

(1) VIEWING NORTH AT SITE



(2) HIGHWAY 97 BOULEVARD



(3) EXISTING LANDSCAPING/PORTION TO BE REMOVED



(4) VIEWING SOUTH



(5) VIEWING SOUTH AT SITE



(6) VIEWING SOUTH AT ACCESS ROAD

PROTECH CONSULTING 2012 200 - 1461 St. Paul Street Kelowna B.C. Phone: 800-860-1894 FAX: 860-1894		THE CITY OF KELOWNA DESIGN AND CONSTRUCTION		DIVISION	
NO. YY/MM/DD BY		REVISION		DRAWING NO. 16053-03	
BASE		DESIGN		REV NO.	
APPROVED		BY		REV NO.	
DATE		DATE		REV NO.	
SCALE		SCALE		REV NO.	
HORIZ. 1"=50'		HORIZ. 1"=50'		REV NO.	
VERT. 1"=50'		VERT. 1"=50'		REV NO.	
SCALE NOT ACCURATE OVER LONG DISTANCES		SCALE NOT ACCURATE OVER LONG DISTANCES		REV NO.	

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO. DP17-0021

Issued To: Victor Projects Ltd, Inc.No BC1050457
Site Address: 948 McCurdy Road
Legal Description: Lot 4, Section 27, Township 26, ODYD, Plan 1879 Except Plans A12969, H8110, KAP64562, KAP85879, and EPP52046
Zoning Classification: C3 – Community Central
Development Permit Area: Comprehensive Development Permit Area - Commercial

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. DP17-0021 for Lot 4, Section 27, Township 26, ODYD, Plan 1879 Except Plans A12969, H8110, KAP64562, KAP85879, and EPP52046, located at 948 McCurdy Road, Kelowna, BC to allow the construction of a vehicle service station 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";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

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

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$29,611.88 OR
- b) An Irrevocable Letter of Credit in the amount of \$29,611.88 .

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

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**

A

DP17-0021

Planner Initials TB



City of Kelowna
COMMUNITY PLANNING

THE CITY OF KELOWNA
DESIGN AND CONSTRUCTION
MR. LUBE CANADA
948 MCCURDY ROAD LOT 4 PLAN 18
COMPOSITE UTILITY & SITE GRADING
PLAN

