

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.: **DVP15-0185**

EXISTING ZONING DESIGNATION:	RU1 - Large Lot Housing
WITHIN DEVELOPMENT PERMIT AREA:	Comprehensive & Natural Environment Development Permit Area

ISSUED TO:	Rod & Jody Hazard
LOCATION OF SUBJECT SITE:	204 Poplar Point Drive

	LOT	DISTRICT LOT	Township	DISTRICT	PLAN
LEGAL DESCRIPTION:	1	219		ODYD	4561

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) The landscaping, dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "B";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "C";
- c) Variances to the following sections of the Zoning Bylaw No. 8000 be granted:

Section 6.6.2: Height and Grade General Development Regulations

To vary the height of the lowest floor or walkout basement when measured from approved building grade to the top of the finished floor above the slab from 3.6m maximum to 4.88m proposed.

Section 7.5.9: Fencing and Retaining Walls

To vary the height of a retaining wall when measured from grade on the lower side from 1.2m maximum to 4.88m 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.

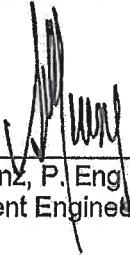
Ryan Smith,
Manager of Community Planning

CITY OF KELOWNA
MEMORANDUM

Date: September 3, 2015
File No.: DVP15-0185
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 204 Poplar Point Drive

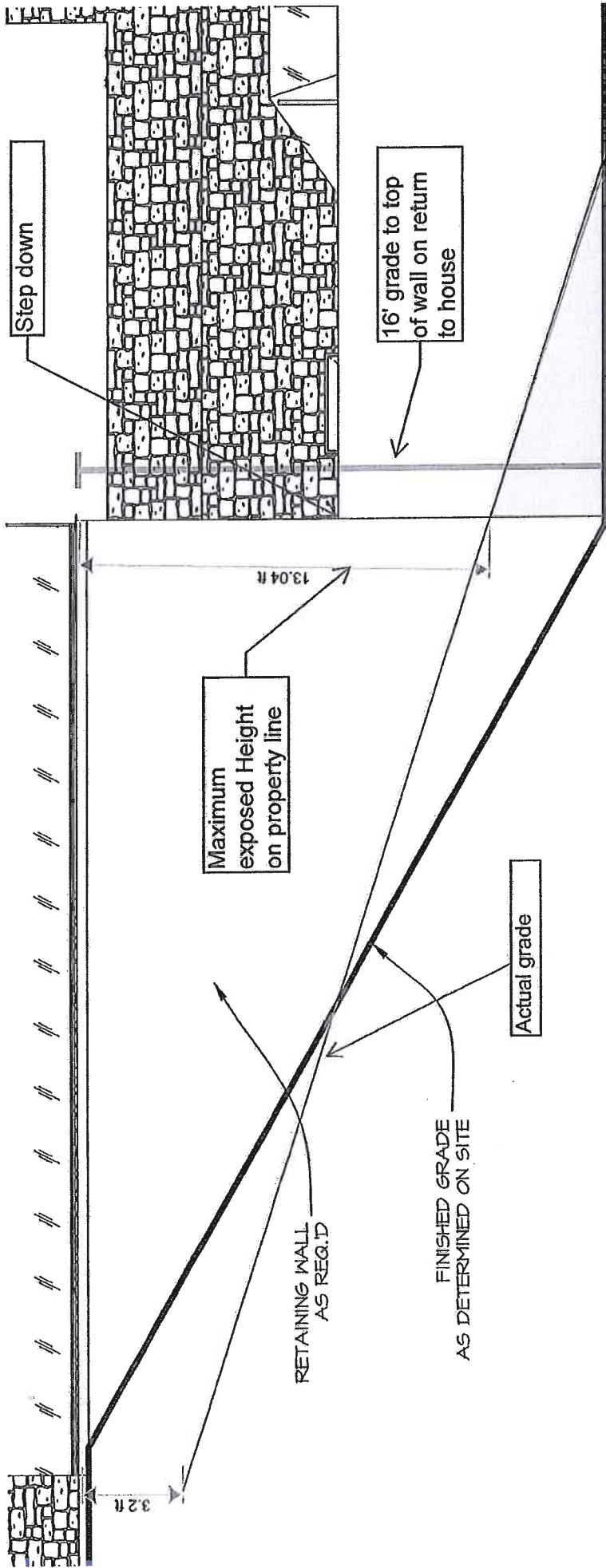
Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to vary the maximum floor height of 3.6m to 4.9m does not compromise any municipal services.

