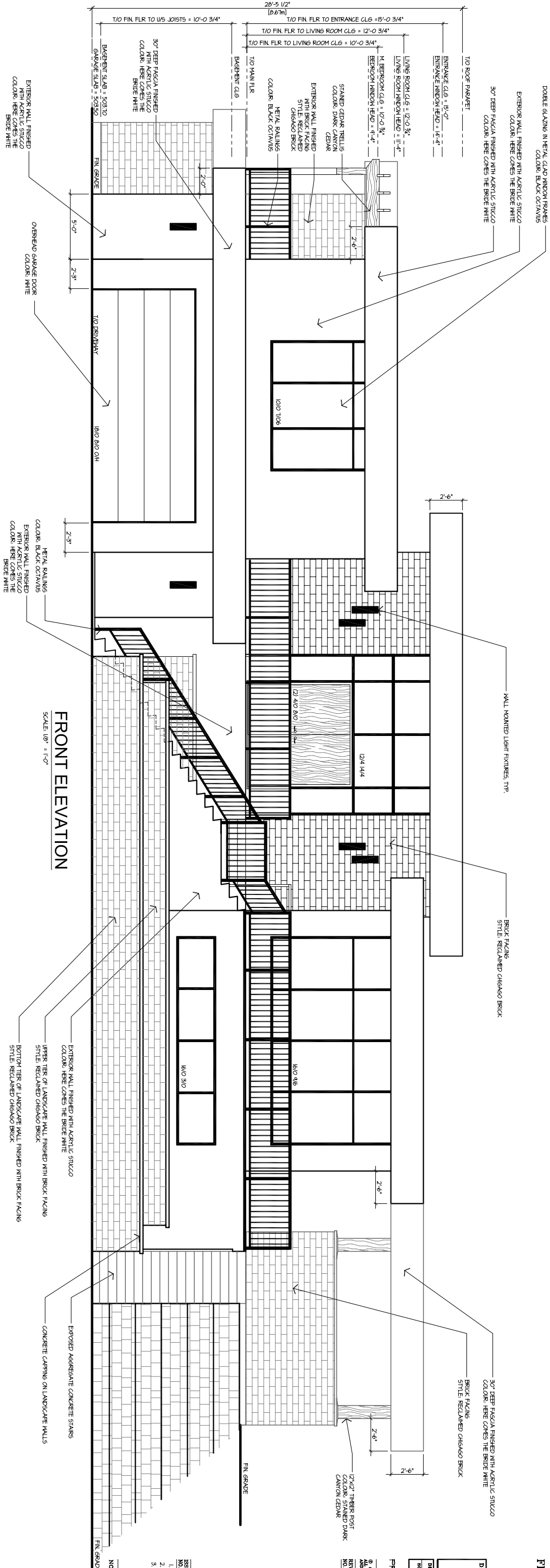
PROJECT NO. : 2005-000

OPERATION: THE MAIN FLOOR PLAN AND PERMIT IS NOT TO BE USED WITHOUT THE DESIGNER'S CONSENT.

NOTES:

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMIT	YAY	06/06
2	ISSUED FOR VARIANCE PERMIT	JUN	06/06
3	RE-ISSUED FOR VARIANCE PERMIT	JAY	22/06

MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 LIVING SPACE = 3371 sq ft



PROJECT DATA

CIVIC ADDRESS: 701 PINEHAVEN COURT KELOWNA, BC
 LEGAL DESCRIPTION: LOT 51 PLAN KAP9162, SECTION 30, TOWNSHIP 26 02 D.Y.D.
 CURRENT ZONING: R11 URBAN RESIDENTIAL, LARGE LOT HOUSING
 APPLICANT: DANIEL AND PATSY GAGNON

