

# DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0020

**Issued To:** Sally Theresa Rose  
**Site Address:** 664 Roanoke Avenue  
**Legal Description:** Lot 23, Block 9, DL9, ODYD, Plan 1306  
**Zoning Classification:** RU6 – Two Dwelling Housing

### 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. DPVP17-0020 for Lot 23, Block 9, DL9, ODYD, Plan 1306, located at 664 Roanoke Avenue, Kelowna, BC to allow the construction of an addition be approved subject to the following:

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

**Section 13.6.6(G): RU6 – Two Dwelling Housing Development Regulations**

To vary the required minimum east side yard from 2.0 m permitted to 1.8 m proposed.

**Section 13.6.6(G): RU6 – Two Dwelling Housing Development Regulations**

To vary the required minimum west side yard from 2.0 m permitted to 1.76 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

## 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.

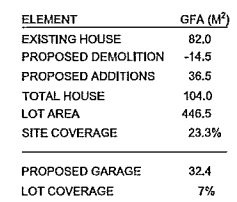
\_\_\_\_\_  
Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

\_\_\_\_\_  
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**

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DO NOT SCALE THE DRAWING

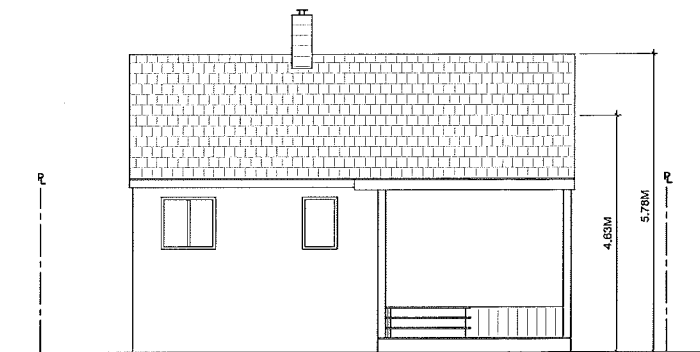


CRITERIA	RUG ZONE REQUIREMENTS	EXISTING	PROPOSED
<b>PRINCIPAL BUILDING ADDITION</b>			
MAXIMUM HEIGHT	2.5 stories or 9.5m	4.83m	4.83m
MINIMUM FRONT YARD	4.5m	7.64m	6.84m
MINIMUM REAR YARD	6.0m	20.00m	15.78m
MINIMUM SIDE YARD - WEST	2.0m	1.76m	1.76m <sup>v</sup>
MINIMUM SIDE YARD - EAST	2.0m	1.80m	1.80m <sup>v</sup>
<b><u>GARAGE</u></b>			
MAXIMUM HEIGHT	4.5m	-	3.25m
MINIMUM REAR YARD	1.5m	-	1.5m
MINIMUM SIDE YARD	2.0m	-	2.0m

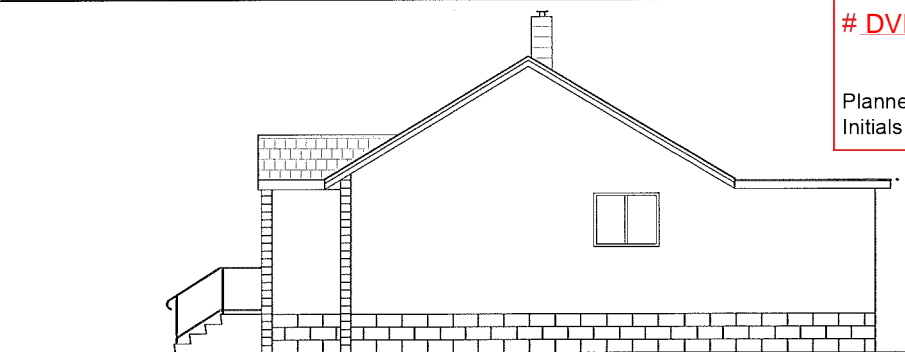
V = VARIANCE REQUIRED



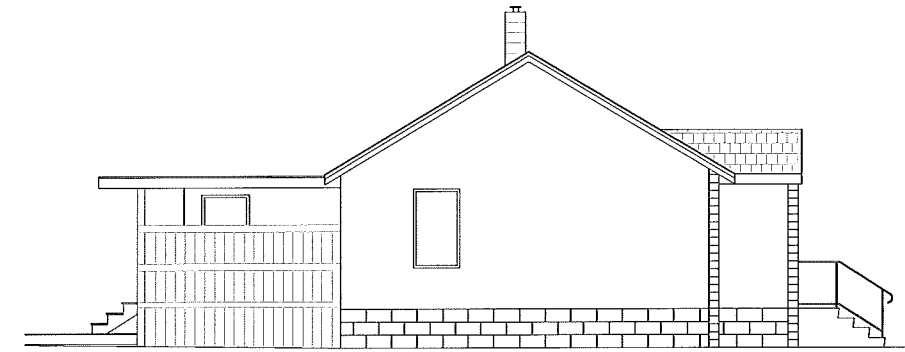
EXISTING SOUTH ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



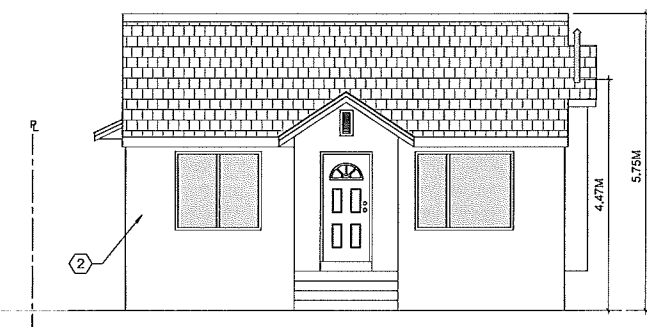
EXISTING NORTH ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



