

DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0256/DVP16-0257

Issued To: Charles Watt
Site Address: 910 Manhattan Dr
Legal Description: Lot E District Lot 9 Land District 41 KAP39322
Zoning Classification: RU6 - Two Dwelling Housing
Development Permit Area: NATURAL ENVIRONMENT 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 Permit No. DP16-0256 and DVP16-0257 for Lot E District Lot 9 Land District 41 KAP39322, located at 910 Manhattan Dr, Kelowna, BC to allow the construction of a single-family dwelling be approved subject to the following:

- A) **An Environmental Monitor (Qualified Environmental Professional) is required to ensure the works are monitored throughout the duration of the project. A copy of this development permit must be submitted to the designated Environmental Monitoring consultant prior to construction starting. Environmental Monitoring reports must be submitted to the City of Kelowna Community Planning Department;**
- B) **The designated Environmental Monitor and grading contractor/developer shall meet prior to construction starting to review limits of disturbance, erosion and sediment controls and Development Permit conditions/requirements for the project site;**

- C) **Physically demarcate “No Disturbance Areas” and around any vegetation that will be left in place at the site with snow fencing or another visible material to avoid accidental disturbance;**
- D) **No sediment laden water is to enter Okanagan Lake at any time. Erosion and sediment controls must be in place prior to construction starting.** Failure to take all reasonable measures to prevent the deposit of construction debris or displaced soil matter into Okanagan Lake is an offence under the Federal Fisheries Act;
- E) **No removal of riparian vegetation should occur at any time;**
- F) The development on the land be in accordance with attached **Schedule “A”** (“Site Plan, prepared by West Coast Design);
- G) The development on the land be in accordance with attached **Schedule “B”** (“Environmental Assessment,” prepared by Beckingham Environmental); and
- H) The development on the land be in accordance with attached **Schedule “C”** (“Environmental Monitoring Agreement,” prepared by Makonis Consulting Ltd.).

AND FURTHER THAT this Development Permit / 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.

5. APPROVALS

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

Terry Barton, Urban Planning Manager
Community Planning & Real Estate

Date

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

SCHEDULE A
This forms part of development
Permit # **DP16-0256 / DP16-0257**

PROJECT DATA

1. LEGAL DESCRIPTION
LOT E, 910 MANHATTAN DRIVE NANAIMO, B.C.
2. ZONING
R12 - RURAL RESIDENTIAL
3. LOT AREA
103,554 ft ² 960.50 m ² 0.242 acres
4. SITE COVERAGE
PRINCIPAL BUILDING 2,440 ft ²
PROPOSED COVERAGE 30.5 %
PERMITTED COVERAGE 40.0 %
5. BUILDING AREAS
MAIN FLOOR 1,900 ft ²
(INC. MECH RM) 560 ft ²
GARAGE AREA 2,440 ft ²
TOTAL BUILDING AREA 2,440 ft ²

WEST | COAST DESIGN
250.215.1968
west@coastdesign.com



NOTES

NO.	DATE	DESCRIPTION
1	AUG 21	ISSUED FOR REVIEW
2	SEP 24	ISSUED FOR VARIANCE
3	SEP 24	REVISED FOR SITE LINE
4	SEP 24	REVISED FOR SITE LINE

CLIENT

WAIT

PROJECT

910 MANHATTAN

SHEET

SITE PLAN

DESIGN BY	CS
DRAWN BY	CS
CHECKED BY	CS
PROJECT	16-045
As indicated	
A1.01	
SHEET NO.	

910 Manhattan Dr

SCHEDULE B

This forms part of development

Permit # DP 16 - 0256

Environmental Assessment

Submitted To:

Mr Chuck Watt
910 Manhattan Drive,
Kelowna, BC
V1Y 1H5

On

September 20, 2016

Prepared By:

Beckingham Environmental Ltd.
www.beckinghamenviro.com

Beckingham Project No BE16037



Beckingham Environmental

Makonis Consulting Ltd

Mapping Solutions

October 12, 2016

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

Attn: Mr Corey Davis, Environmental Coordinator

Dear Corey,

Makonis Consulting Ltd has been retained by Mr. Chuck Watt to monitor construction of a rebuild home at 910 Manhattan Dr in the City of Kelowna.

Mr Watt has been instructed prior to demolition and construction to delineate the 15 meter setback of Okanagan Lake with a silt fence. This fencing is to be maintained at all times during the project. No materials and or stock piling will occur within the setback.

I request any further City of Kelowna Development Permit constraints and requirements be made available so we can address them prior to work commencing.

I understand the construction will begin this Fall of 2016 and proceed until completion, estimated in December of 2017 (approximate). Reports will be monthly sent to City of Kelowna.

Sincerely,

Respectfully,

John Grods, R.P.Bio
MAKONIS CONSULTING LTD

