

DRAFT – DEVELOPMENT VARIANCE PERMIT



DRAFT - ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0304

Issued To: Parkbridge Lifestyle Communities Inc.
Site Address: 1511 Tower Ranch Drive
Legal Description: *Lot 3, Plan KAP80993, Section 31, TWP 27, ODYD,*
Zoning Classification: RU5 – Bareland Strata 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. DVP16-0304 for a portion of *Lot 3, Plan KAP80993, Section 31, TWP 27, ODYD,* located at 1511 Tower Ranch Drive, Kelowna, BC to allow the construction of a RU5 Bare Land Strata Development be approved, as shown in Schedule 'A' and subject to the following:

THAT variances to the following sections of Zoning Bylaw No. 8000 be granted, as shown below:

Section 13.5.6 RU5 – Bareland Strata Housing (*Development Regulations*)

To vary the lot front yard from 4.5 m permitted to 3.0m proposed for Lots 29-57, 71-73, 76-90, with the exception that a garage or **carport** shall be no less than 6.0 metres from a curb or sidewalk; and

To vary the lot front yard from 4.5 m permitted to 1.5m proposed Lots 61-62, 74-75; with the exception that a garage or **carport** shall be no less than 6.0 metres from a curb or sidewalk.

In all cases, Tower Ranch Boulevard is considered the lot front yard, even in those cases where there is lane access.

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. 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.
- b) 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.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2017.

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

 Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
 Security shall ONLY be returned to the signatory of the
 Landscape Agreement or his or her designates**



Legend

	WATER MAIN		CS CURB STOP
	SANITARY SEWER		HYDRANT
	STORM SEWER		REDUCER
	NATURAL GAS		LINE VALVE
	ELECTRICAL POWER		MANHOLE
	COMMUNICATIONS		CB CATCH BASIN
	PAVEMENT EDGE		DW DRYWELL
	GRAVEL EDGE		UTILITY POLE
	FENCE		POLE ANCHOR
	CONTOUR		ELEC BOX
	BOTTOM OF SLOPE		TEL BOX
	TOP OF SLOPE		CABLE BOX



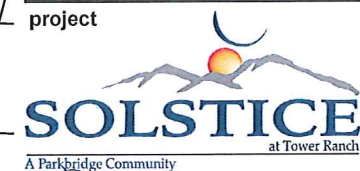
540 Leon Avenue, Kelowna, BC V1Y 6J6
t. 250.869.1334, f. 250.862.4849, www.mmm.ca

no	date	description	by
A	2016-11-23	FOR DVP SUBMISSION	NWC
revision			

client
PARKBRIDGE LIFESTYLE COMMUNITIES INC.

