

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT / DEVELOPMENT VARIANCE PERMIT NO. DP16-0215 & DVP16-0216

Issued To: Robert Arnold Anderson
Lynn Marguerite Anderson
Alexander Richard Kramar
Margaret Susan Kramar

Site Address: 2273-2275 Aberdeen Street

Legal Description: Strata Lot 1, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V; and Strata Lot 2, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V

Zoning Classification: RM1 – Four Dwelling Housing

Development Permit Area: Multi-Family 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. DP15-0000 and Development Variance Permit DVP16-0216 for Strata Lot 1, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V; and Strata Lot 2, District Lot 136, ODYD, Strata Plan KAS3174 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V, located at 2273-2275 Aberdeen Street, Kelowna, BC be issued subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 13.7.6(F): RM1 – Four Dwelling Housing Development Regulations

To vary the required minimum rear yard from 6.0m required to 1.5m proposed.

Section 8.1.2: Off-Street Vehicle Parking, Table 8.1: Parking Schedule

To vary the required number of parking stalls from 6 required to 4 proposed.

AND FURTHER THAT this Development Permit and 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 apply for a building permit for the work permitted by this Permit within two years of the date of this Permit, this Permit shall lapse and bylaw enforcement of the two illegal dwellings shall continue.

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**



This forms part of application
DP16-0215 DVP16-0216

Planner Initials TB

BP31946 2273 Aberdeen St HS

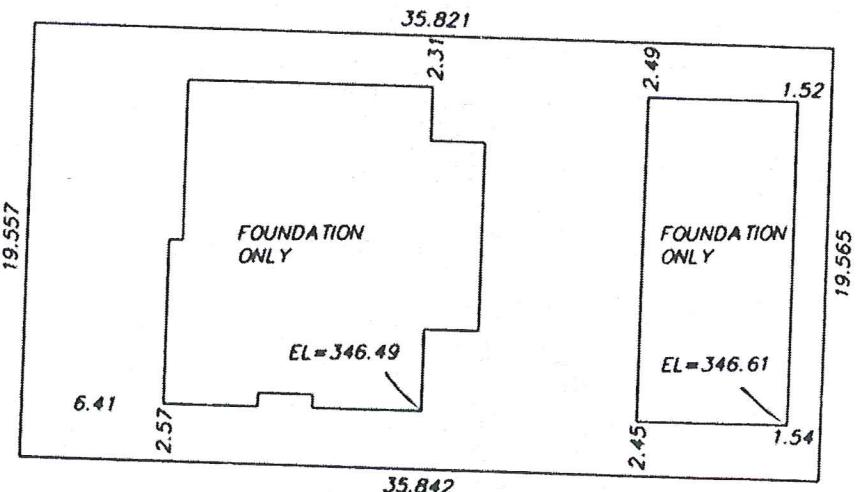
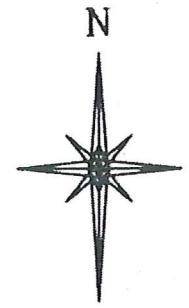
**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON LOT A
PLAN KAP81322 DL 136 O.D.YD.**

SCALE 1:300

DISTANCES ARE IN METRES.

R.C.L.S. 2006
AUG 04 2006

CITY OF KELOWNA
Inspection Services Dept



(C)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINAL SIGNATURE AND SEALED.

CERTIFIED CORRECT
this 2nd day of August, 2006.

D.A. Goddard BCIS

FILE 13728 FB 305
RE: D. PARKER

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.
103-1358 ST. PAUL STREET KELOWNA

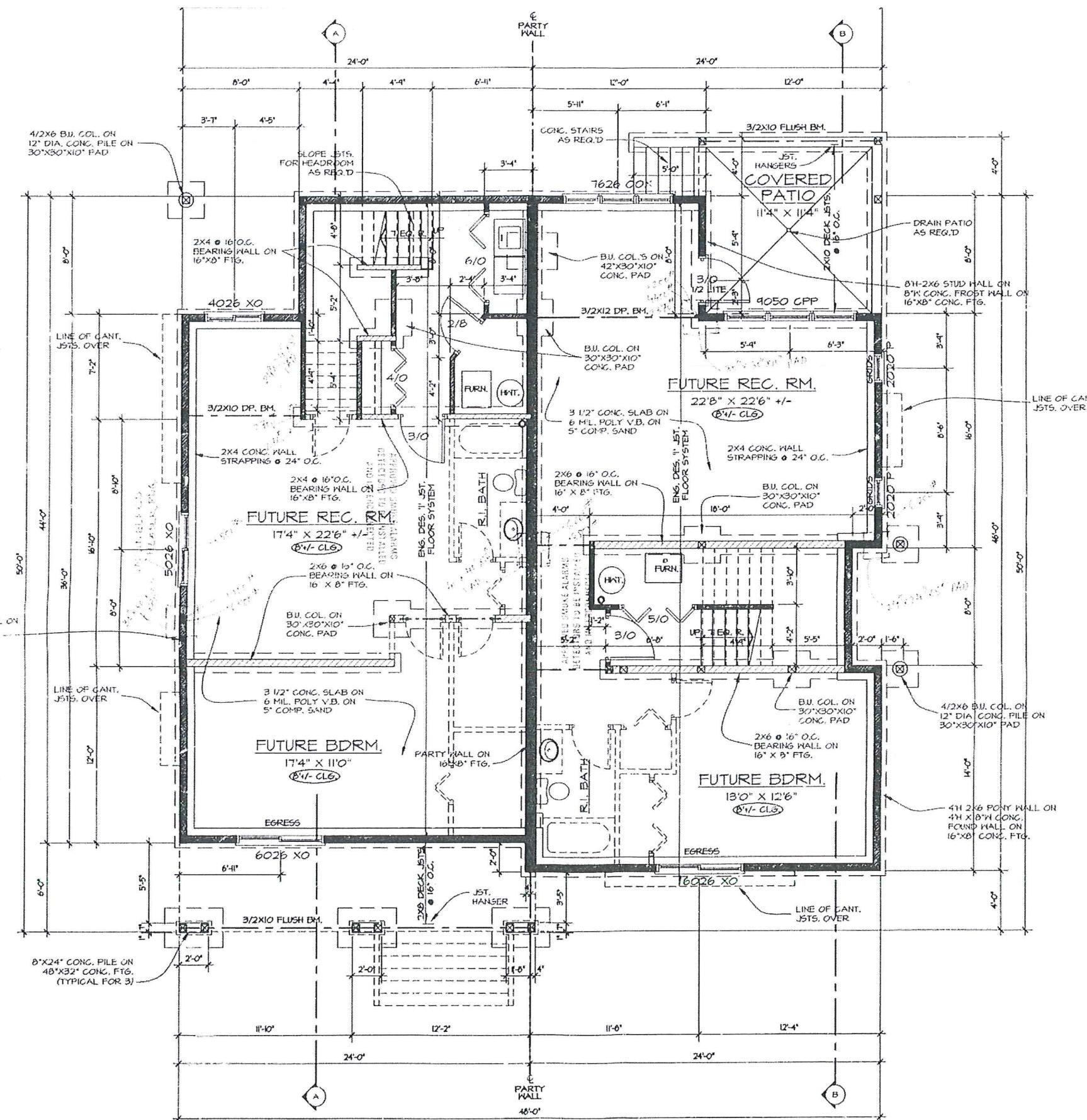
OCT 4 2006 BP31946 = 2273-2275 Aberdeen St

SCHEDULE A

This forms part of application
DP16-0215 DVP16-0216



Planner Initials TB



OMISSIONS

R shall not be responsible for any variances and specifications, or adjustments required after the job site, and is the sole contractor.
R makes every effort to provide complete and accurate information. However, we assume no liability for any omissions which may affect construction. It is the responsibility of the sub-trades to check and verify all dimensions and information contained in these plans before proceeding with their portion of the work. Any changes or modifications must be made by the architect or engineer.



