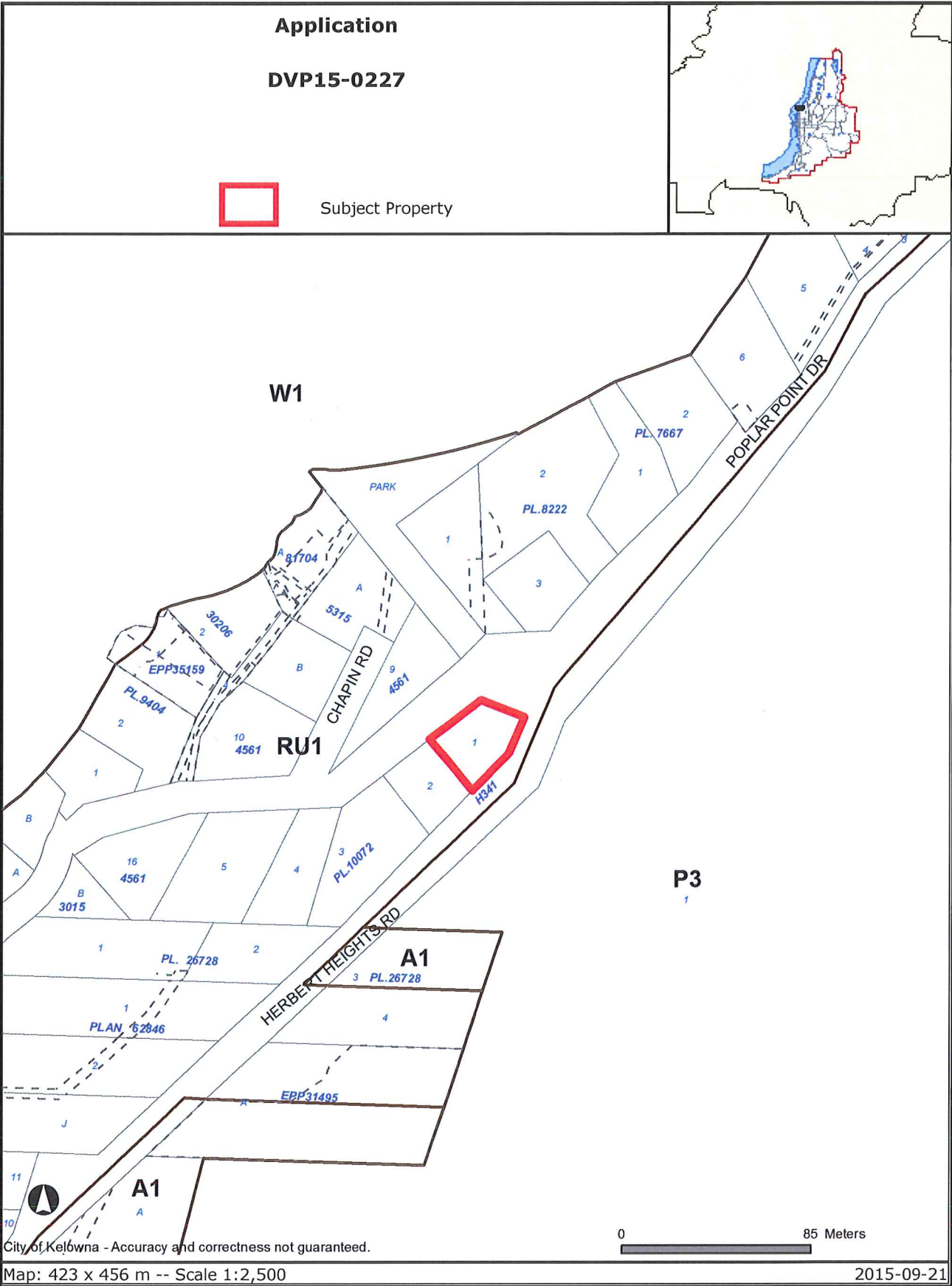




Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

CITY OF KELOWNA

APPROVED ISSUANCE OF A:

☐ Development Permit No.:

DVP15-0227

EXISTING ZONING DESIGNATION:

RU1 - Large Lot Housing

WITHIN DEVELOPMENT PERMIT AREA:

Comprehensive & Natural Environment Development Permit Area

ISSUED TO: John Pushor & Alison Kyte

LOCATION OF SUBJECT SITE: 265 Poplar Point Drive

	LOT	DISTRICT LOT	Township	DISTRICT	PLAN
LEGAL DESCRIPTION:	1	219		ODYD	10072

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.
- ☐ Applicants for a Heritage Alteration Permit should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of the Zoning Bylaw or Subdivision Control Bylaw unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which may not have been identified as required Variances by the applicant or City staff.

1. TERMS AND CONDITIONS:

- a) Variances to the following sections of the Zoning Bylaw No. 8000 be granted:

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

To vary the height of a building from 9.5 m maximum to 10.47 m proposed.

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

To vary the rear yard setback from 7.5 m minimum to 4.0 m proposed.

2. The Development Permit is valid for TWO YEARS from the date of the approval with no opportunity to extend.

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 which shall form a part hereof.

If the Permittee does not commence the development Permitted by this Permit within two year of the date of this Permit, this Permit shall lapse.

This Permit is not transferrable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS Permit IS NOT A BUILDING Permit.

4. PERFORMANCE SECURITY:

N/A

5. APPLICANT'S AGREEMENT:

I hereby declare that all 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 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 Director of Planning & Development Services.

Should there be any change in ownership or legal description of the property, I undertake to notify the Land Use Management 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.

6. APPROVALS:

ISSUED BY THE COMMUNITY PLANNING DEPARTMENT OF THE CITY OF KELOWNA THE ____ DAY OF ____ 2015, BY THE
MANAGER OF URBAN PLANNING.