variances

FRONT YARD VARIANCE TO 3.0M SETBACK



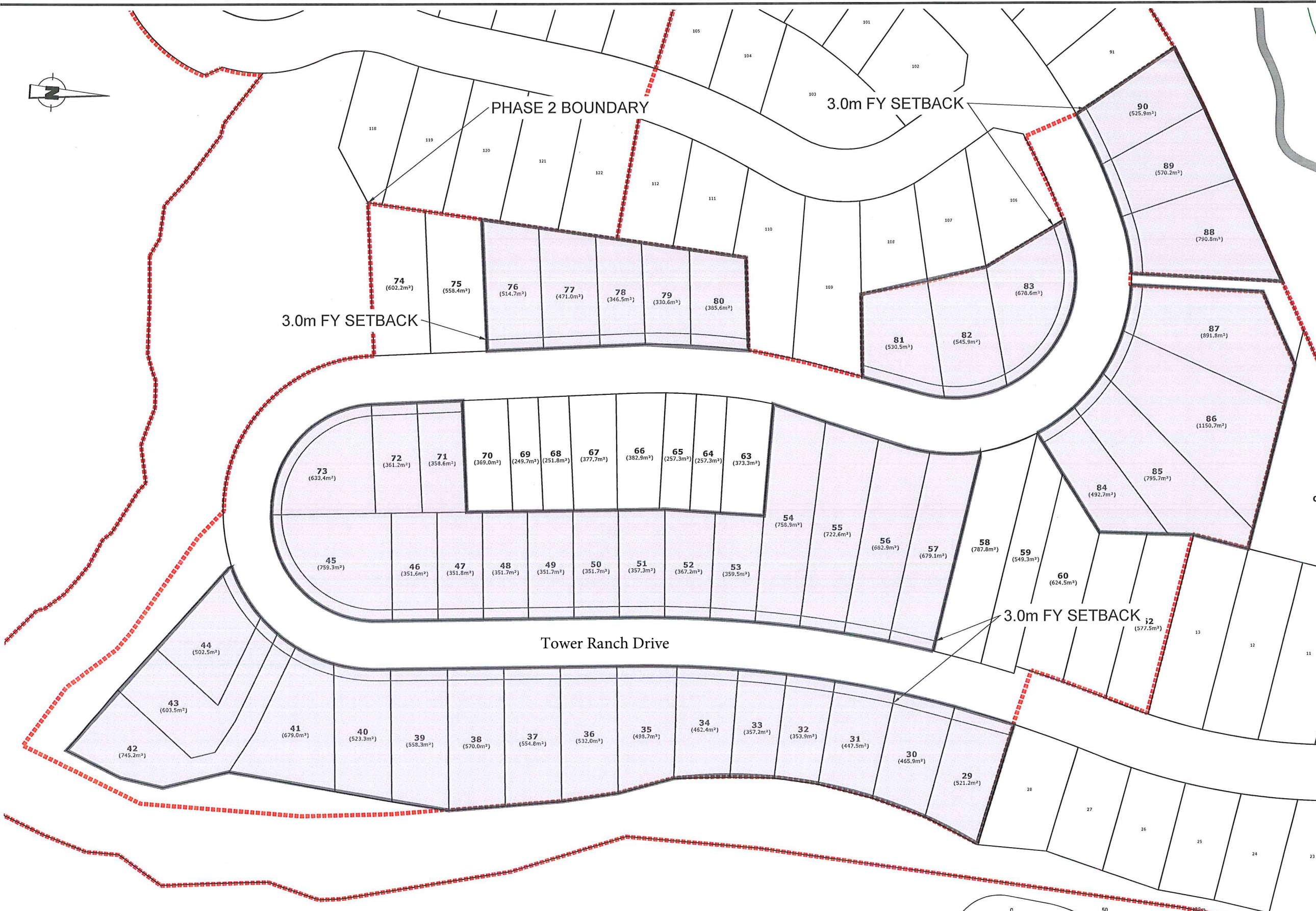
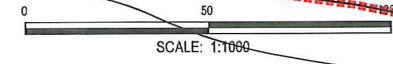
sheet **ZONE RU5 VARIANCE (3.0m FYSB)**

designed by	DG	sheet no.	SP-5B
drawn by	SC		
checked by	DG		
project no.	5113-050-000		
scale	1:1000		

XREFS: 5113-050_P1.MXD, 5113-050_LEGAL.dwg, 5113-050_XSECT.dwg, 5113-050_LEGN.dwg, PHASE 2_R02.dwg, 5113-050_CONTE.dwg, Phasing Polygons_20160115.dwg, 5113-050_DESIGN.dwg
 IMAGES: Final_Solstice.dwg
 FILE: W:\5113-050-000_0verran\500 - production\500 - drawings\501 - current\figuretbl - phase 2\5113-050_area1 figuretbl.dwg

USER: nelson.chapman
 CTD: mmm-patricia@our.ab
 PLOTTED: 2016-11-23 2:23 PM

NOTE: In all cases, Tower Ranch Drive will be considered the front yard, even in the case that there is a lane.



LEGEND
 PHASE 2 LIMIT OF WORK

GENERAL NOTES:
SITE REVIEW:
 THE CONTRACTOR IS RESPONSIBLE TO GIVE THE CONSULTANT 48 HOURS NOTICE PRIOR TO ALL REQUIRED SITE REVIEWS.

LIMIT OF WORK:
 ALL WORK OF THE CONTRACTOR SHALL BE WITHIN THE LIMIT OF WORK SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE LIMIT OF WORK ON SITE WITH THE CONSULTANT PRIOR TO CONSTRUCTION. CONTRACTOR TO REINSTATE ANY DAMAGED GROUND TO ITS PREVIOUS CONDITION.

PROJECT STAKING:
 THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON SITE. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN FIELD PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO CONSULT WITH LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE ON-SITE CONDITIONS OR DETAILS TO ENSURE THE HIGHEST QUALITY FINISH.