BASE	BZ	DESIGN	BZ
APPROVED		DRP	
DATE			
SCALE		JAN 2017	
SCALE		HORIZ. 1:150	

**SCALE NOT ACCURATE
OVER LONG DISTANCES**

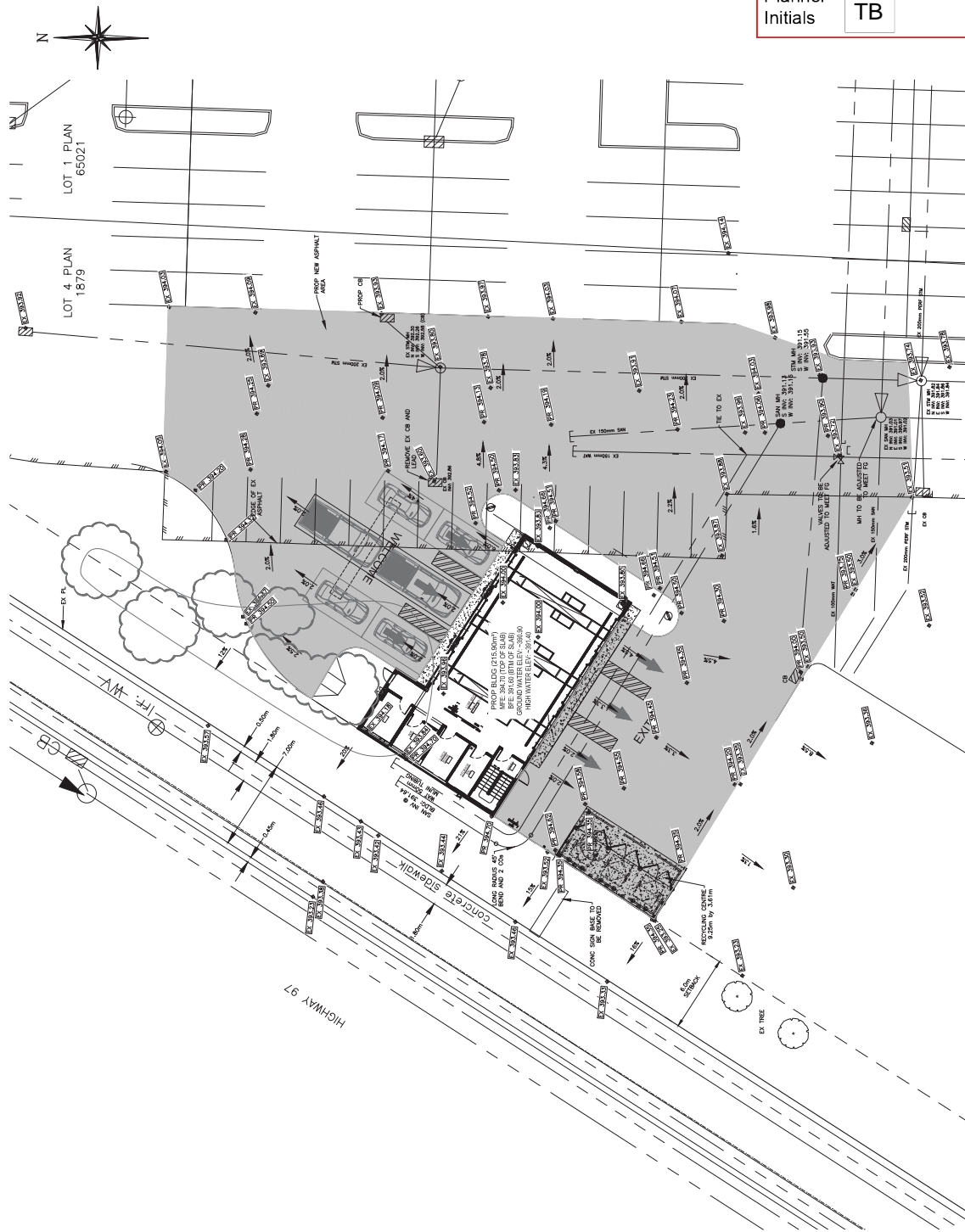
PROTECH CONSULTING 2012
200 - 1461 St. Paul Street Kelowna B.C.
Phone: 860-1771
FAX: 860-1994

LEGEND

WATER	EX. MANHOLE	WATER CURB STOP
SAN. SEWER	PROP. MANHOLE	SANITARY INSPECTION CHAMBER
STORM SEWER	POWER POLE	EXISTING ELEVATION
GAS	LAMP STANDARD	PROPOSED ELEVATION
u/g UTILITY (ALIGNMENT)	CATCH BASIN	HYDRANT

LEGEND

NOTE:
BUILDINGS AND LOT LAYOUT ARE SHOWN FOR REPRESENTATION PURPOSES ONLY AND ARE NOT TO BE USED FOR BUILDING PLACEMENT.