Ryan Smith,
Manager of Community Planning

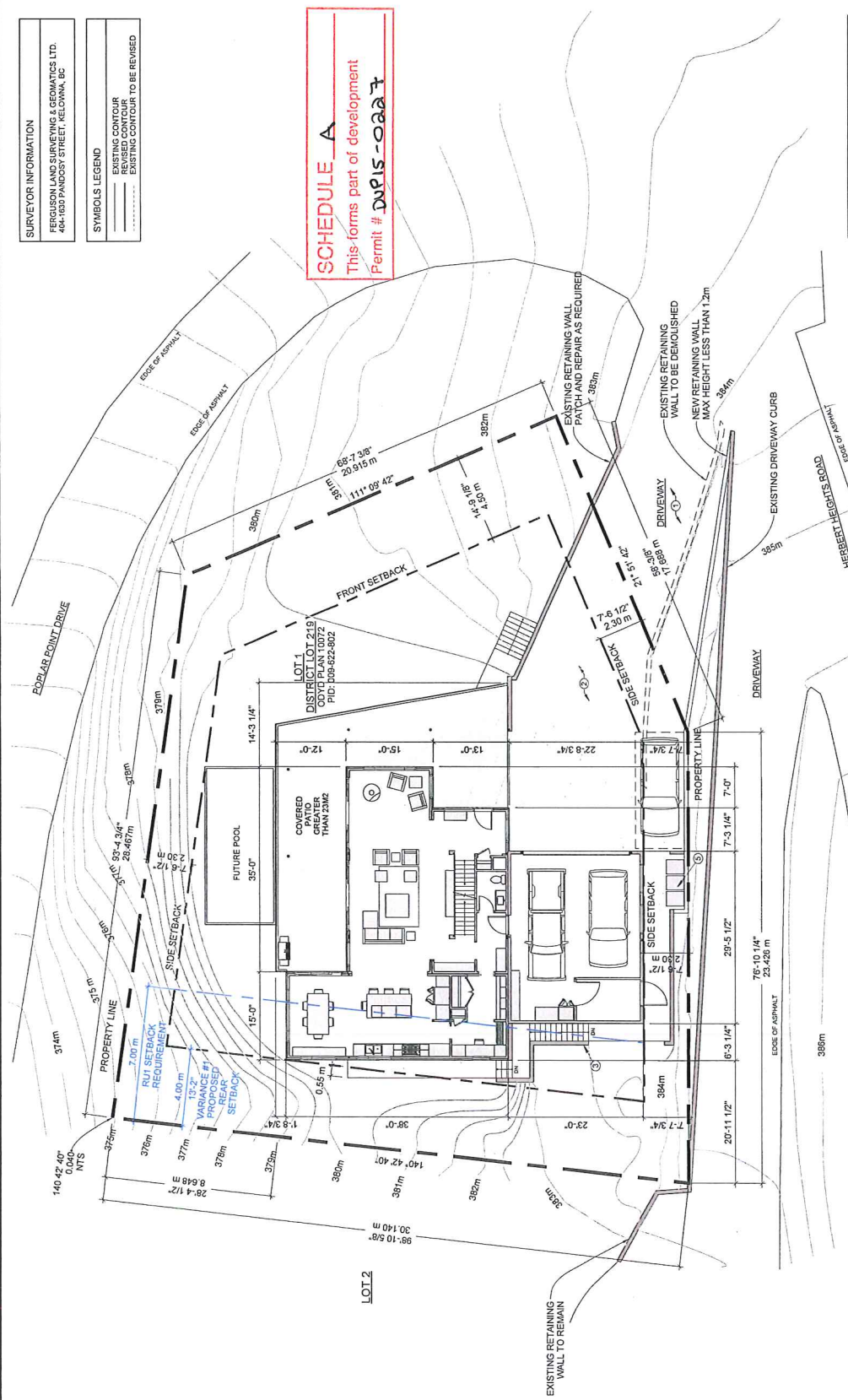
SURVEYOR INFORMATION

FERGUSON LAND SURVEYING & GEOMATICS LTD.
404-1630 PANDOSY STREET, KELOWNA, BC

SYMBOLS LEGEND

————	EXISTING CONTOUR
————	REVISED CONTOUR
————	EXISTING CONTOUR TO BE REVISED

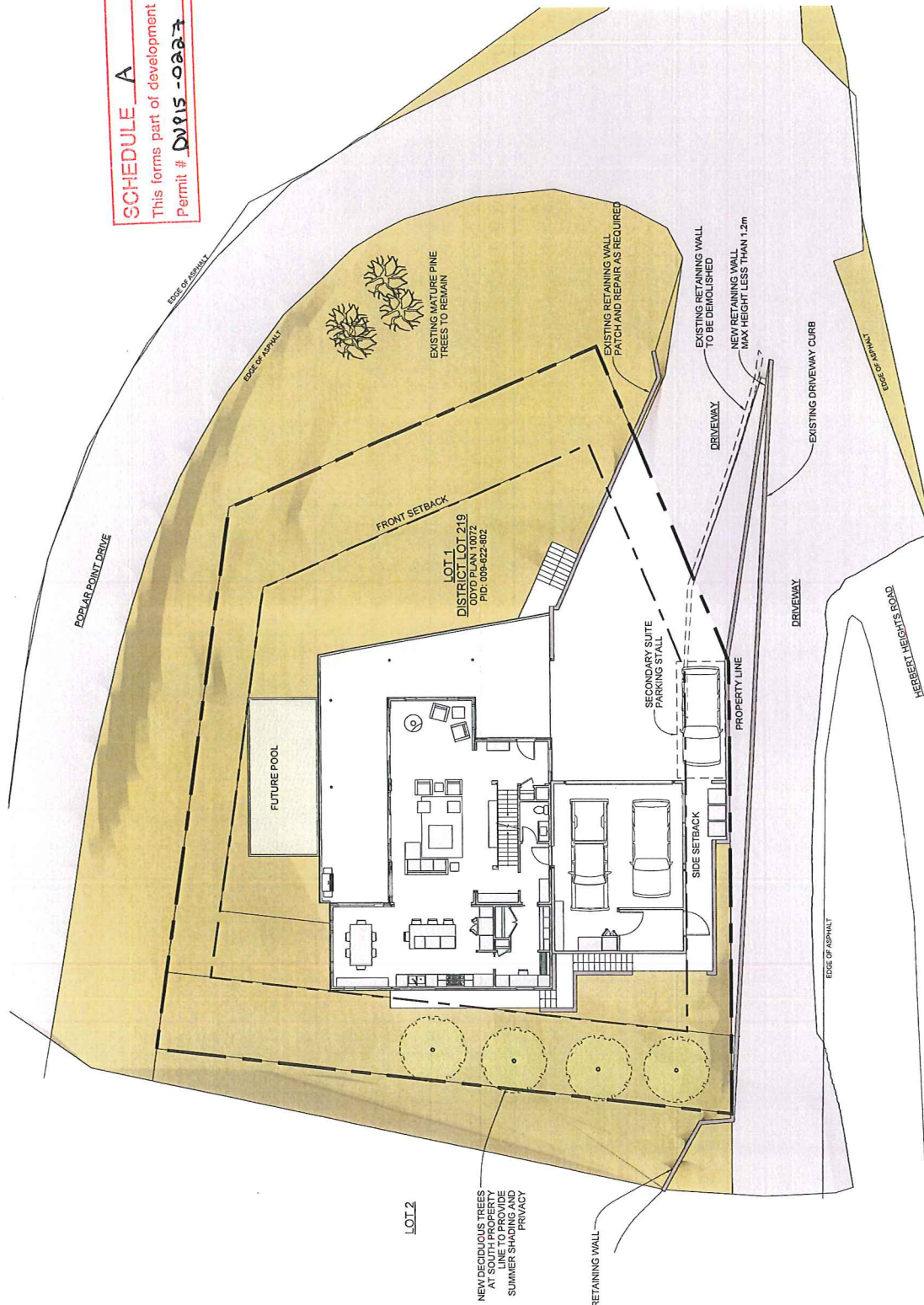
This forms part of development permit # DP15-0227



SITE & ROOF PLAN KEYNOTES	
①	P/ ASPHALT DRIVEWAY ON COMPACTED GRANULAR FILL
②	CONCRETE DRIVEWAY, SIDEWALK AND STAIRS
③	RETAINING WALL AT STAIRS TO LOWER YARD
④	DOTTED LINE INDICATES EAVE ABOVE
⑤	GARBAGE/ RECYCLING

[illegible][illegible][illegible]