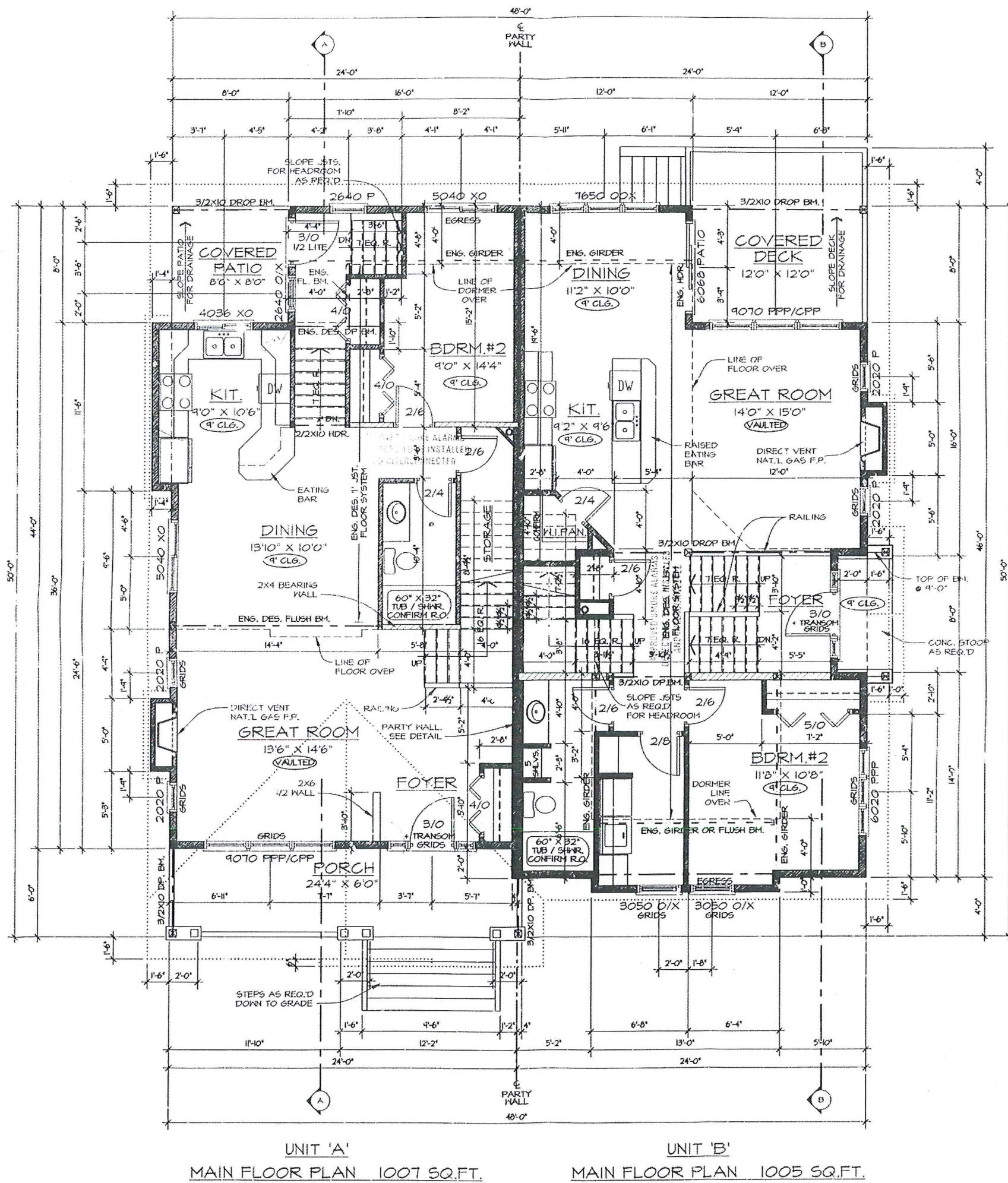
**LOT A - ABERDEEN ST.
DUPLX PLAN**
KELOWNA, B.C.
DRAWING SCALE: 1/4" = 1'-0"
DATE: MAY 5 / 06
REV. DATE(S):
DRN. BY: S.H.B.