LOT 1 PLAN
65021

LOT 4 PLAN
1879

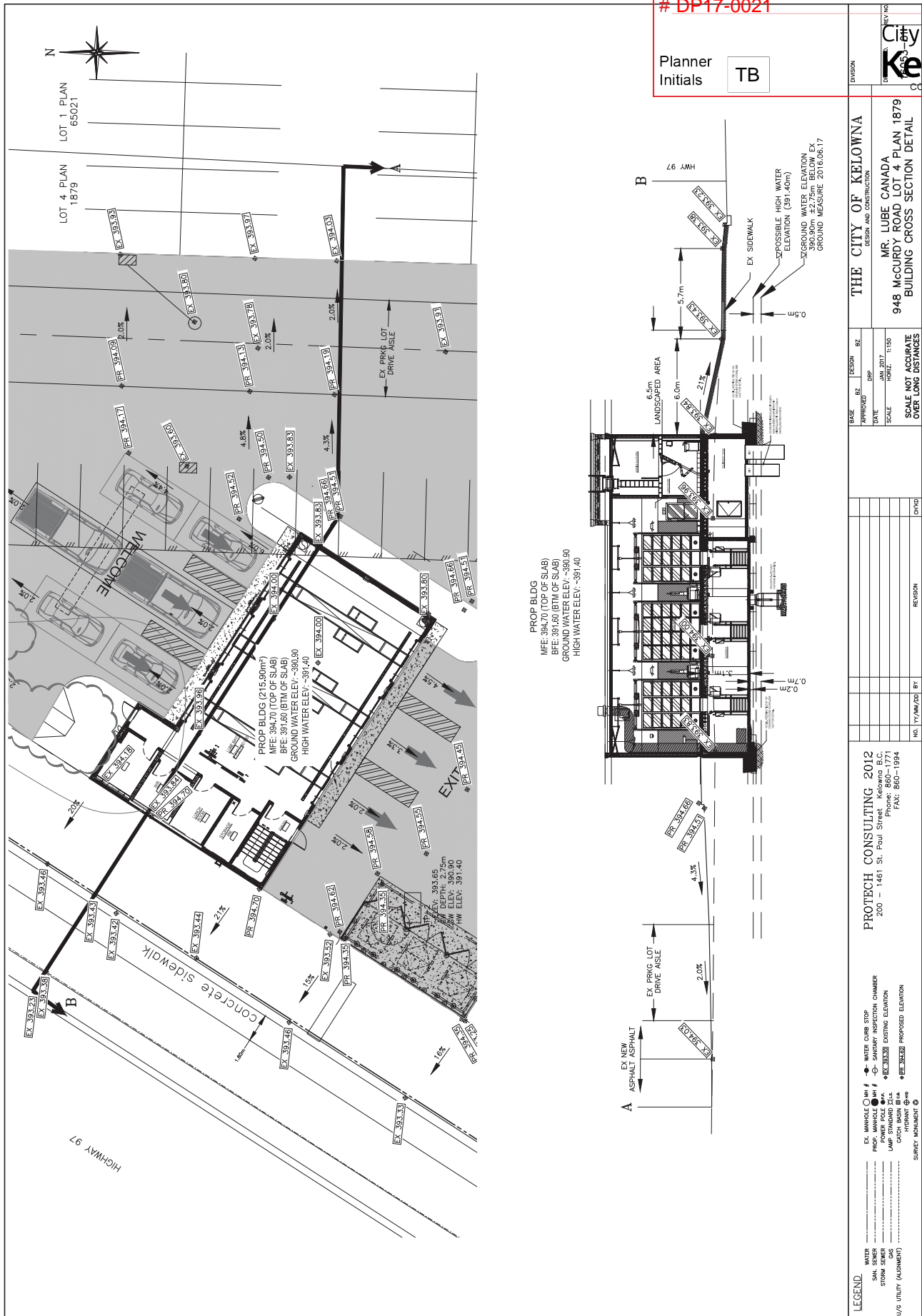
HIGHWAY 97

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DP17-0021



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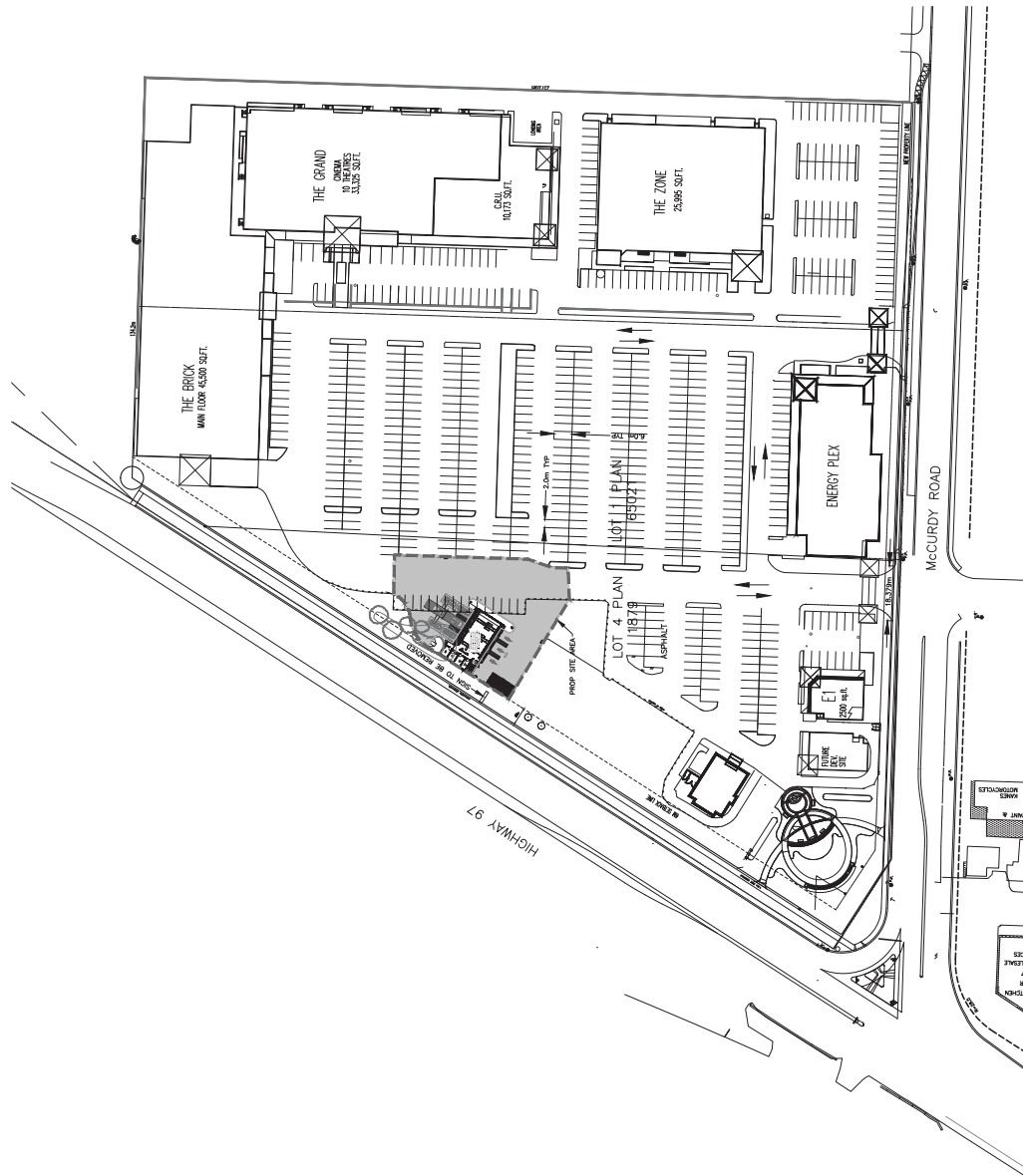
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DP17-0021

TB



City of Kelowna
COMMUNITY PLANNING

[illegible][illegible]

SCHEDULE

B

This forms part of application

DP17-0021



City of
Kelowna
COMMUNITY PLANNING



MR. LUBE
LUBE OIL CHANGERS
2525 TERTIUM LINE ROAD
WILLOW GROVE, BC V2Y 1A1
TEL: 250-860-1234
WWW.MRLUBE.COM

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NO.	DESCRIPTION	QTY	UNIT
1	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
2	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
3	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
4	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
5	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
6	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
7	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
8	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
9	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST
10	127x127x4.8 H.S.S. POSTS @ CORNERS OF ENCLOSURE TO 2500 ABOVE TOP OF CONCRETE	4	POST