SCHEDULE A
 This forms part of development
 Permit # **D915-0227**

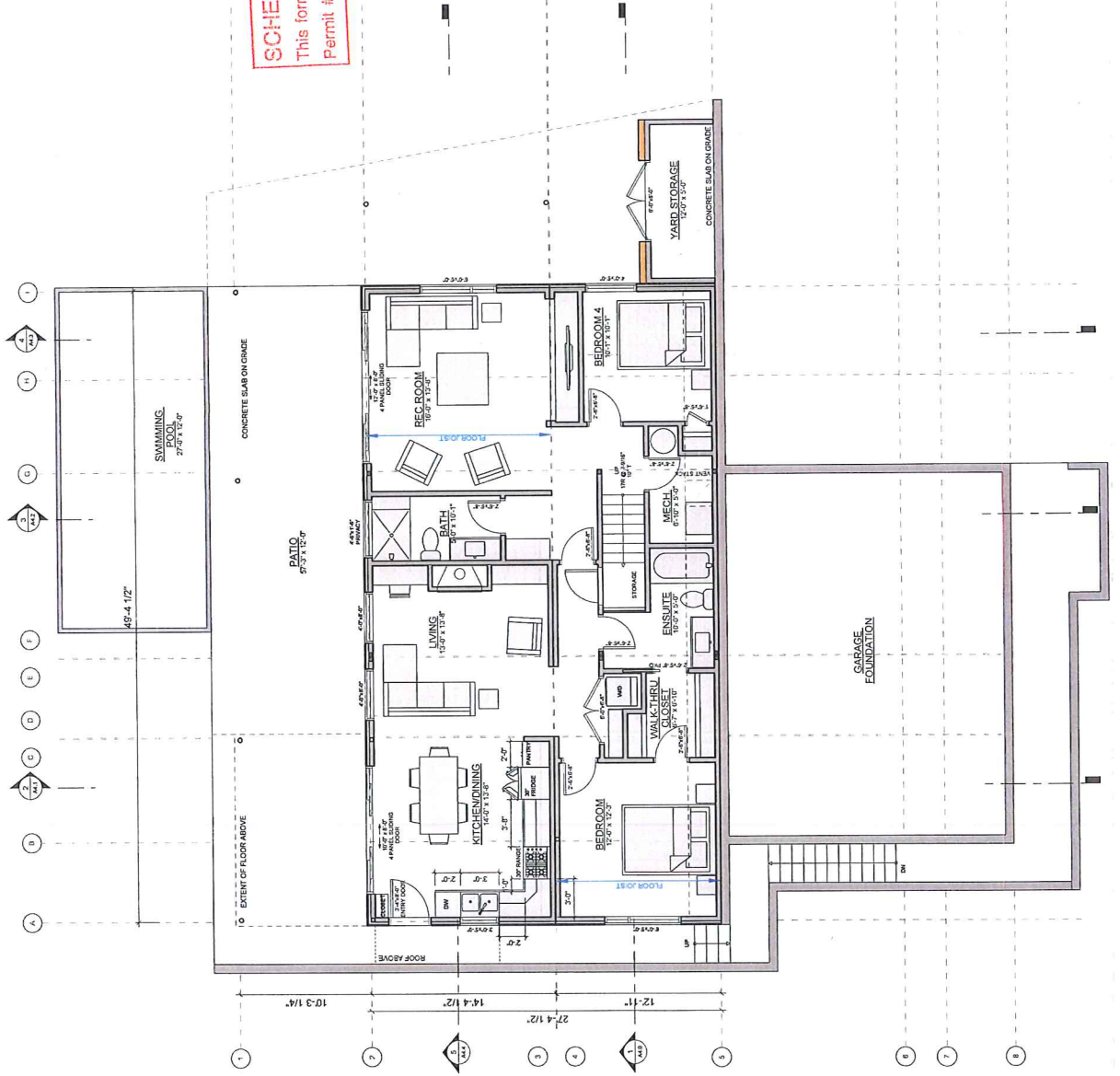


LANDSCAPE PLAN IS
 PRELIMINARY

GENERAL COMMENTS	
This plan was prepared for the purpose of providing a visual representation of the proposed development. It is not to be used for any other purpose without the written consent of the designer. The designer assumes no responsibility for the accuracy of the information provided in this plan. The user of this plan is advised to consult the relevant legislation and regulations for the most up-to-date information.	
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SITE NORTH	PROJECT NORTH
DATE	ISSUED FOR
2015-03-26	EXISTING REVIEW
2015-03-26	DESIGN DEVELOPMENT
2015-03-26	DESIGN DEVELOPMENT
2015-03-26	DESIGN DEVELOPMENT
2015-03-26	DESIGN DEVELOPMENT
2015-03-26	DESIGN DEVELOPMENT
PROJECT TITLE	#1508
Pushor-Kyle Modular Home 255 Poplar Point Drive Kelowna, BC	
SHEET TITLE	

Landscape Plan
 SCALE: 1/8"=1'-0"
 DRAWING NUMBER

SCHEDULE A
 This forms part of development
 Permit # **015-0227**



FLOOR AREA SUMMARY			
	NET	GROSS	BALCONY
Main Floor	1,386 sq ft	1,386 sq ft	648 sq ft
Upper Floor	1,420 sq ft	1,420 sq ft	941 sq ft
Garage	2,317 sq ft	2,317 sq ft	2,229 sq ft
Subtotal	5,123 sq ft	5,123 sq ft	3,818 sq ft
Sub Area	295 sq ft		
Garage Area	670 sq ft		

GENERAL CONDITIONS
 Owner and contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PROJECT NORTH

DATE 2015-02-24 **ISSUED FOR** CLIENT REVIEW

2015-02-24 CLIENT REVIEW

2015-02-24 DESIGN DEVELOPMENT

2015-02-24 DESIGN DEVELOPMENT

2015-02-24 DEVELOPMENT PERMIT

2015-02-24 DEVELOPMENT PERMIT

PROJECT TITLE #1008

Pushor-Kyle
 Modular Home
 265 Poplar Point Drive
 Abbotsford, BC

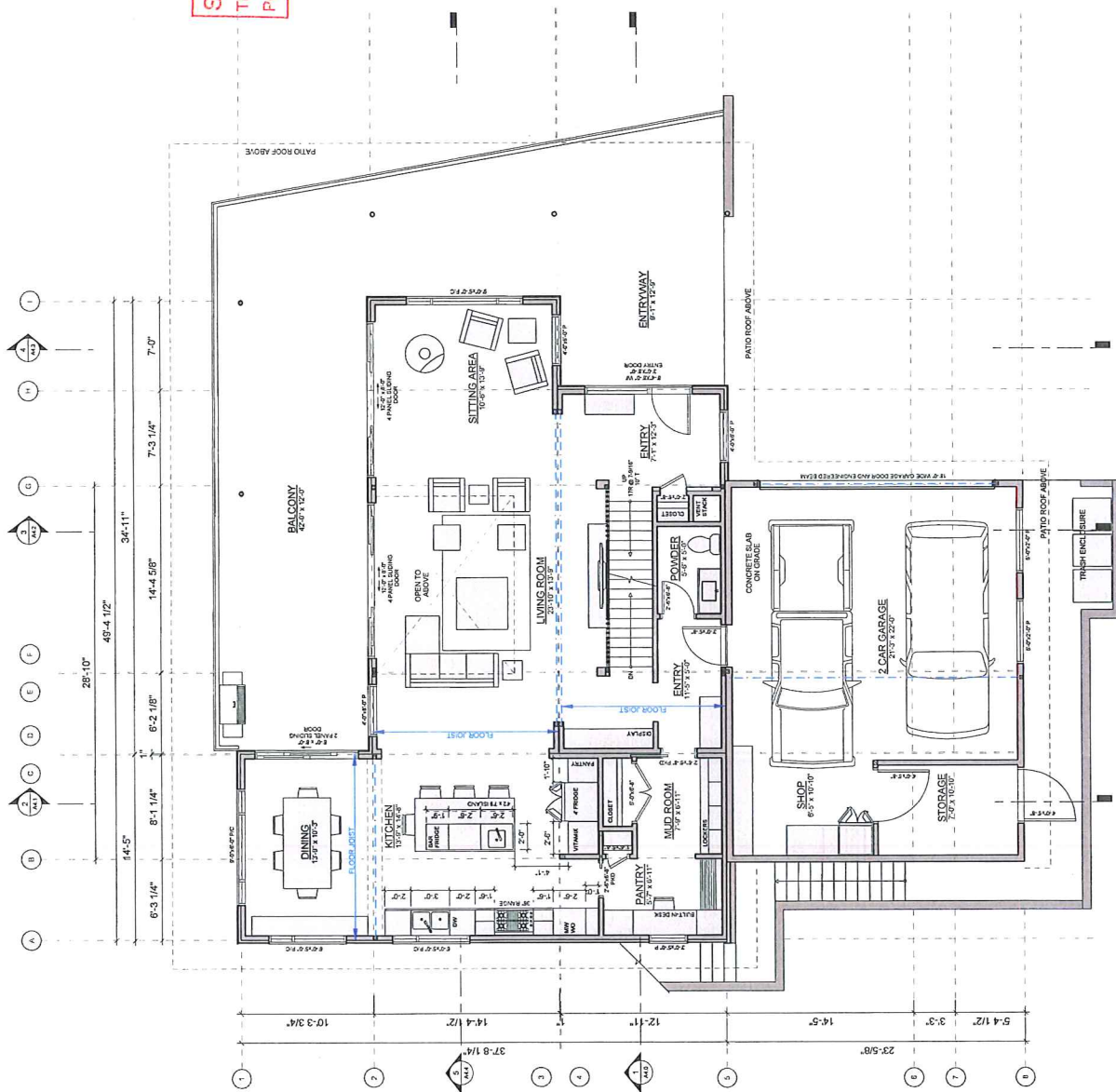
SHEET TITLE

LOWER Floor Plan
 SCALE 1/4" = 1'-0"