CORNERSTONE

CONTRACT SERVICES

3423 CANTERBURY DRIVE, KELOWNA, BC V1X 5A6
 TEL: (250) 481-0000 FAX: (250) 766-8900
 WWW.CORNERSTONEBC.COM

PROJECT NAME:
GAGNON RESIDENCE
 701 PINEHAVEN COURT
 KELOWNA, BC

DRAWING TITLE:
FRONT ELEVATION

DRAWING NUMBER:
DP-4

DATE	BY	DESCRIPTION
10/1/05	S.A.W.	ISSUED
11/1/05	S.A.W.	REVISION

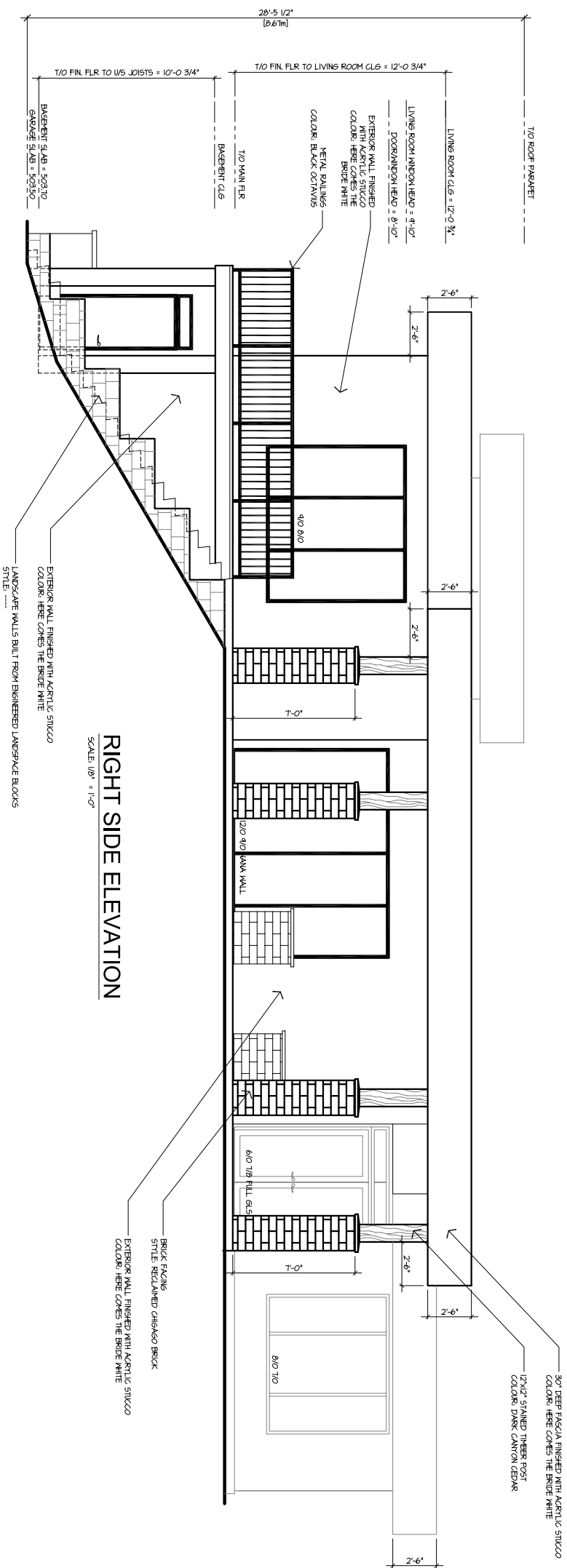
PROJECT NO. - 2005-000

0. OPERATIONAL AGREEMENT: THIS PLAN AND PERMIT IS VALID AS SHOWN AND CANNOT BE USED WITHOUT THE DESIGNER'S CONSENT.
 REVISION: BY DATE

NOTES:

ISSUED FOR:	DESCRIPTION	BY	DATE
1.	ISSUED FOR REVIEW	Y.A.V.	6/16
2.	ISSUED FOR VARIANCE PERMIT	J.M.E.	1/16
3.	RE-ISSUED FOR VARIANCE PERMIT	J.L.Y.	22/16

NOTES:



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA
 CIVIC ADDRESS: 701 PINEHAVEN COURT KELOWNA, BC
 LEGAL DESCRIPTION: LOT 51 PLAN KAP9162, SECTION 30, TOWNSHIP 26 02 Y.D.
 CURRENT ZONING: R11 URBAN RESIDENTIAL, LARGE LOT HOUSING
 APPLICANT: DANIEL AND PATSY GAGNON

CORNERSTONE
 CONTRACT SERVICES
 5423 CANTRELL DRIVE, KELOWNA, BC V1X 6A8
 TEL: (250) 481-6200 FAX: (250) 766-8900
 WWW.CORNERSTONEARCHITECTURE.COM

PROJECT NAME:
GAGNON RESIDENCE
 701 PINEHAVEN COURT
 KELOWNA, BC

DRAWING TITLE:
RIGHT ELEVATION

DRAWING NUMBER:
DP-5

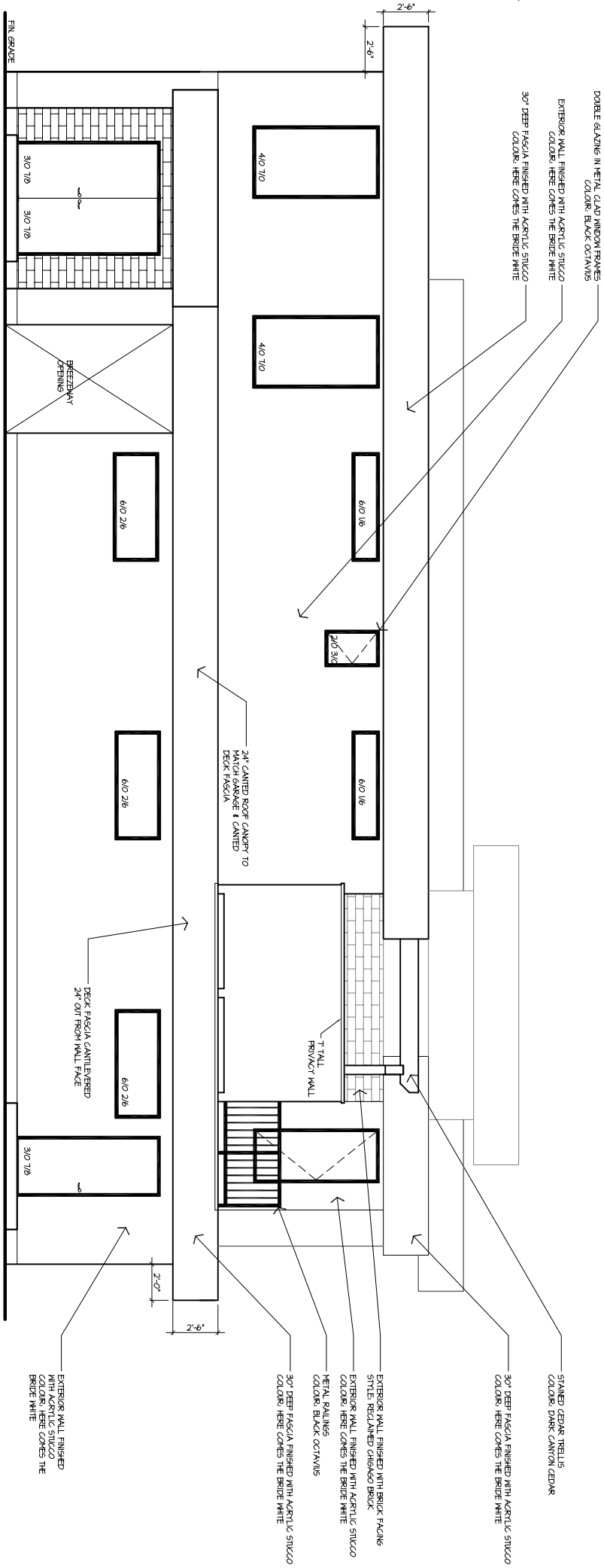
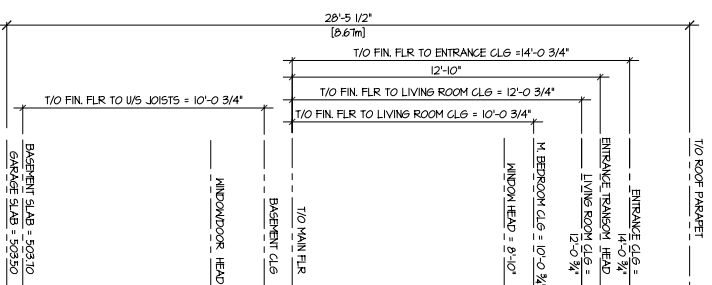
DATE	BY	DESCRIPTION