SCHEDULE A

This forms part of application
DP16-0215 DVP16-0216



Planner Initials TB



SCHEDULE A

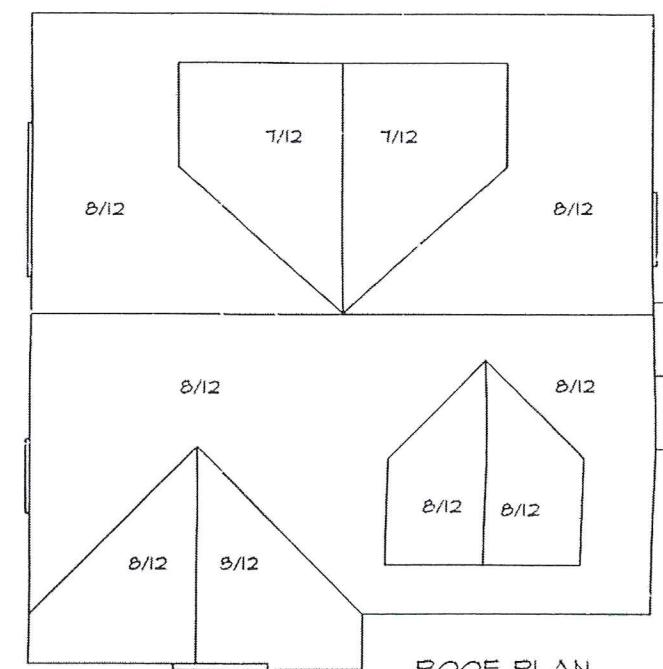
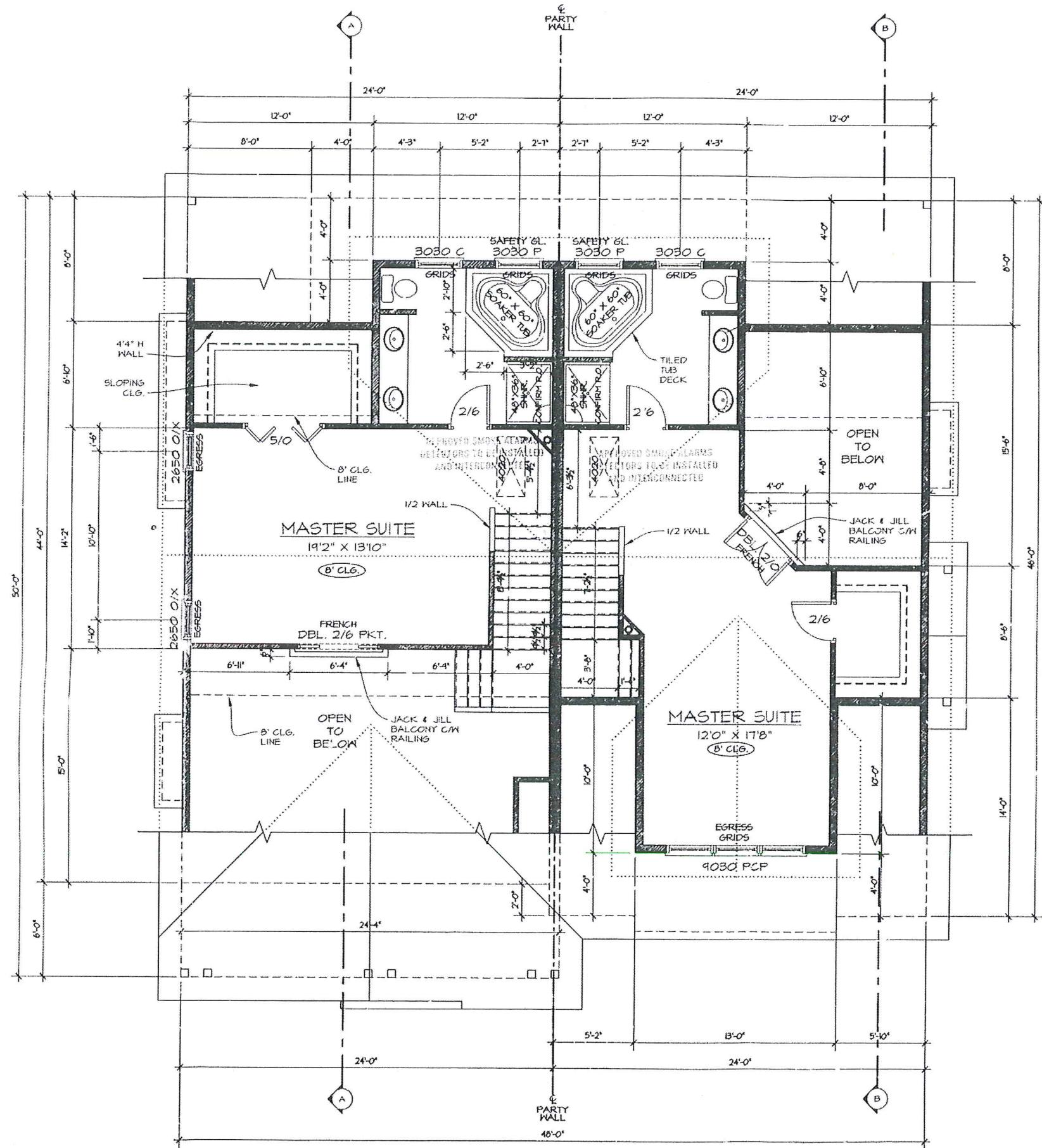
A