A2.1

SCHEDULE A

This forms part of development
Permit # 00P15-0227



FLOOR AREA SUMMARY		NET	GROSS	BALCONIES
Lower Floor		1,386 sf	1,386 sf	648 sf
Main Floor		1,420 sf	1,461 sf	941 sf
Upper Floor		1,111 sf	1,298 sf	640 sf
TOTAL		3,917 sf	4,145 sf	2,229 sf
Suite Area		785 sf		
House Area		3,132 sf		
Garage Area		670 sf		

GENERAL CONDITIONS

Chairs and nearly all other seats and structures are made from high-strength, lightweight aluminum alloy. The design of the seats and structures is such that they are easy to assemble and disassemble. The design of the seats and structures is such that they are easy to assemble and disassemble.

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This drawing is an enlargement of a slide and therefore is poor quality. For the same reason, it will be included in the original manuscript, but a better quality slide should be used. The name of the compound should appear on the label.

SITE NORTH	PROJECT NORTH
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DATE	ISSUED FOR
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2015-07-28	CLIENT REVIEW
2015-08-10	DESIGN DEVELOPMENT

015-08-20	DESIGN DEVELOPMENT
015-09-10	DEVELOPMENT PERMIT

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PROJECT TITLE	#1508
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Pushor-Kyte
Modular Home65 Poplar Point Drive
Kelowna, BC

HEET TITLE

Main Floor Plan

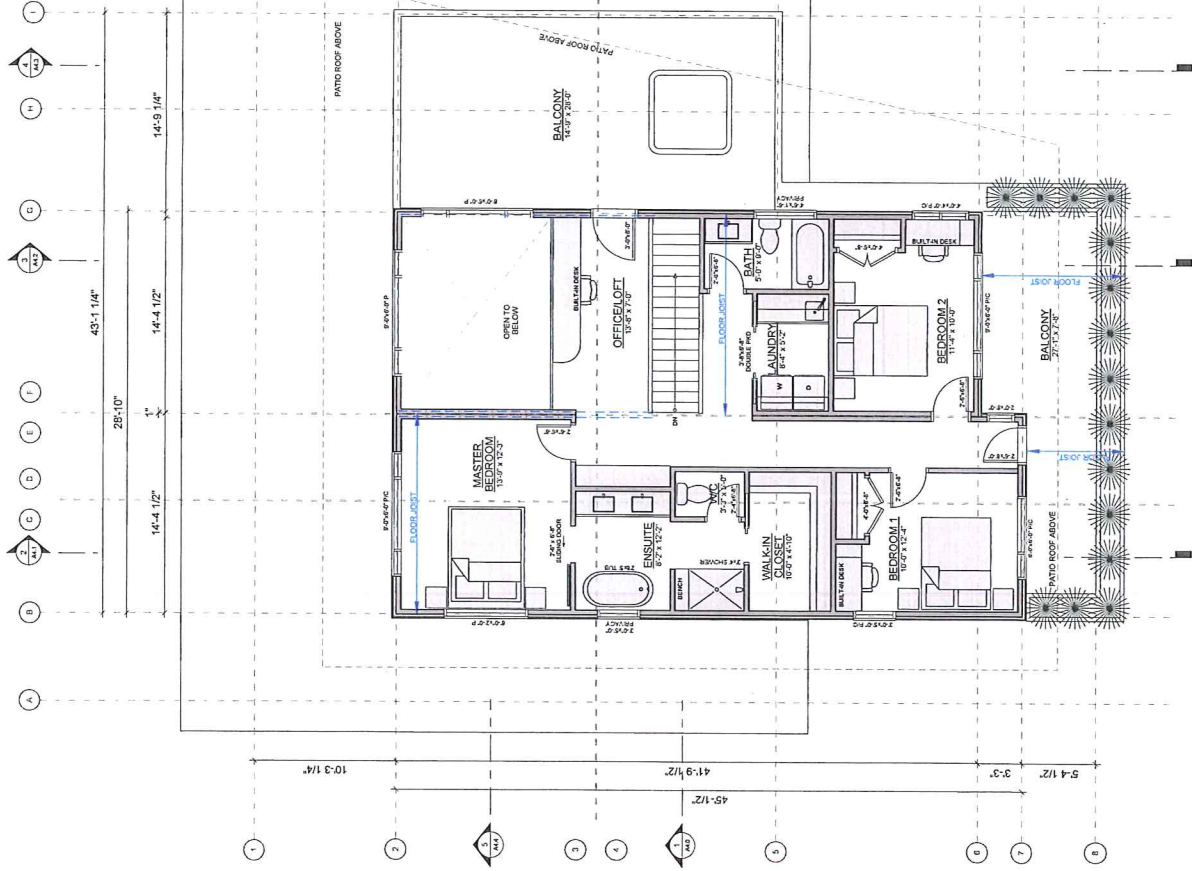
SCALE	1/4" = 1'-0"
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DRAWING NUMBER

C
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V

A2.2

SCHEDULE A
 This forms part of development
 Permit # **00P15-0027**



FLOOR AREA SUMMARY		NET	GROSS	BALCONIES
Lower Floor		1,386 sf	1,386 sf	648 sf
Upper Floor		1,111 sf	1,111 sf	640 sf
TOTAL		2,497 sf	2,497 sf	1,288 sf
Suite Area		785 sf		
House Area		2,132 sf		
Garage Area		670 sf		

GENERAL CONDITIONS
 1. The drawings are to be read in conjunction with the specifications and the contract documents.
 2. The drawings are to be read in conjunction with the specifications and the contract documents.
 3. The drawings are to be read in conjunction with the specifications and the contract documents.
 4. The drawings are to be read in conjunction with the specifications and the contract documents.
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 8. The drawings are to be read in conjunction with the specifications and the contract documents.
 9. The drawings are to be read in conjunction with the specifications and the contract documents.
 10. The drawings are to be read in conjunction with the specifications and the contract documents.

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SITE NORTH PROJECT NORTH

DATE 2011-07-28 **ISSUED FOR** 2011-07-28 **DESIGN REVIEW** 2011-07-28 **DESIGN DEVELOPMENT** 2011-07-28 **PERMIT REVIEW** 2011-07-28 **DEVELOPMENT REVIEW** 2011-07-28

PROJECT TITLE #1108
Pushor-Kyle
Modular Home
 12345 Main Street
 Kelowna, BC

SHEET TITLE

Upper Floor Plan
 SCALE: 1/4" = 1'-0"
 DRAWING NUMBER

BSD

Brett Sichel Design
320-201-7000
Kamloops, BC, V1Y 6L2
info@brettsicheldesign.com

GENERAL CONDITIONS
Client and user to provide all necessary information and approvals for the project. The design is based on the information provided. The designer is not responsible for the accuracy of the information provided. The design is for informational purposes only. The design is not to be used for construction without the approval of the local authority. The design is not to be used for any other purpose without the approval of the local authority. The design is not to be used for any other purpose without the approval of the local authority.