PROJECT NO. - 2005-000

0. CONSULTING AGREEMENT, TERMS AND CONDITIONS, IN FULL AND ENTIRE FORCE AND EFFECT, APPLY TO THIS DRAWING AND SHALL BE READ AND UNDERSTOOD BY THE CLIENT AND CONTRACTOR. THIS DRAWING IS NOT TO BE USED WITHOUT THE DESIGNER'S CONSENT.
 REVISION:
 NO. DESCRIPTION BY DATE

ISSUED FOR:	DESCRIPTION	BY	DATE
1.	ISSUED FOR REVIEW	Y.A.V.	06/16
2.	ISSUED FOR VARIANCE PERMIT	J.M.E.	11/16
3.	RE-ISSUED FOR VARIANCE PERMIT	J.L.Y.	22/16

NOTES:



PROJECT DATA
 CIVIC ADDRESS: 701 PINEHAVEN COURT KELOWNA, BC
 LEGAL DESCRIPTION: LOT 51 PLAN KAP162, SECTION 30, TOWNSHIP 26 02 Y.D.
 CURRENT ZONING: R11 URBAN RESIDENTIAL, LARGE LOT HOUSING
 APPLICANT: DANIEL AND PATSY GAGNON

CORNERSTONE
 CONTRACT SERVICES
 5423 CANTLEBACK DRIVE, KELOWNA, BC V1Y 6A6
 TEL: (250) 461-0000 FAX: (250) 766-8900
 WWW.CORNERSTONEKELOWNA.COM