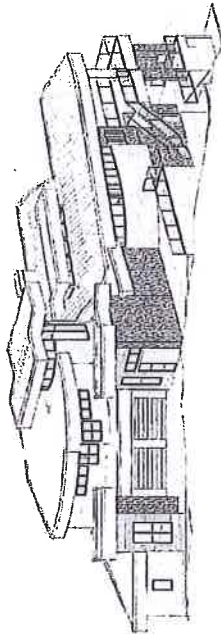
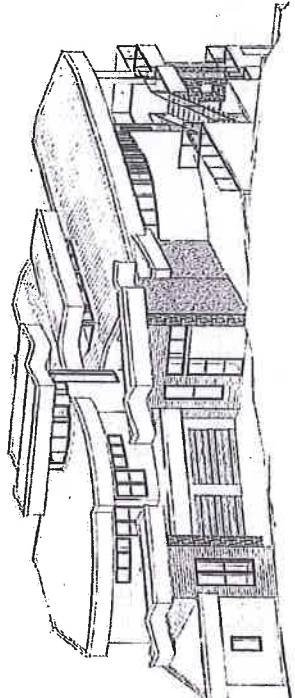
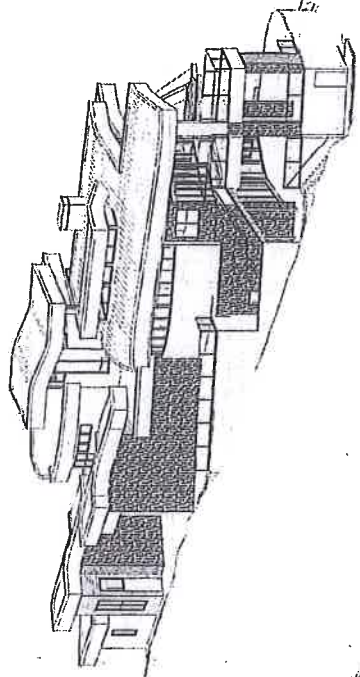