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SITE NORTH PROJECT NORTH

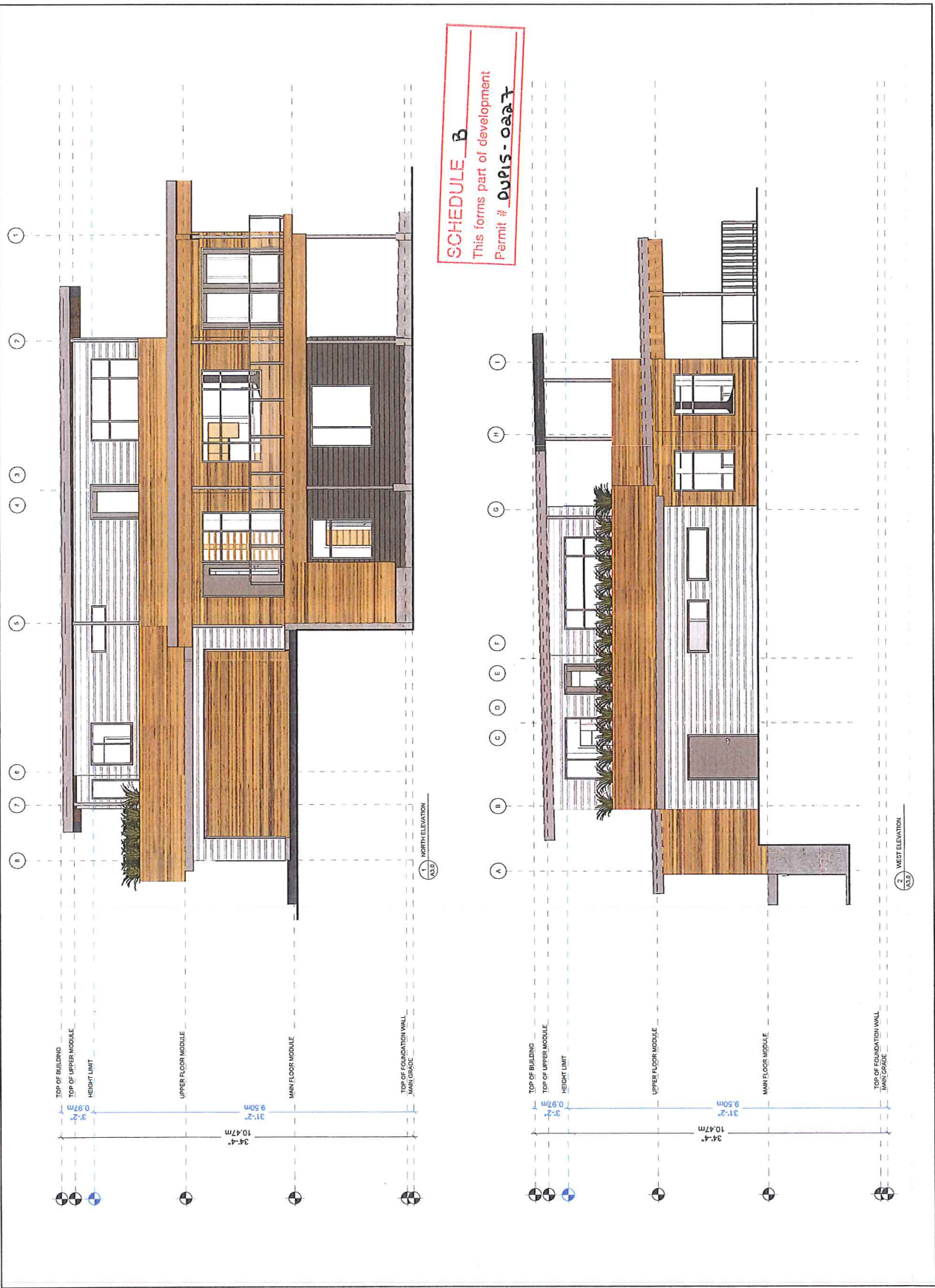
DATE	ISSUED FOR
2015-02-18	CLIENT REVIEW
2015-08-19	DESIGN DEVELOPMENT
2015-09-04	DESIGN DEVELOPMENT
2015-09-04	DESIGN DEVELOPMENT
2015-09-10	DEVELOPMENT PERMIT

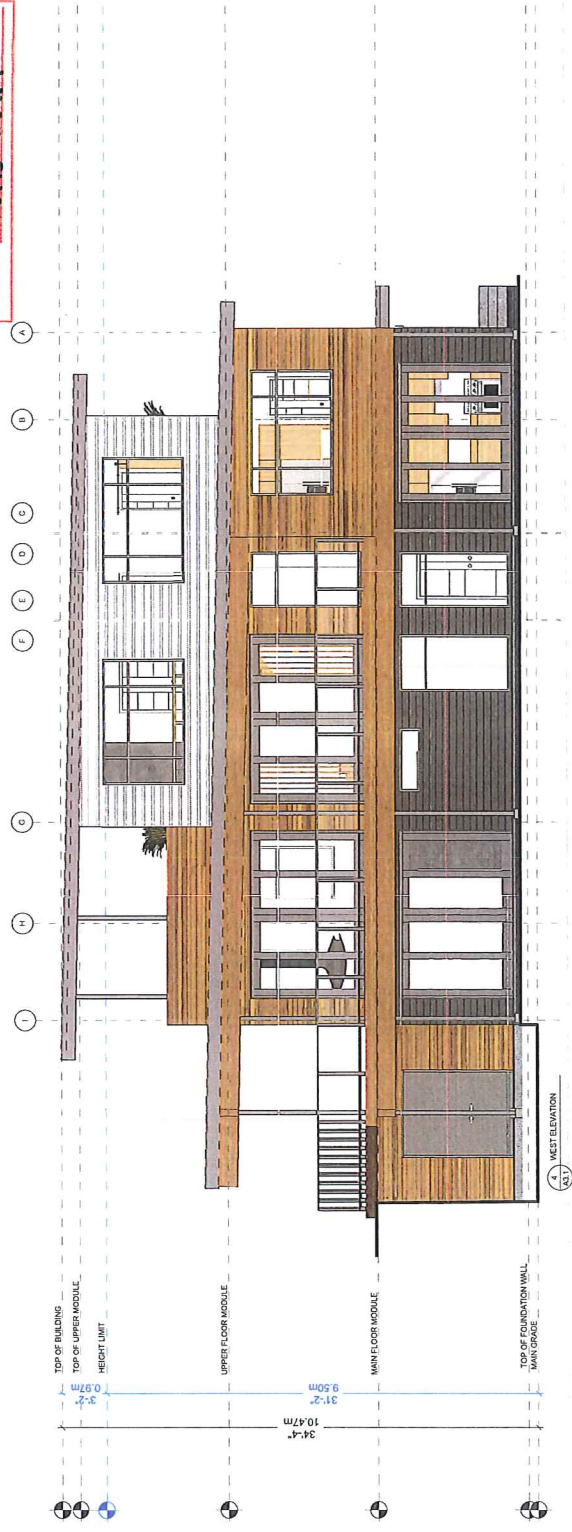
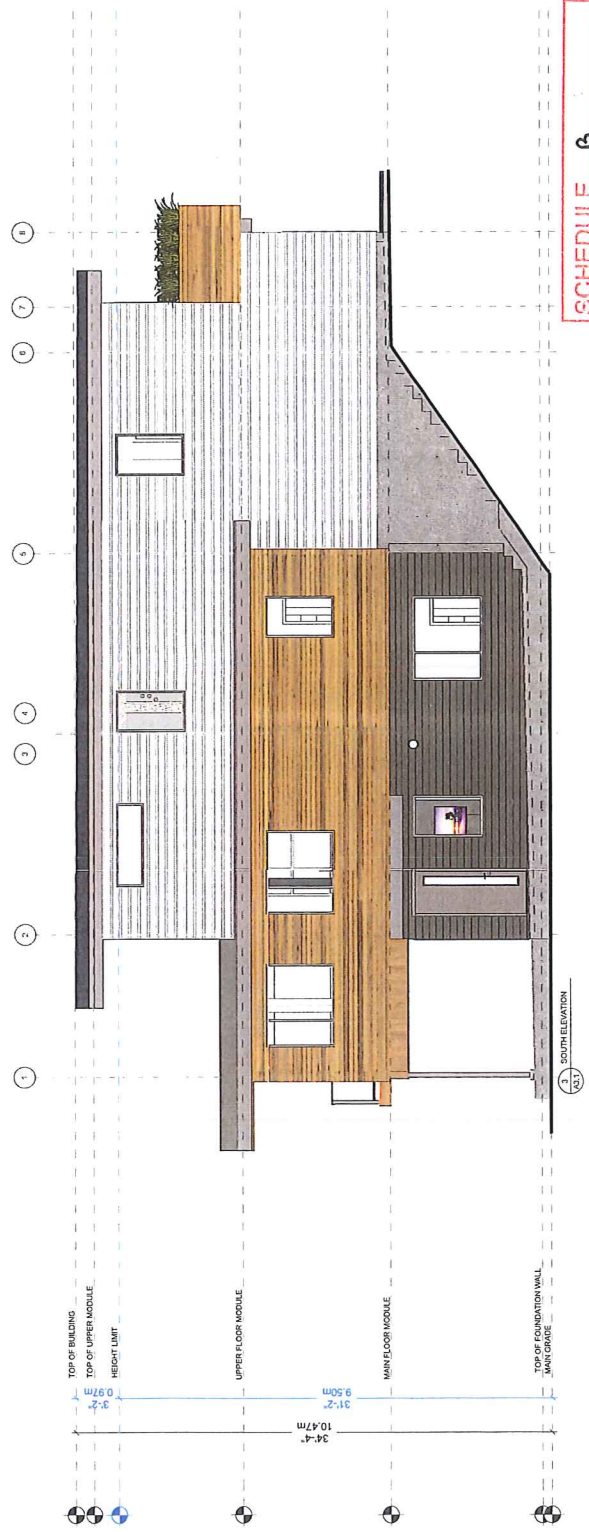
PROJECT TITLE
#1108
Pustor-Kyle
Modular Home
Kamloops, BC
SHEET TITLE