This forms part of application

DP16-0215 DVP16-0216



Planner Initials
TB



BA
evo
f
LOT A
DUPLEX
KELOWNA

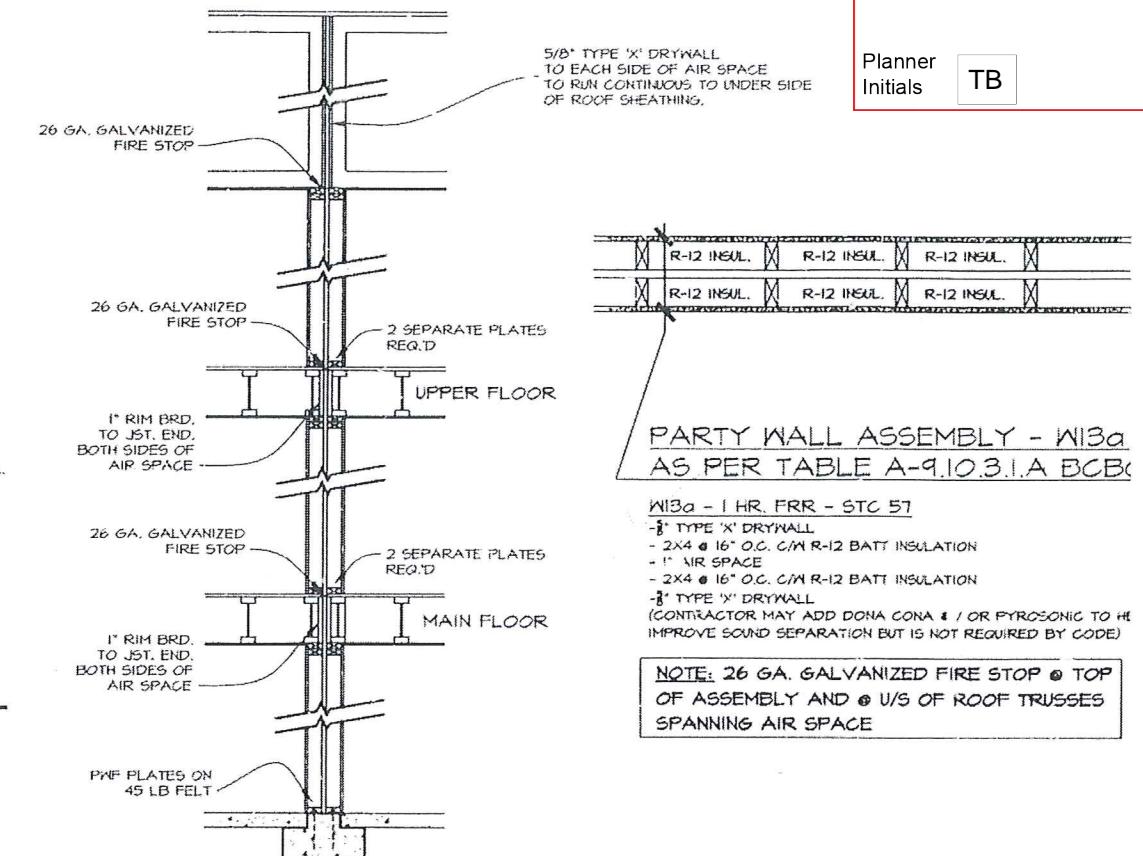
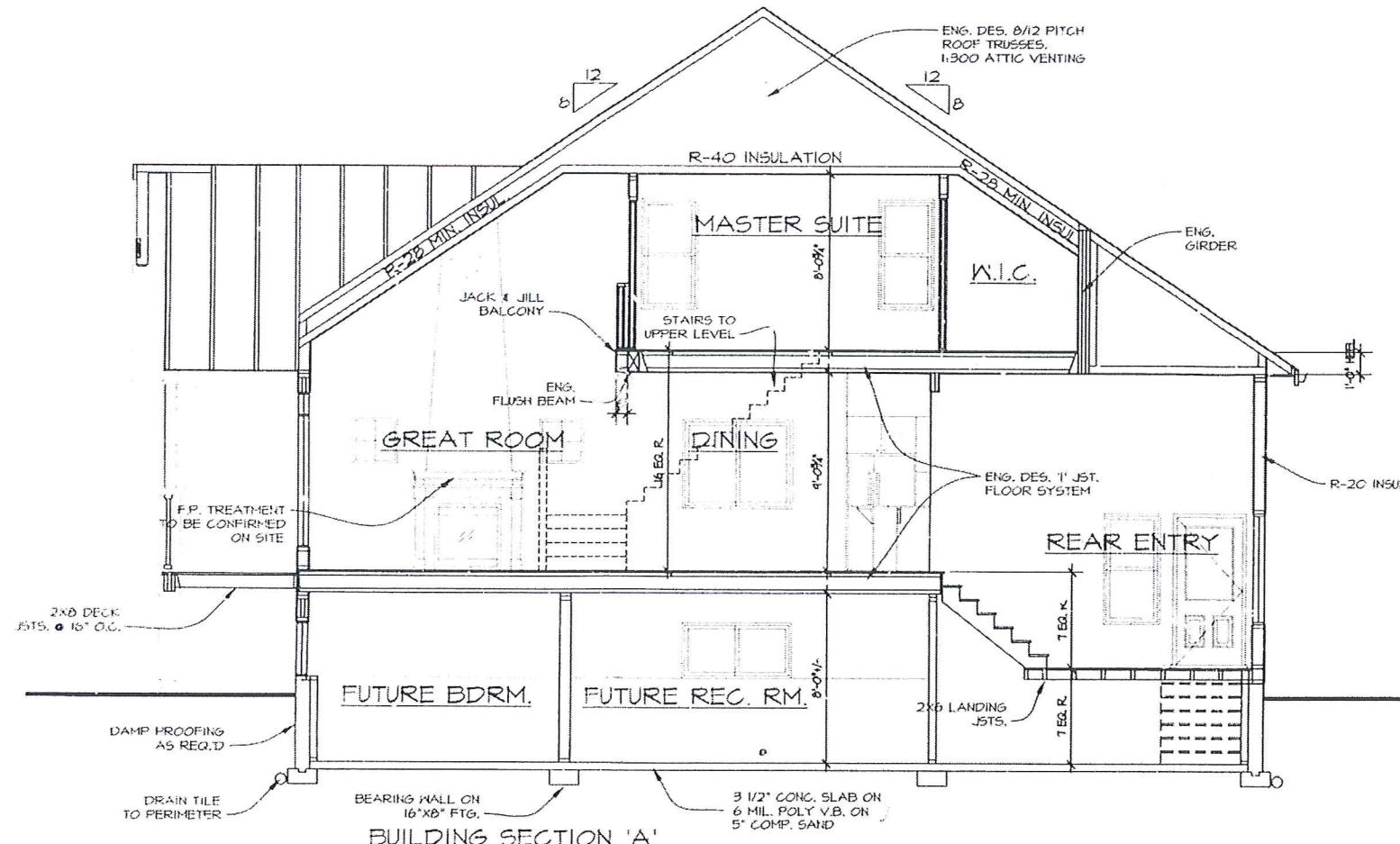
SCHEDULE A