Steve Muenz, P. Eng
Development Engineering Manager

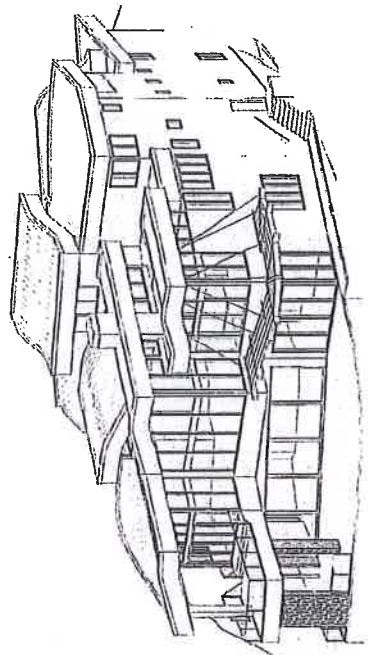
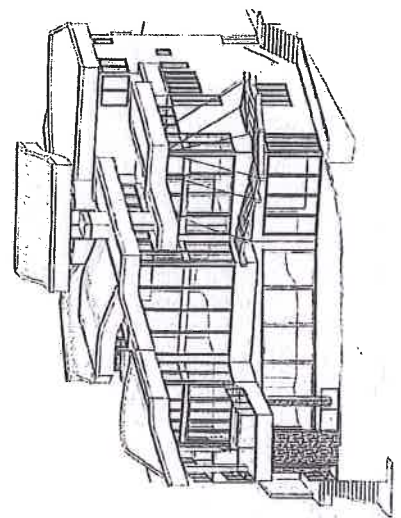
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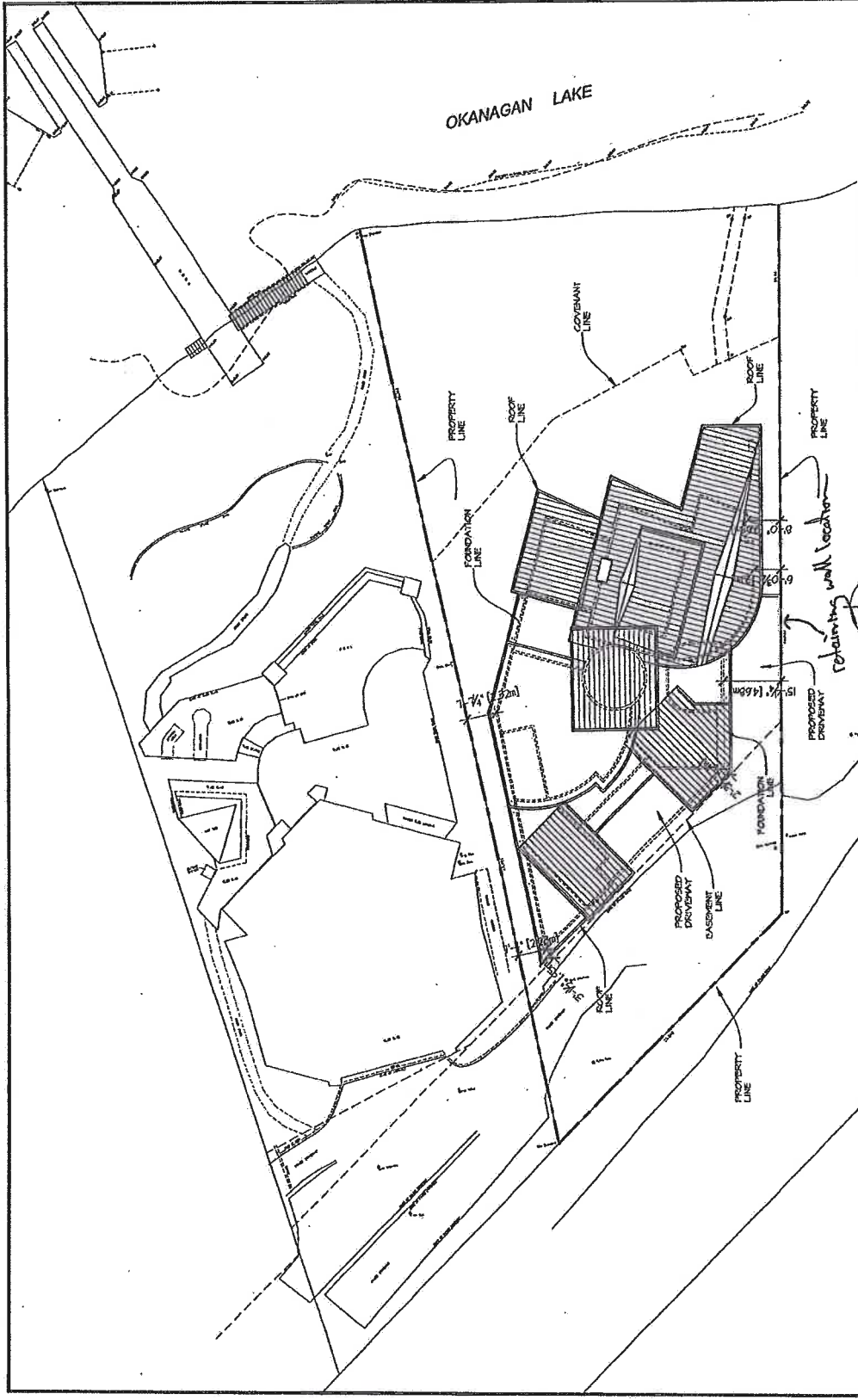
SCHEDULE C
 This forms part of development
 Permit # **DUP15-0125**



PROPOSED HAZARD RESIDENCE 204 POPLAR POINT DRIVE



THE ARCHITECTS
ARCHITECTS
1000 N. 10TH ST.
DALLAS, TEXAS 75202
PHONE 754-1111
FAX 754-1112
WWW.ARCHITECTS.COM



OKANAGAN LAKE

NOTE: BUILDING LOCATION & ELEVATION TO BE DETERMINED ON SITE. CONFIRM ALL SETBACKS WITH LOCAL GOVERNMENT PRIOR TO CONSTRUCTION.