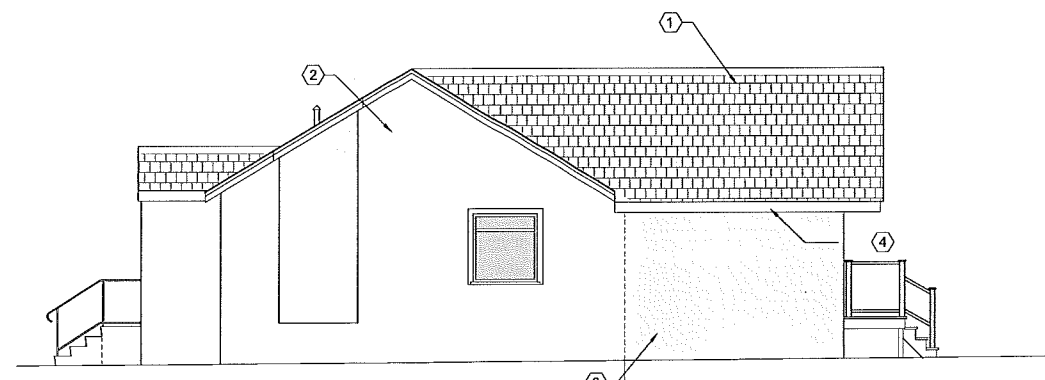
EXISTING EAST ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



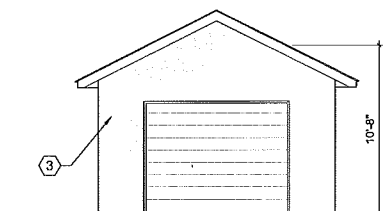
EXISTING WEST ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



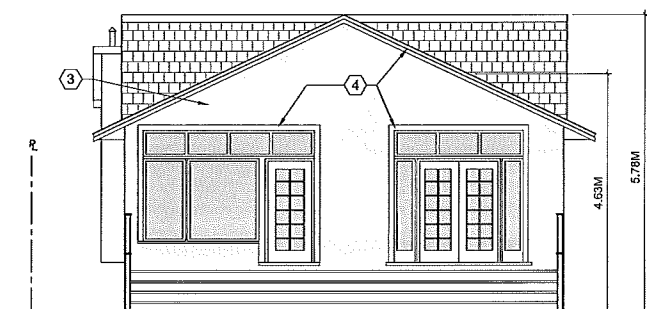
PROPOSED SOUTH ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



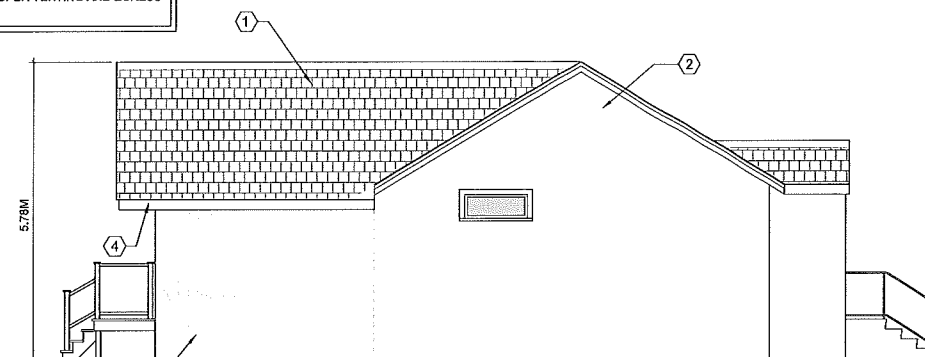
**PROPOSED EAST ELEVATION**  
Scale:  $\frac{3}{16}" = 1'-0"$



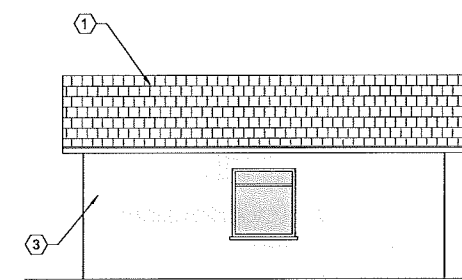
PROPOSED GARAGE NORTH ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



PROPOSED NORTH ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



PROPOSED WEST ELEVATION  
Scale:  $\frac{3}{16}" = 1'-0"$



**PROPOSED GARAGE EAST ELEVATION**  
Scale:  $\frac{3}{16}" = 1'-0"$

LE

- 1 LAMINATE SHINGLES,  
COLOUR - TO MATCH EXISTING
- 2 EXISTING STUCCO REPAIRED.  
COLOUR SHERWIN WILLIAMS "DOVETAIL" SW7018
- 3 NEW ACRYLIC STUCCO, COLOUR SHERWIN  
WILLIAMS "DOVETAIL" SW7018
- 4 DOORS, WINDOWS, FASCIAS, EAVES DETAILS & TRIM  
COLOUR - BENJAMIN MOORE CLOUD WHITE OC-130

Issued:

[illegible]

Des: bea	Dmc: bea	Date: 09.08.16
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## Revisions

Rev. No.	Description	By	DD.MM.YY
1	Rear extension increased to 6'-0"; Fireplace relocated; En suite bthrm reconfigured; rear deck revised; skylight deleted	bsa	06.02.17
2	Rear extension reduced to 3'-6"; Front extension removed; Redrawn	bsa	14.03.17
3	Rear extension increased to 4'-2"; Front extension shown as future;	bsa	16.03.17

Seal:

Client / Project:

Owner: Sally Rose

Project Name:

664 ROANOKE AVE  
KELOWNA, B.C.

Drawing Title:

## SITE PLAN & ELEVATIONS

Project No.	
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16004

Drawing No.

No. S1

2