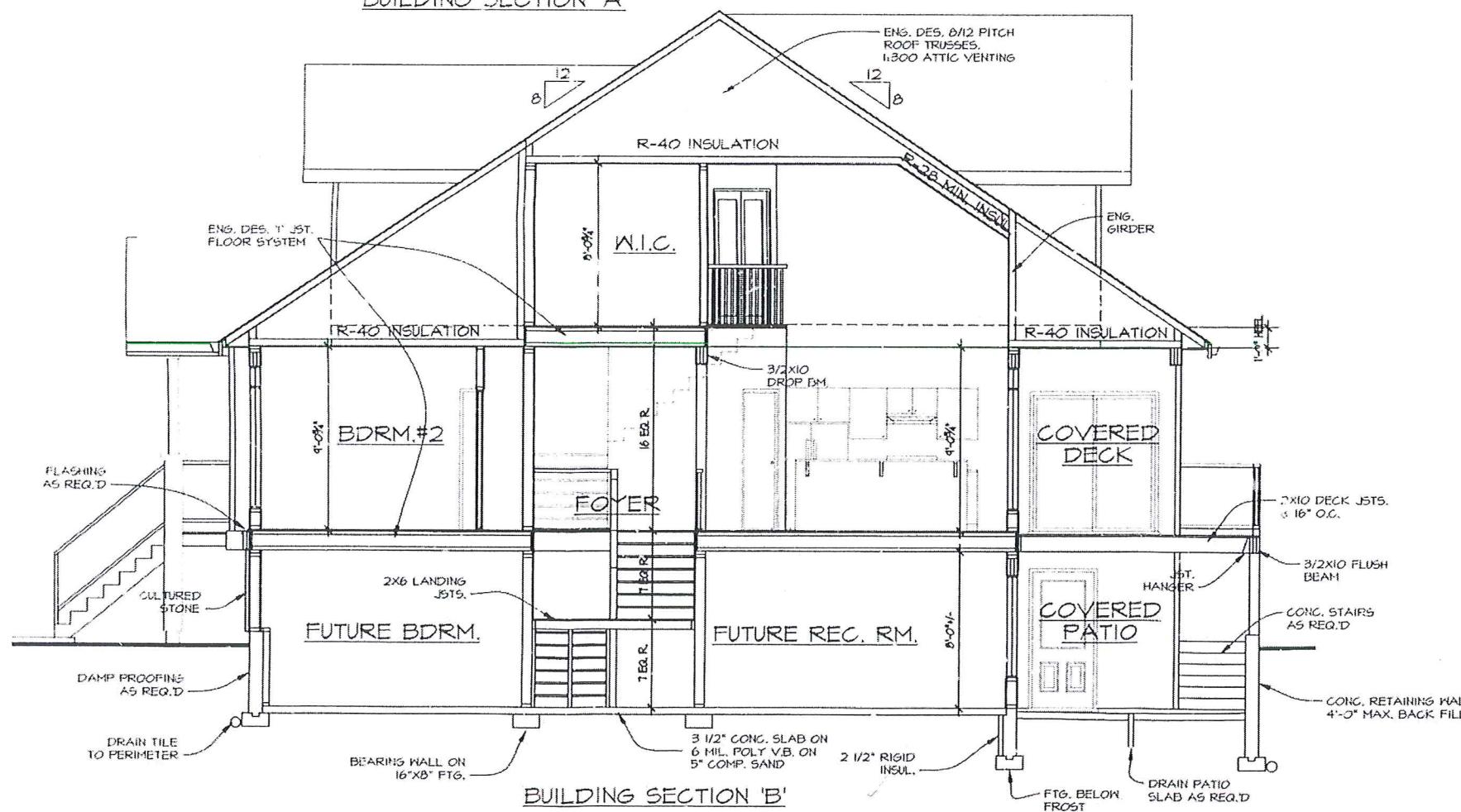
This forms part of application

DP16-0215 DVP16-0216

Planner Initials **TB**



PARTY WALL SECTION



ROOF CONSTRUCTION

- ASPHALT SHINGLES
- 30# ROOFING FELT
- 7/16" O.S.B. ROOF SHEATHING C/M 'H' CLIPS
- ENGINEER DESIGNED ROOF TRUSS SYSTEM
- R-40 INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM BOARD TO BOTH SIDES OF 2X4 SPRUCE STUDS @ 16" O.C.