SCHEDULE B
 This forms part of development
 permit # **DRPIS-0185**

LOT #1
 PLAN 4561



ERRATA AND OMISSIONS

1. All dimensions are in meters unless otherwise specified.

2. All bearings are in degrees, minutes and seconds unless otherwise specified.

3. All areas are in square meters unless otherwise specified.

4. All lines are in millimeters unless otherwise specified.

5. All text is in millimeters unless otherwise specified.

6. All lines are to be drawn in black ink on white paper.

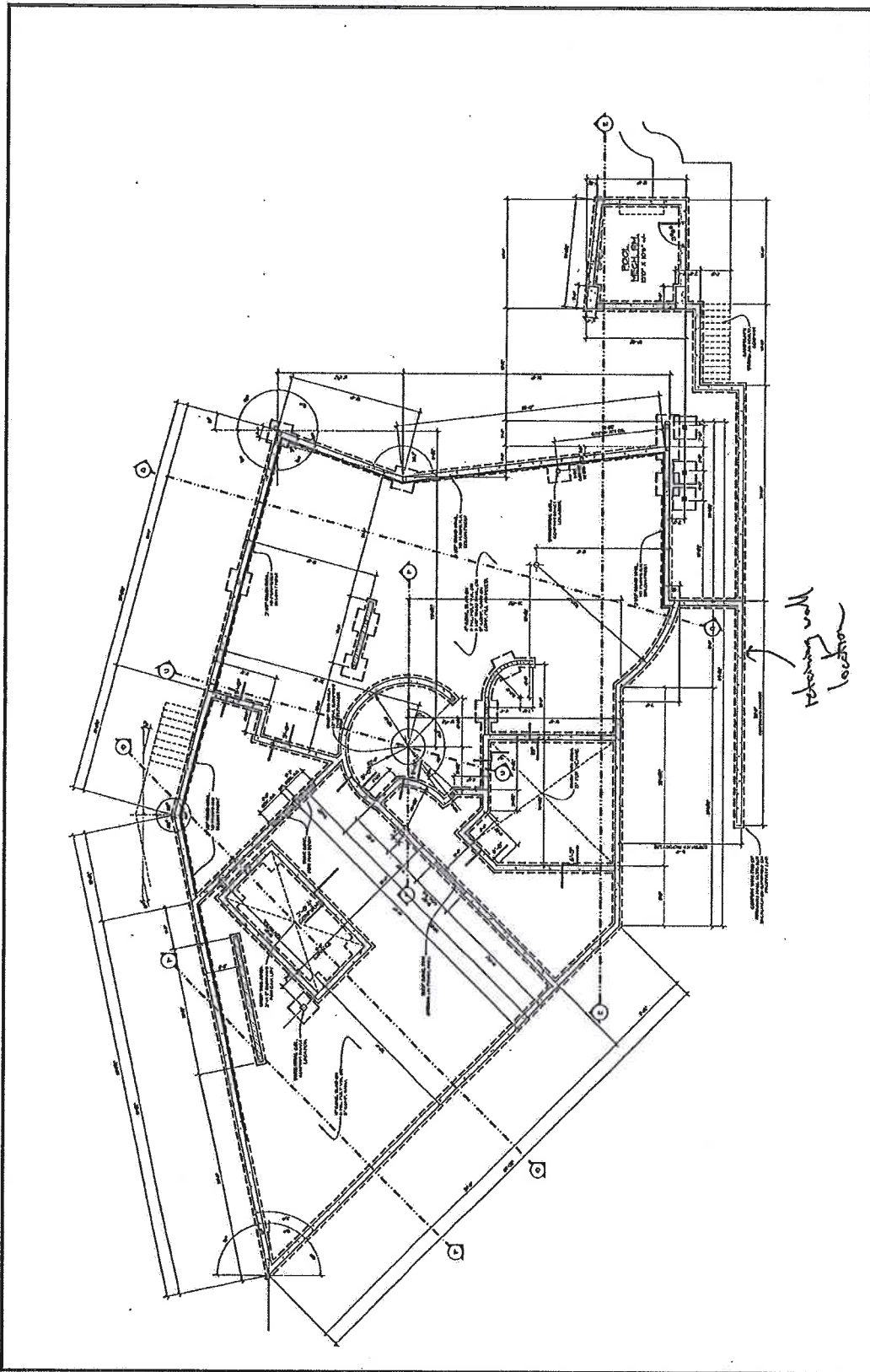
7. All lines are to be drawn in a consistent style.