Elevations
SCALE 1/4" = 1'-0"
DRAWING NUMBER

A3.0

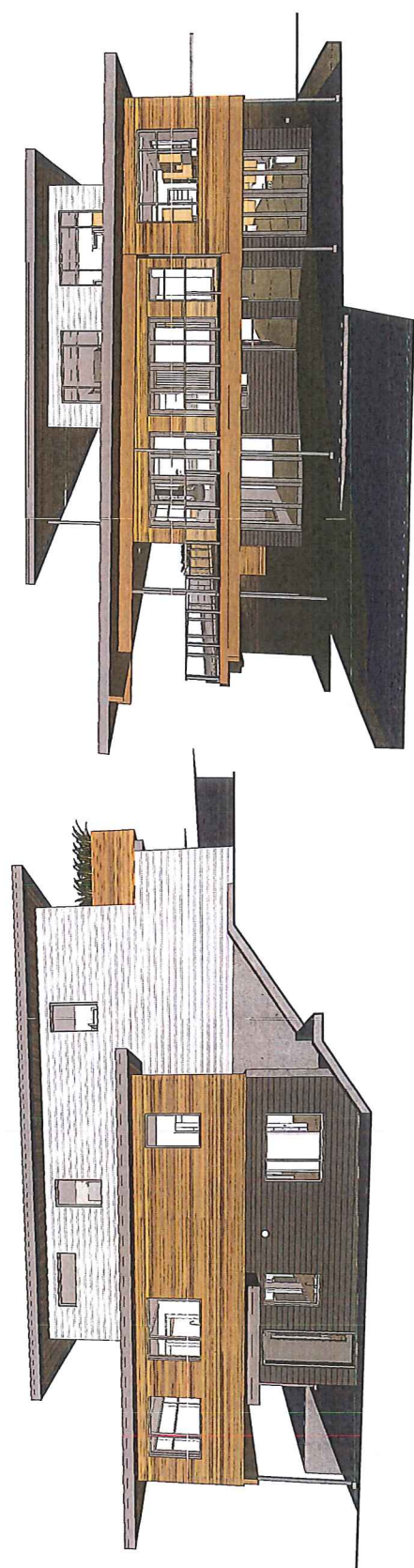
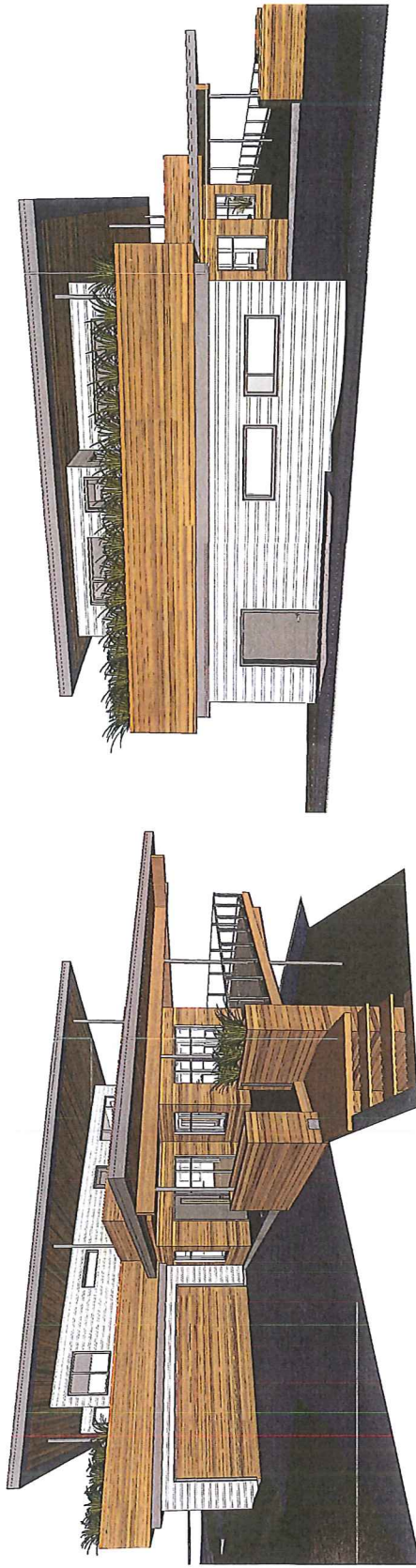
SCHEDULE B
This forms part of development
Permit # 0015-0027