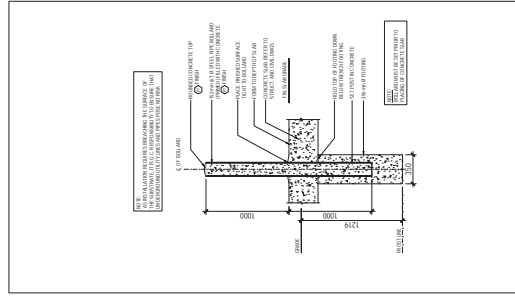
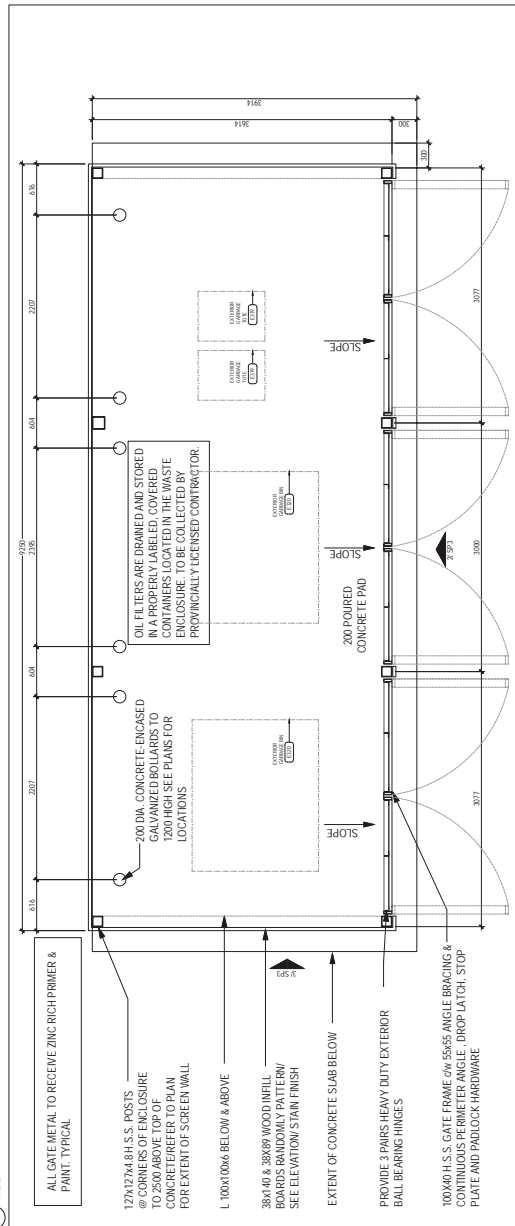
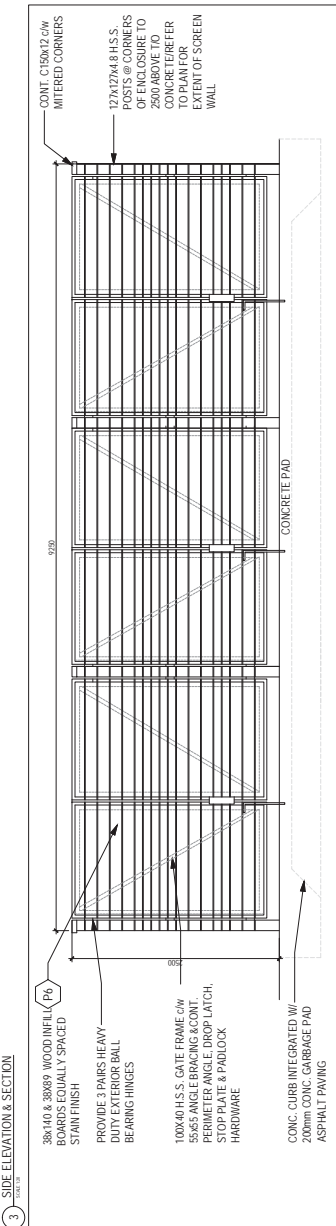
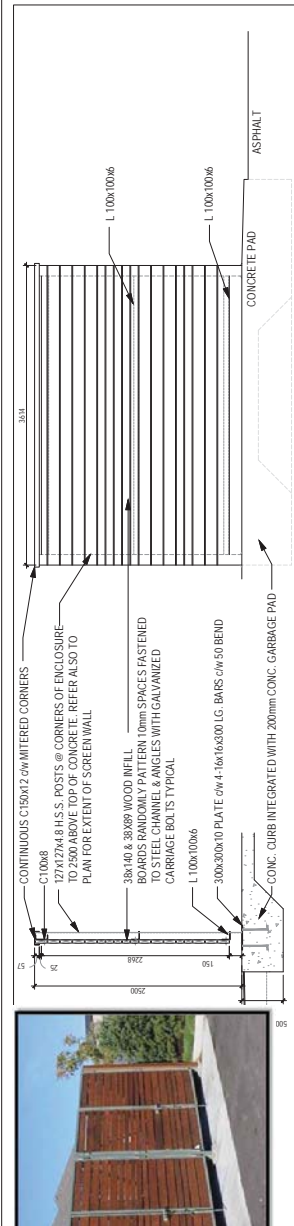
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DP17-0021