INTERIOR FLOOR CONSTRUCTION

- FINISHED FLOORING
- 1/4" UNDERLAY (STURDI-WOOD) @ LINO AREAS
- 5/8" T.&G. SPRUCE PLYWOOD SUB-FLOOR
- ENGINEERED DESIGNED FLOOR SYSTEM
- 1/2" GYPSUM BOARD TO FINISHED AREAS

BASEMENT SLAB

- 3 1/2" CONC. SLAB @ 20 MPa
- 6 MIL. POLY. VAPOUR EARRIER
- 5" COMPACTED GRANULAR FILL

EXTERIOR WALL CONSTRUCTION

- HORIZONTAL VINYL SIDING
- PERMAX PAPER
- 3/8" O.S.B. WALL SHEATHING
- 2X6 SPRUCE STUDS @ 24" O.C.
- R-20 INSULATION
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

STAIR CONSTRUCTION

- EQUAL RISERS OF 5/8" PLYWOOD AS INDICATED
- 9 1/2" RUN
- 10 1/2" TREADS OF 1" O.S.B.
- 2X12 STRINGERS
- 2'-8" HANDRAIL HEIGHT

UNIT 'A' PORCH CONSTRUCTION

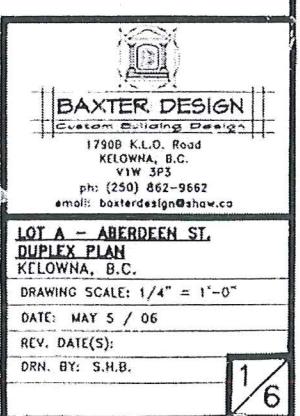
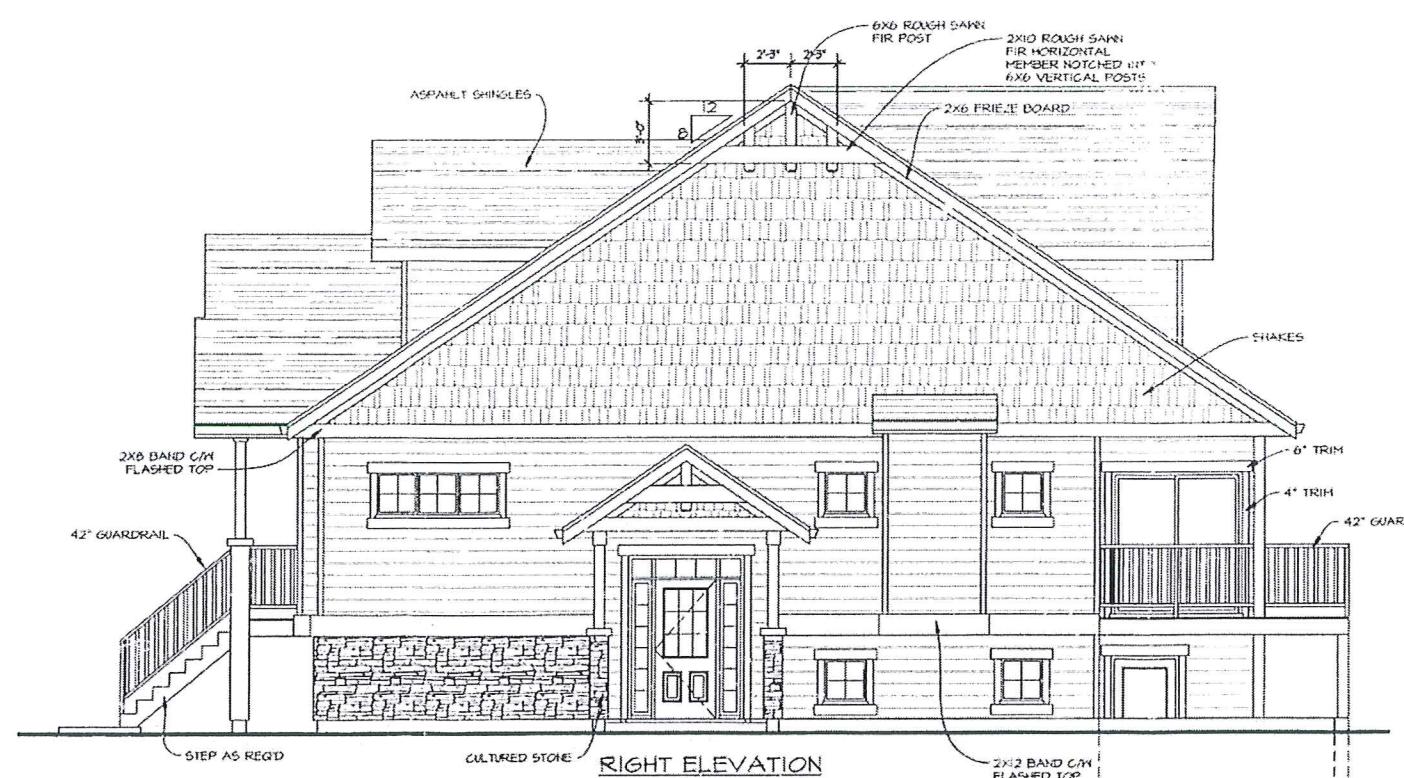
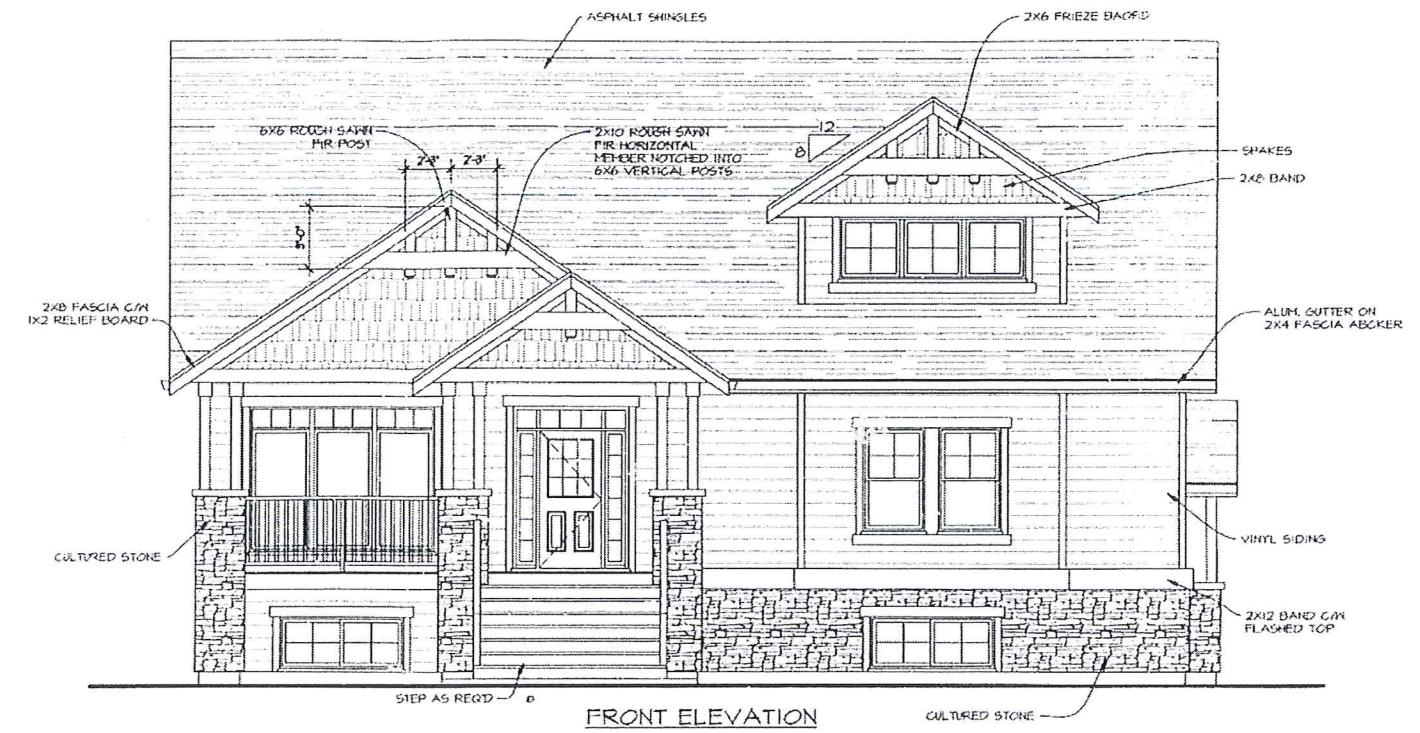
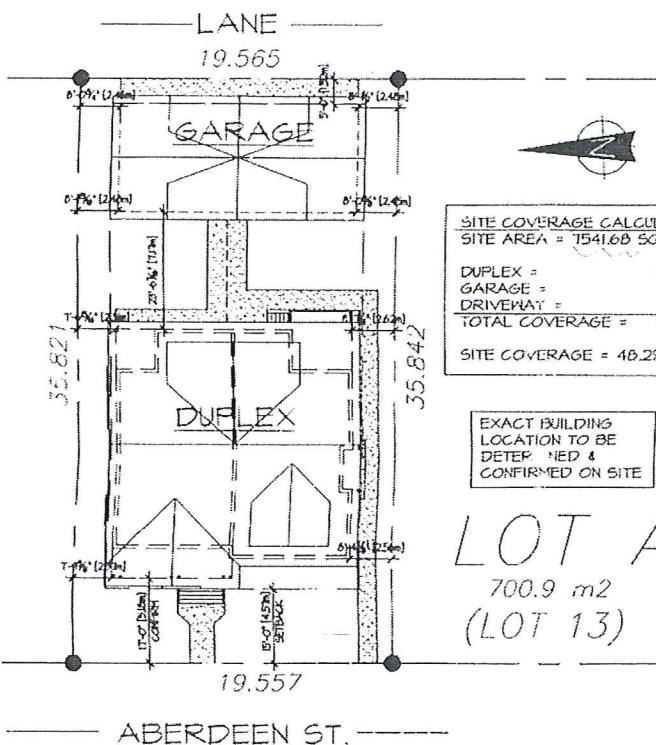
- 5/4" X 6" SUNPINE SPACED DIMENSIONAL DECKING
- 2X6 SPRUCE DECK JOISTS @ 16" O.C.