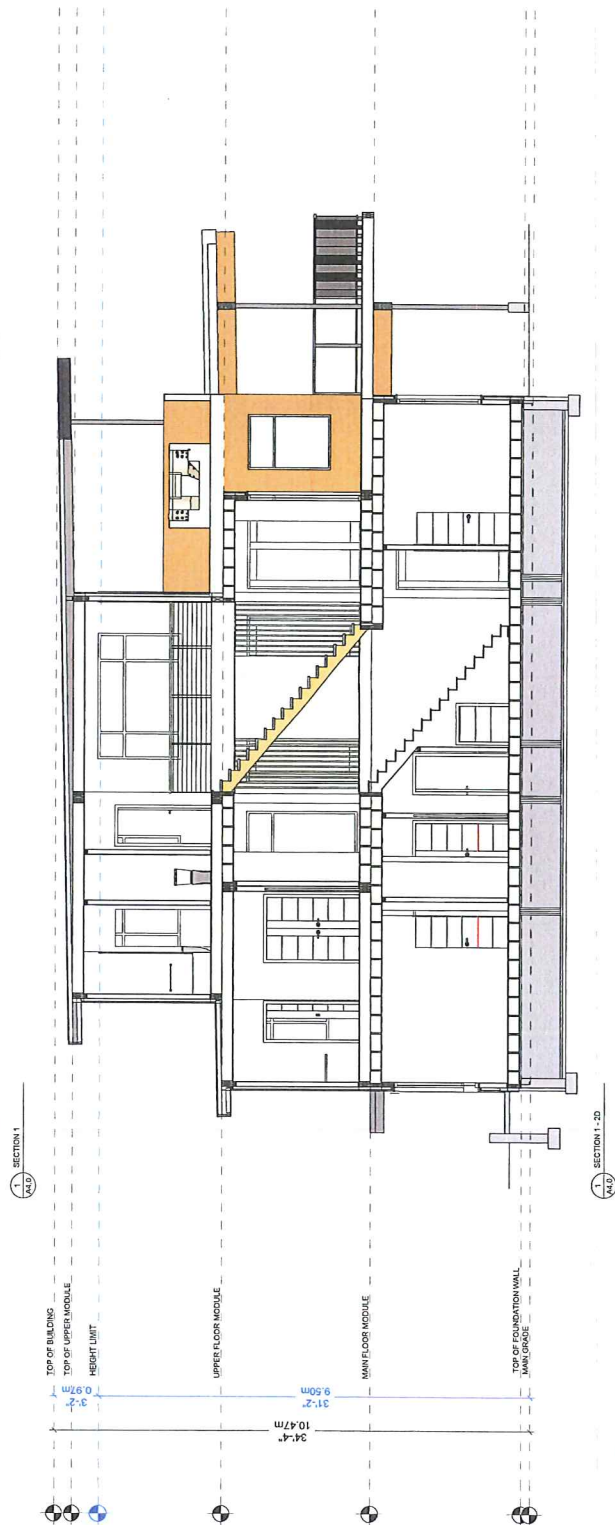
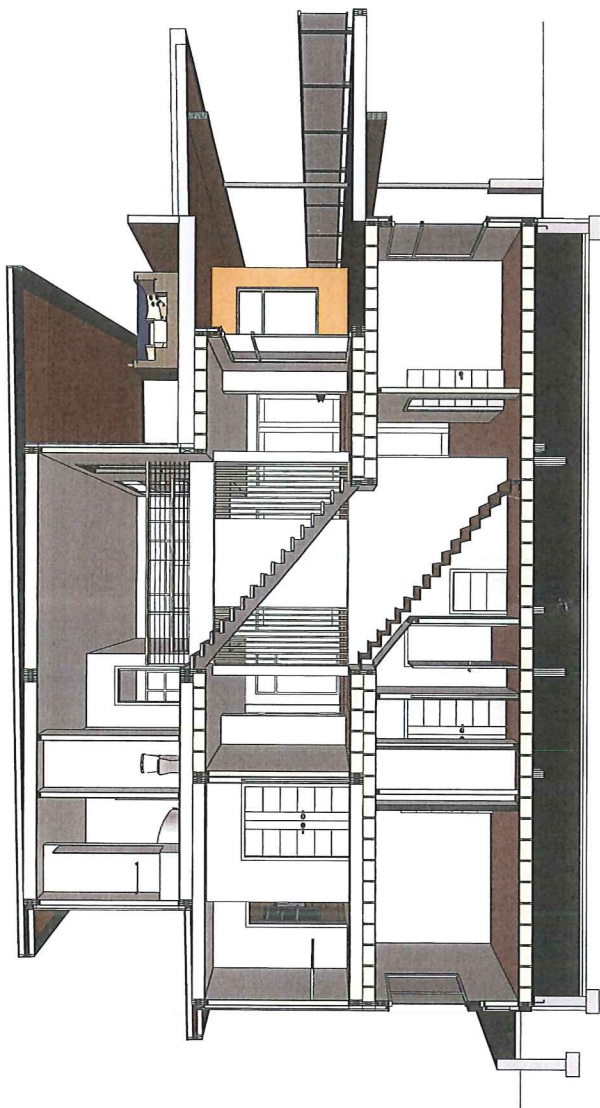
BSD

Brett Sichel Design
203 - 201 Lawrence Avenue
Koblenz, BC, V1Y 6L2
250.858.4185
info@brettsicheldesign.com



GENERAL CONDITIONS	
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DATE	ISSUED FOR
2015-07-28	CLIENT REVIEW
2015-08-04	CLIENT REVIEW
2015-08-20	DESIGN DEVELOPMENT
2015-09-04	DESIGN DEVELOPMENT
2015-09-10	DEVELOPMENT PERMIT
PROJECT TITLE	
#1508	
SHEET TITLE	
Pushor-Kye Modular Home Koblenz, BC Architect: Brett Sichel Design	
SHEET TITLE	
Perspective Elevations	
SCALE	
DRAWING NUMBER	
HTS	

A3.2





GENERAL CONDITIONS

method that integrates the design and the manufacturing processes. The design and manufacturing processes are integrated from the beginning to the end of the product development process. The design and manufacturing processes are integrated from the beginning to the end of the product development process. The design and manufacturing processes are integrated from the beginning to the end of the product development process.

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This drawing is an enlargement of service and support of these Service Energy. The use of the drawing can be applied to the energy management in which a sub-system is used to be used. The use of this energy must depend on the condition of the drawing.

DATE NORTH	PROJECT NORTH
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1/15/2011	1/1

DATE	ISSUED FOR
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15-07-28	CLIENT REVIEW
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15-08-10	DESIGN DEVELOPMENT
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15-08-19	DESIGN DEVELOPMENT
15-09-04	DESIGN DEVELOPMENT

15-09-10	DEVELOPMENT PERMIT

--	--

OBJECT TITLE	#150B

Author Note

usul = Kyle

Modular Home
U.S. Dealer: Robert D. Jones

1000 Poplar Point Drive
Kelowna, BC

HEET TITLE

Building Sections

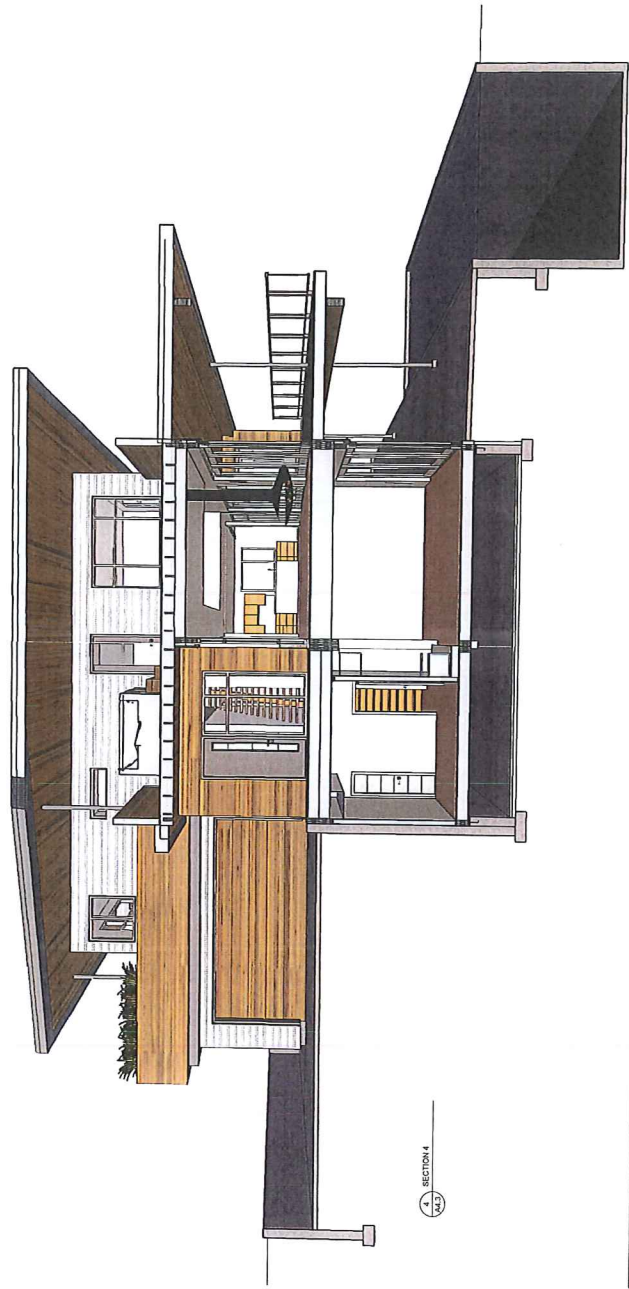
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SAVING NUMBER