TB	
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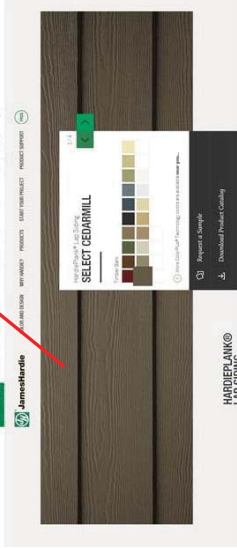
1 EXTERIOR ELEVATION-ENTRY SIDE

2
EXTERIOR ELEVATION- EXIT SIDE

Loc 197 – Mr. Lube, Kelowna McCurdy's Corner



Stone finish - Sholdice, stone veneer, designer stone, Colour Mix of Slate & Husdon.



Timber Bark Hardie Plank Siding with the Cedarmill texture



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
205 - 4889 Gresh Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE
MR LUBE

LOCATION
Kelowna, BC

DRAWING TITLE
**CONCEPTUAL
LANDSCAPE PLAN**

REVISION	DATE	BY	REVIEW
1	17.01.20		Review
2	17.02.20		Review
3			
4			
5			
6			

SCHEDULE

This forms part of application

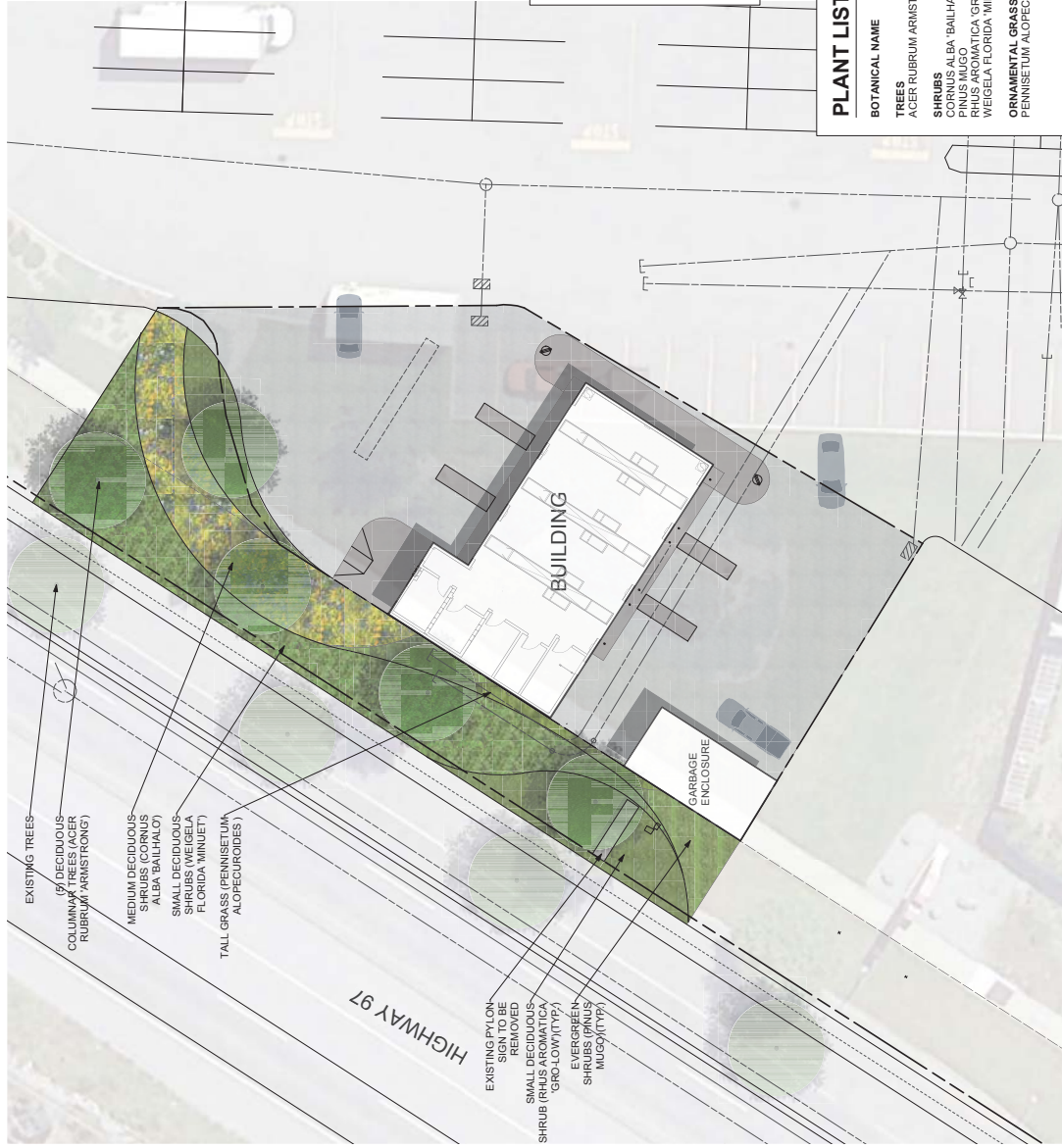
DP17-0021

Initials

TB



DRAWING NUMBER



NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	5	6cm CAL.
SHRUBS			
CORNUS ALBA 'BALHALO'	IVORY HALO DOGWOOD	89	#01 CONT. / 1.2M O.C. SPACING
WEIGELA FLORIDA 'MINUET'	MUGO PINE	24	#01 CONT. / 1.2M O.C. SPACING
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	64	#01 CONT. / 1.2M O.C. SPACING
WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	120	#01 CONT. / 1.2M O.C. SPACING
ORNAMENTAL GRASSES			
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	8	#01 CONT. / 1.0M O.C. SPACING



REVISIONS	
1	1751.30 Review
2	1752.08 Review
3	
4	
5	
6	

SCHEDULE
This forms part of application
DP17-0021

PROJECT NO. 1751.30
DATE 1752.08
DRAWN BY
CHECKED BY
APPROVED BY
SCALE
SHEET
SHEET NO. 1 OF 1

City of Kelowna
COMMUNITY PLANNING

FOR REVIEW ONLY
This drawing is for review only and is not to be used for construction purposes. It is the responsibility of the applicant to ensure that the drawing is accurate and complete. The City of Kelowna is not responsible for any errors or omissions in this drawing.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7 / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
WATER BALANCE = 187 cu.m. / year
ESTIMATED ANNUAL WATER USE: 121 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
WATER BALANCE = 187 cu.m. / year
ESTIMATED ANNUAL WATER USE: 115 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 421 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 232 cu.m. / year
WATER BALANCE = 187 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