UNIT 'B' DECK CONSTRUCTION

- WEATHER PROOF MEMBRANE
- 5/8" T.&G. SPRUCE PLYWOOD DECKING
- 2X10 SPRUCE DECK JOISTS @ 16" O.C.

Planner
Initials

TB



ERRORS AND OMISSIONS

- BAXTER DESIGN & SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the contractor to make all necessary changes.
- BAXTER DESIGN & SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans, please advise our office so we can make the necessary corrections.

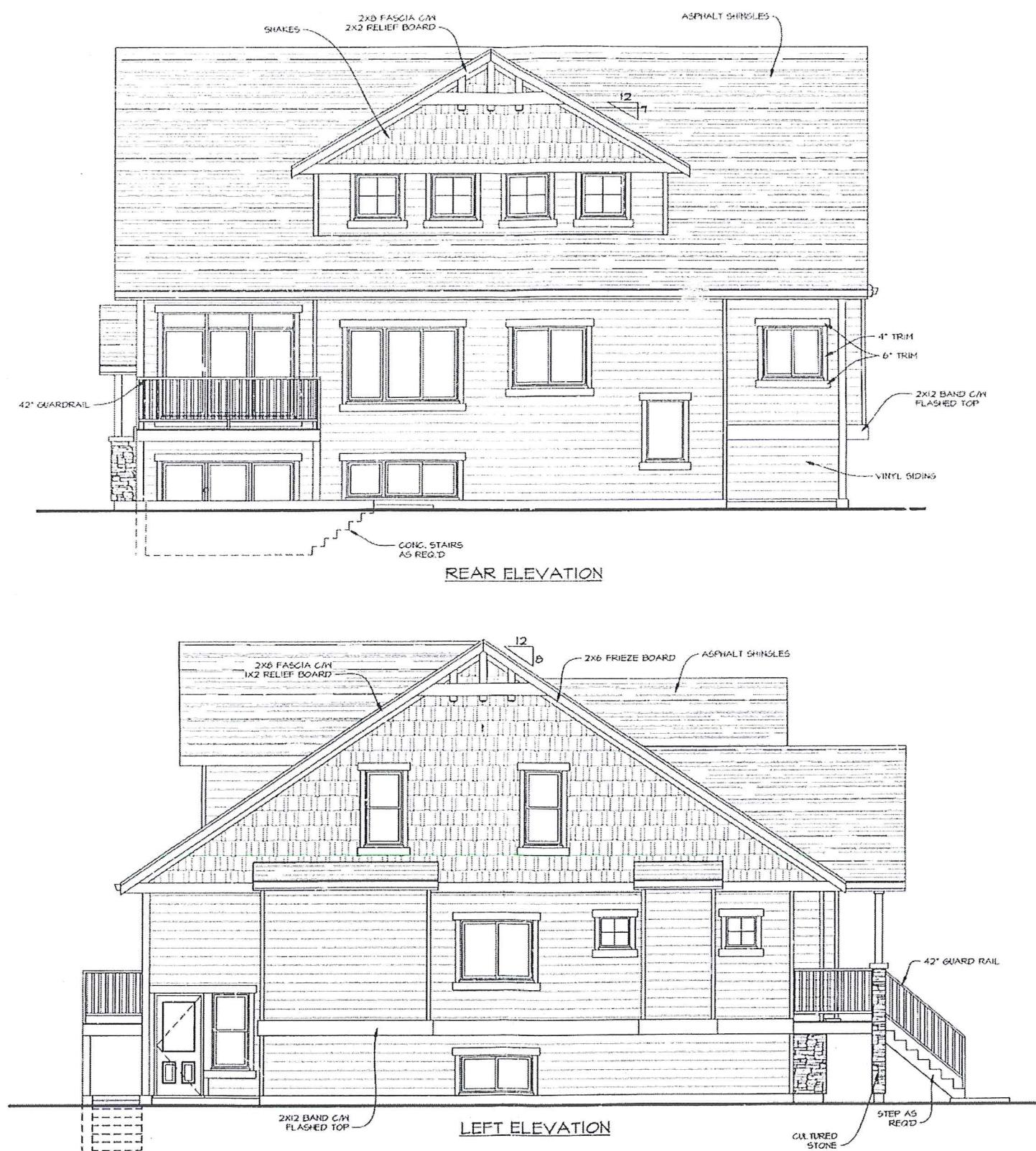
SCHEDULE B

This forms part of application
DP16-0215 DVP16-0216



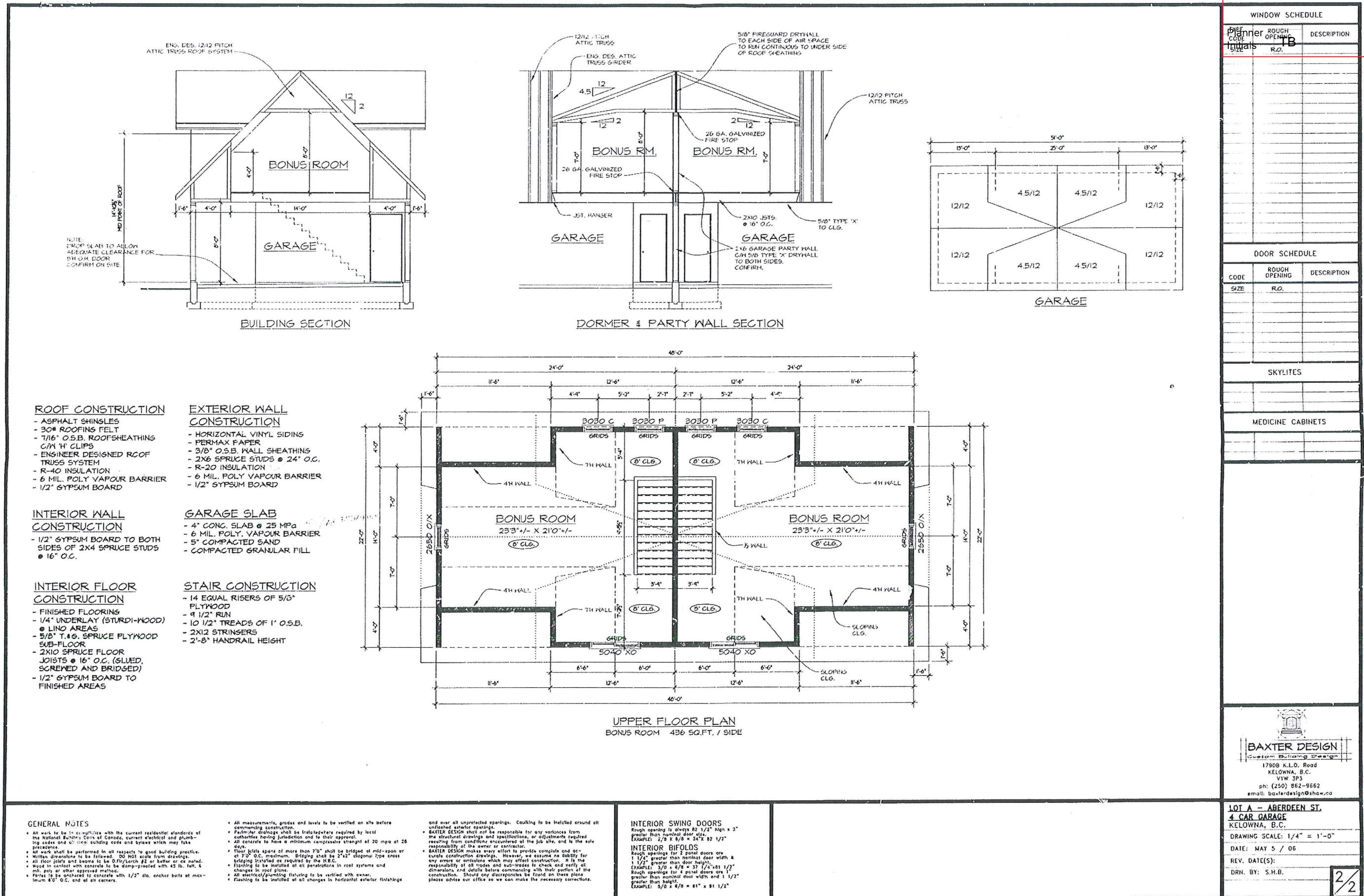
Planner
Initials

TB



ERRORS AND OMISSIONS	
<p>BAXTER DESIGN & SHANE BAXTER shall not be responsible for any variances from the structural drawings and specifications, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the contractor to correct.</p> <p>BAXTER DESIGN & SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans, please advise our office so we can make the necessary corrections.</p>	