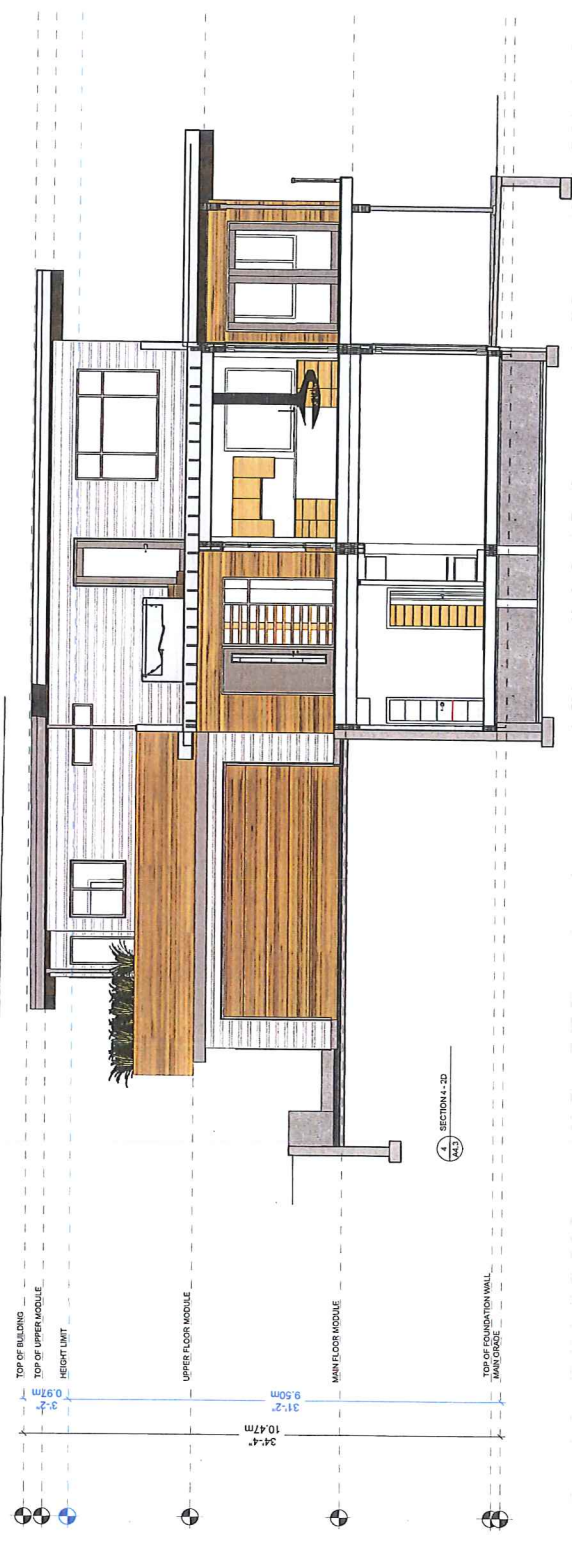
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SECTION 4-A4.3

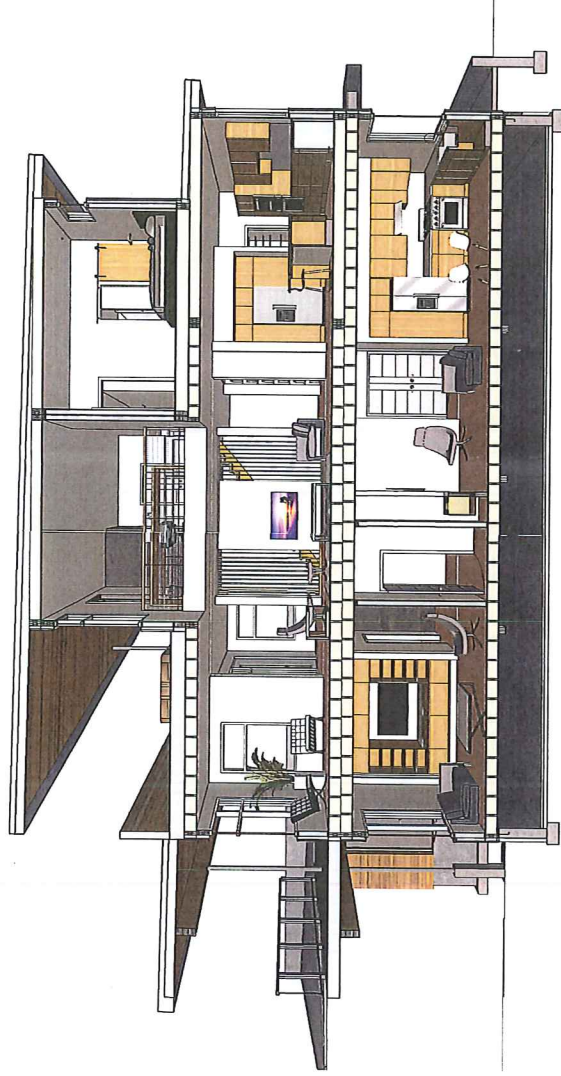


SECTION 4-2D-A4.3

GENERAL CONDITIONS	
Owner and user to provide utility and foundation. The building is to be constructed on a level site. The building is to be constructed on a level site. The building is to be constructed on a level site.	
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SITE NORTH	PROJECT NORTH
DATE	ISSUED FOR
2015-07-28	CLIENT REVIEW
2015-08-10	DESIGN DEVELOPMENT
2015-08-19	DESIGN DEVELOPMENT
2015-09-04	DESIGN DEVELOPMENT
2015-09-10	DEVELOPMENT PERMIT
PROJECT TITLE	
#1008	
Pushor-Kyte Modular Home 265 Poplar Point Drive Kennesaw, GA	
SHEET TITLE	

BSD

Brett Sichelro Design
 255 Poplar Point Drive
 Koblenz, VA 22505
 250.888.7985
 info@brettsichelrodesign.com



SECTION 1-A4.4



SECTION 1-2D

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SITE NORTH PROJECT NORTH

DATE	ISSUED FOR
2012-07-26	CLIENT REVIEW
2012-08-10	DESIGN DEVELOPMENT
2012-08-19	DESIGN DEVELOPMENT
2012-09-10	DESIGN DEVELOPMENT
2012-09-10	DESIGN DEVELOPMENT

PROJECT TITLE

Pushor-Kyle
 Modular Home
 255 Poplar Point Drive
 Koblenz, VA 22505
 SHEET TITLE

Building Sections
 SCALE
 DRAWING NUMBER

A4.4

PLAN EPP50497

[illegible]

INTEGRATED SURVEY AREA NO. 4, CITY OF KELOWNA,
NAD83 (CSRS)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN GEODETIC CONTROL MONUMENTS 75H2471 AND
75H2443.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 75H2471 AND 75H2443.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9898352 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 75H2471 AND 75H2443.

(A) DENOTES CONTROL MONUMENT FOUND
 ● DENOTES STANDARD IRON POST FOUND
 ○ DENOTES STANDARD IRON POST SET
 ⊗ DENOTES NON-STANDARD IRON POST FOUND
 ITS DENOTES NOT TO SCALE

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF APRIL, 2015
COLIN M. FERGUSON, BCIS 858

Ferguson Land Surveying & Geomatics Ltd.
B.C. AND CANADA LAND SURVEYORS
404-1630 PANDOSY STREET, KELLOWNA, B.C.
TELEPHONE (250) 763-3115 FAX (250) 763-0321

JOB No 20187-POSTING

A:\Shaw\Aug 10, 2009\14415\Aug\2007\2007-POSTER-10.DWG