PROJECT NAME:
GAGNON RESIDENCE
 701 PINEHAVEN COURT
 KELOWNA, BC

DRAWING TITLE:
LEFT ELEVATION

DRAWING NUMBER:
DP-6

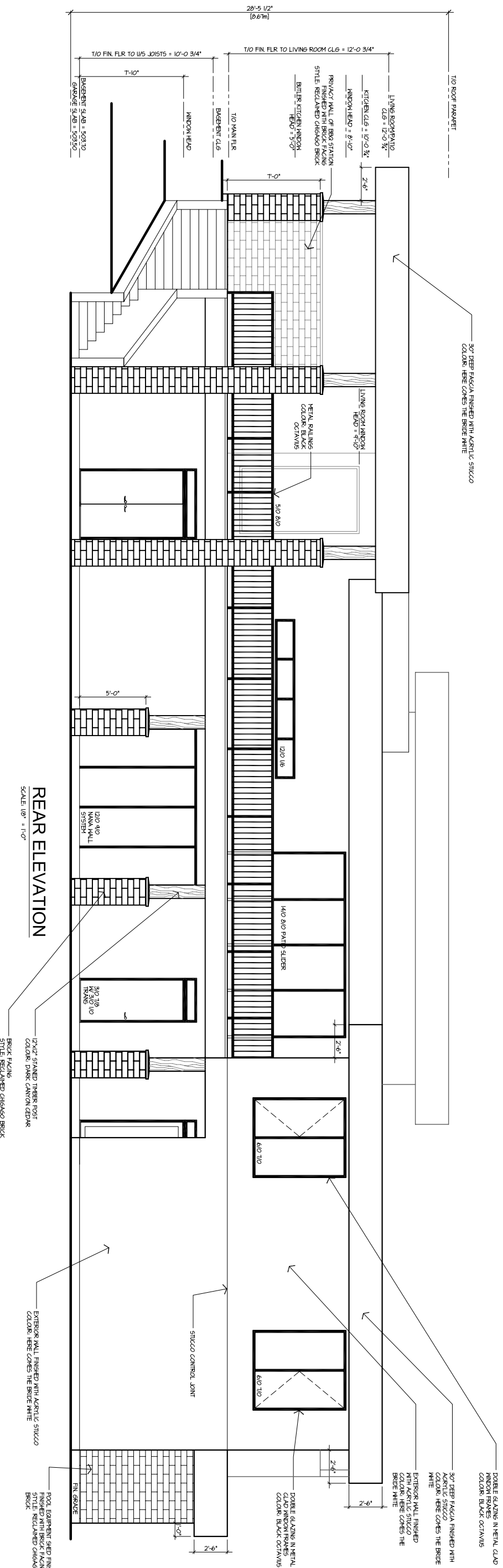
DATE	BY	DESCRIPTION
10/1/05	SAW	ISSUED
10/1/05	SAW	CHANGED
10/1/05	SAW	DATE

PROJECT NO. - 2005-000

0. CONSULTING AGREEMENT, TERMS AND CONDITIONS, IN FULL AND ENTIRE, IS APPLIED TO THIS DRAWING AND SHALL BE USED WITHOUT THE DESIGNER'S CONSENT.
 REVISION:
 NO. DESCRIPTION BY DATE

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR REVIEW	SAW	6/16
2	ISSUED FOR VARIANCE PERMIT	JME	1/16
3	RE-ISSUED FOR VARIANCE PERMIT	JLY	22/16

NOTES:



REAR ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT DATA

CIVIC ADDRESS: 701 PINEHAVEN COURT KELOWNA, BC
 LEGAL DESCRIPTION: LOT 51 PLAN KAP162, SECTION 30, TOWNSHIP 26 02 Y.D.
 CURRENT ZONING: R11 URBAN RESIDENTIAL, LARGE LOT HOUSING
 APPLICANT: DANIEL AND PATSY GAGNON