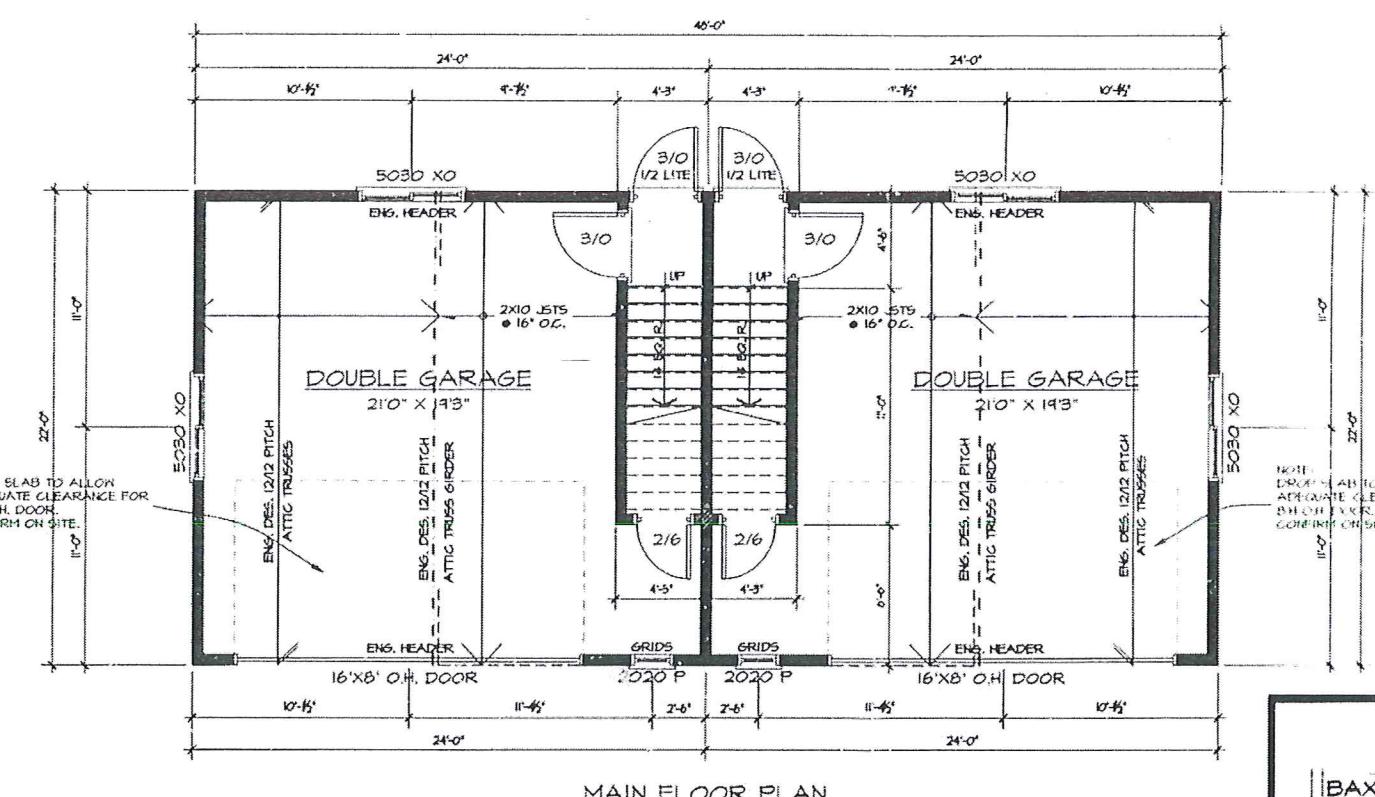
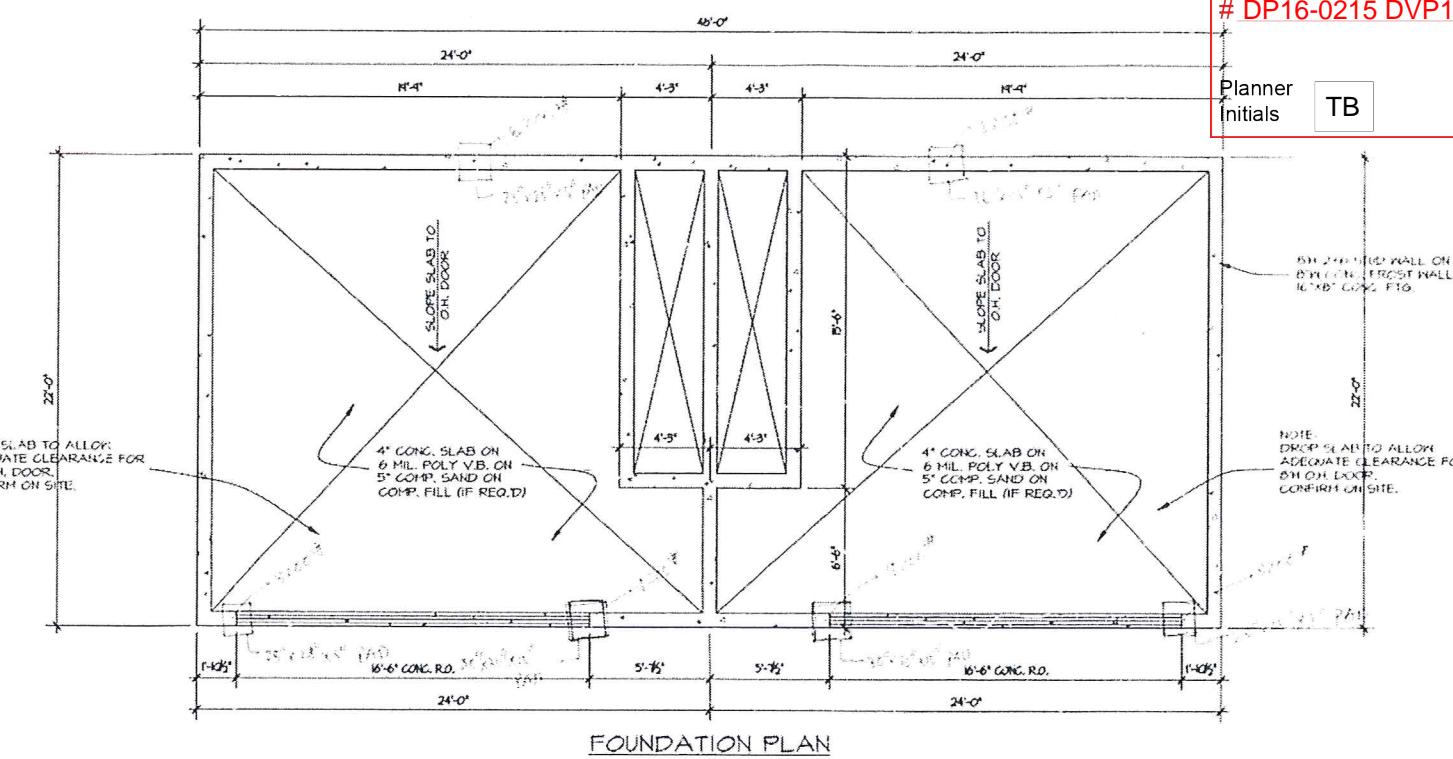
BAXTER DESIGN Custom Building Design 17908 K.L.O. Road KELOWNA, B.C. V1W 3P3 ph: (250) 862-9662 email: baxterdesign@shaw.ca	
LOT A - ABERDEEN ST. DUPLEX PLAN KELOWNA, B.C. DRAWING SCALE: 1/4" = 1'-0" DATE: MAY 5 / 06 REV. DATE(S): DRN. BY: S.H.B.	



SCHEDULE B

This forms part of application

DP16-0215 DVP16-0216



ERRORS AND OMISSIONS	
<ul style="list-style-type: none"> BAXTER DESIGN & SHANE BAXTER shall not be responsible for any variances in the ground surface and/or elevations, or adjustments required resulting from conditions encountered at the job site, and is the sole responsibility of the owner or contractor. BAXTER DESIGN & SHANE BAXTER makes every effort to provide complete and accurate construction drawings. However, we assume no liability for any errors or omissions which may affect construction. It is the responsibility of all trades and sub-trades to check and verify all dimensions and details before commencing with their portion of the construction. Should any discrepancies be found on these plans please advise our office so we can make the necessary corrections. 	

31147
JULY 07/06 TAHER

**LOT A - ABERDEEN ST.
4 CAR GARAGE
KELOWNA, B.C.**
DRAWING SCALE: 1/4" = 1'-0"
DATE: MAY 5 / 06
REV. DATE(S):
DRN. BY: S.H.B.