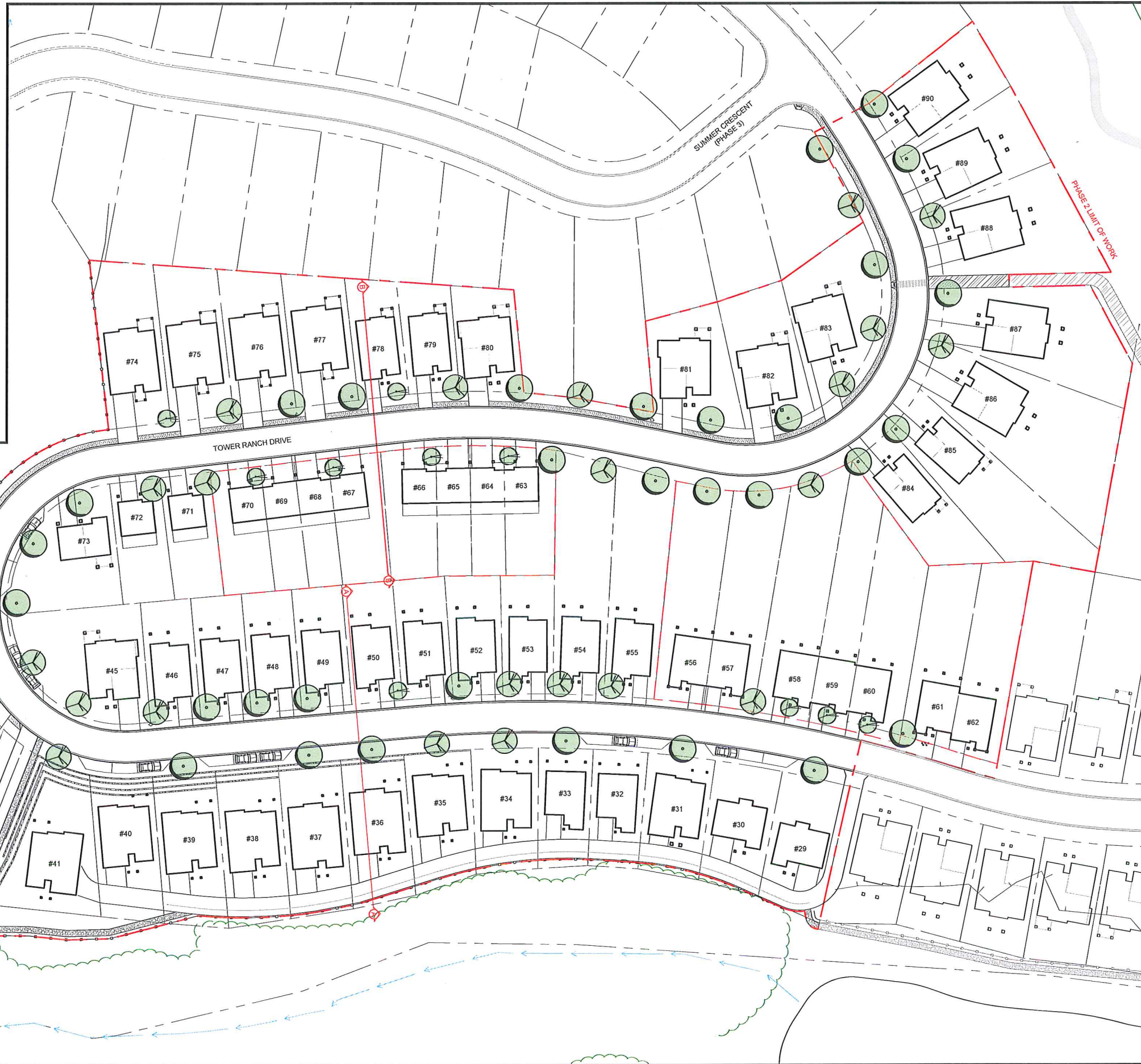
DIMENSIONS:
 ALL DIMENSIONS IN METERS, WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

ARCHITECTURE:
 BUILDING FOOTPRINTS ARE CONCEPTUAL AND MAY SHIFT DEPENDING ON DETAILED DESIGN.

DRIVEWAYS:
 DRIVEWAY LOCATIONS ARE NOT FINAL AND MAY SHIFT DEPENDING ON ACCURATE BUILDING PLACEMENTS.

PARKING:
 PARKING LAYOUT IS CONCEPTUAL AND MAY SHIFT DEPENDING ON CONFLICTS AND CLIENTS REVIEW.

1
L1 PHASE 2 OVERALL PLAN
 SCALE 1:500



540 Leon Avenue, Kelowna, BC V1Y 6J6
 T. 250.869.1334, F. 250.862.4849, www.mmm.ca

no	date	description	by
C	2016-11-28	RE-ISSUED FOR DVP	RF
B	2016-11-25	ISSUED FOR DVP	RF
A	2016-11-23	ISSUED FOR INFORMATION	RF
revision			

client
PARKBRIDGE LIFESTYLE COMMUNITIES INC.

project
SOLSTICE AT TOWER RANCH
KELOWNA, BC

sheet
PHASE 2 OVERALL PLAN

designed by	RF	sheet no	L1
drawn by	EL		
checked by	RF		
project no	5113-050-000		
scale	1:500		

USER: Leeb
 CTB: mmm_landscape_2015_partial_colour.ctb
 LAYOUT: L1
 PLOTTED: 2016-11-28 7:30 AM
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