CORNERSTONE
 CONTRACT SERVICES

2423 CANTERBURY DRIVE, KELOWNA, BC V1Y 6A6
 TEL: (250) 481-0000 FAX: (250) 766-8900
 WWW.CORNERSTONEBC.COM

PROJECT NAME:
GAGNON RESIDENCE
 701 PINEHAVEN COURT
 KELOWNA, BC

DRAWING TITLE:
REAR ELEVATION

DRAWING NUMBER:
DP-7

DATE	BY	DESCRIPTION
1/1/07	SAW	ISSUED
1/1/07	SAW	ISSUED

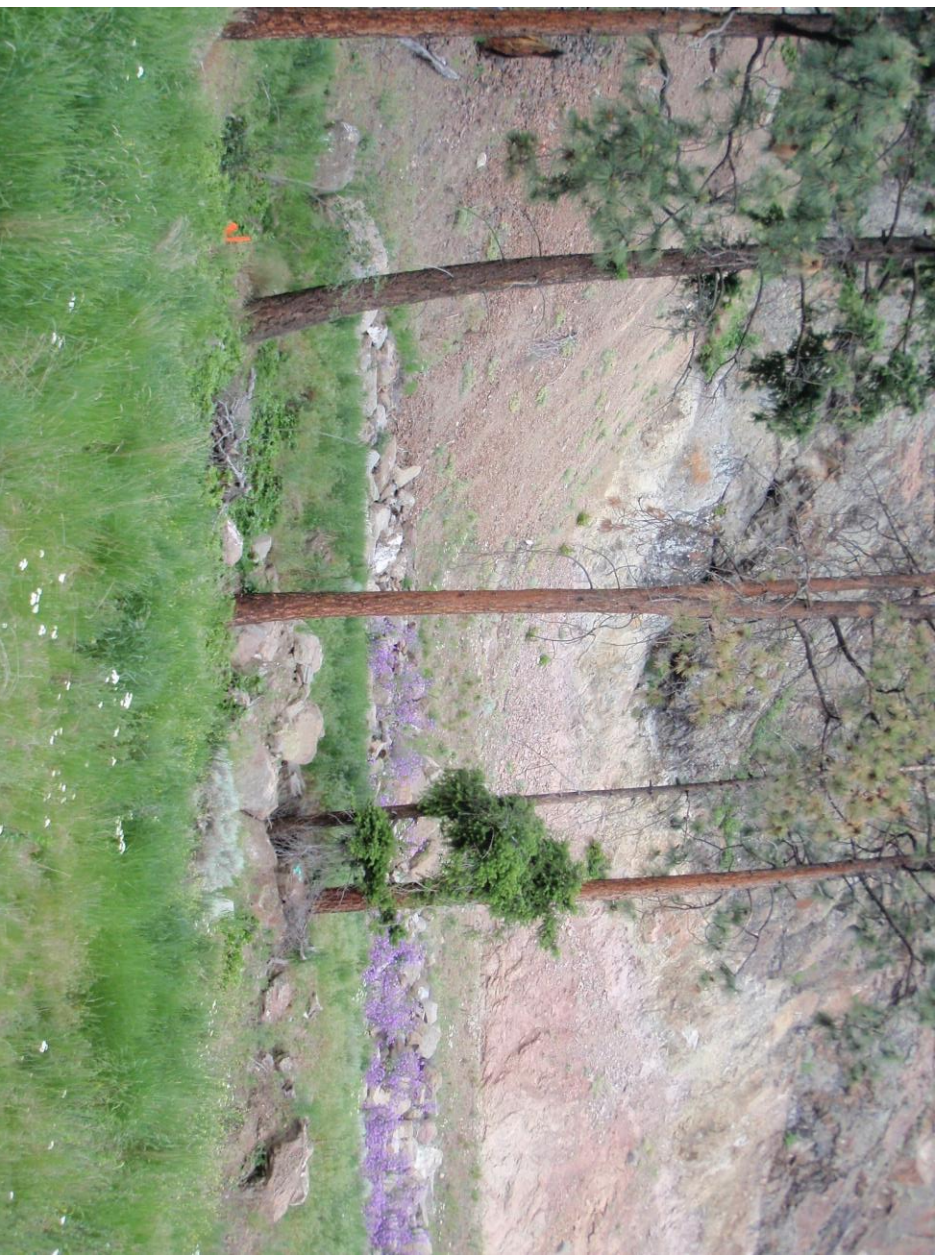
PROJECT NO. - 2005-000

0. OPERATOR RESPONSIBLE FOR THIS PLAN AND PERMIT. IN ANY ATTEMPT TO REUSE THIS PLAN FOR ANY OTHER PROJECT, THE USER MUST OBTAIN THE WRITTEN CONSENT OF THE ARCHITECT. THIS PLAN AND PERMIT ARE NOT TO BE USED WITHOUT THE ARCHITECT'S CONSENT.

REVISION:
 NO. DESCRIPTION BY DATE

NOTES:

ISSUED FOR:	DESCRIPTION	BY	DATE
1.	ISSUED FOR REVIEW	SAW	6/16/06
2.	ISSUED FOR VARIANCE PERMIT	SAW	1/1/07
3.	RE-ISSUED FOR VARIANCE PERMIT	SAW	11/7/2016



From Pinehaven Court looking to the north (rear) property line.



View from the West (side) property line to the East (side) property line.

DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0155

Issued To: Daniel & Patricia Gagnon
Site Address: 701 Pinehaven Court
Legal Description: Strata Lot 57 Section 30 Township 26 ODYD Strata Plan KAS3162
Zoning Classification: RU1 - Large Lot Housing
Development Permit Area: N/A

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 Permit No. DVP16-0155 for Strata Lot 57 Section 30 Township 26 ODYD Strata Plan KAS3162, located at 701 Pinehaven Court, Kelowna, BC to allow the construction of a Single Dwelling House be approved subject to the following:

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

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.1.6(e): RU1 - Large Lot Housing Development Regulations

To vary the required rear yard from 7.5 m minimum to 5.7 m proposed.

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. PERFORMANCE SECURITY

None required.

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 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.

4. 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.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

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.**