8. All lines are to be drawn in a consistent weight.

9. All lines are to be drawn in a consistent color.

10. All lines are to be drawn in a consistent thickness.

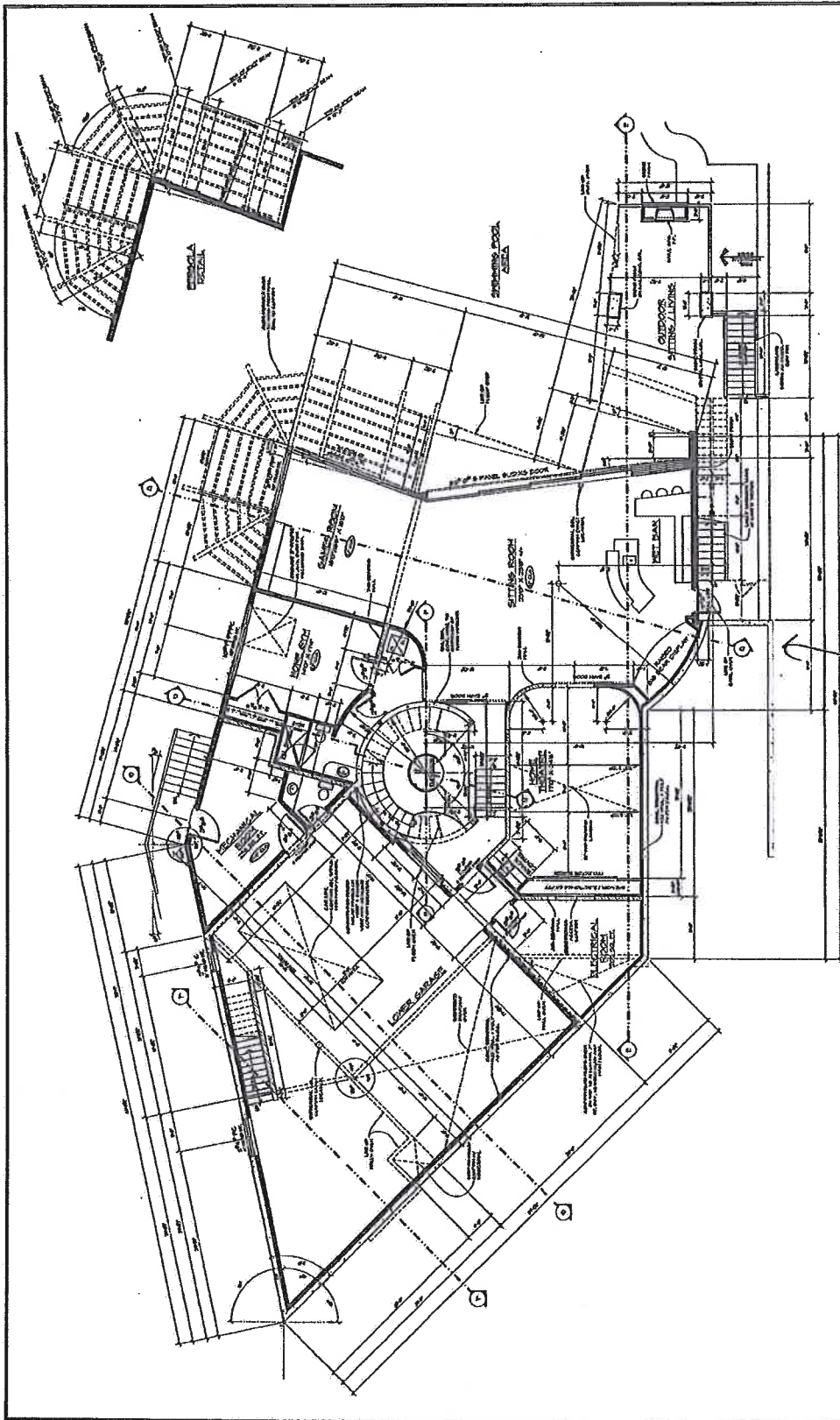
PROJECT NO. 2023-0185 DATE: 2023-08-15 DRAWN BY: J. SMITH CHECKED BY: M. JONES SCALE: 1:100 SHEET NO. 1 OF 1	PROFESSIONAL ENGINEER REG. NO. 12345 EXP. DATE: 2025-12-31



PROJECT NO.	DATE	SCALE
1000	10/1/68	1/4" = 1'-0"
DESIGNED BY	CHECKED BY	DATE
J. W. BROWN	J. W. BROWN	10/1/68
DRAWN BY	DATE	SCALE
J. W. BROWN	10/1/68	1/4" = 1'-0"
APPROVED BY	DATE	SCALE
J. W. BROWN	10/1/68	1/4" = 1'-0"

SCHEDULE B
 This forms part of development
 Permit # **DAPIS-0485**

FIGURES AND DIMENSIONS
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF CURVE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF ROAD UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF RAILROAD UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF CANAL UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF DRAINAGE CANAL UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF UTILITY LINE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF STRUCTURE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF STRUCTURE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS TO CENTERLINE OF STRUCTURE UNLESS OTHERWISE SPECIFIED.



SCHEDULE B
 This forms part of development
 Permit # DAP15-0185

LOWER FLOOR PLAN
 COMMERCIAL DEVELOPMENT

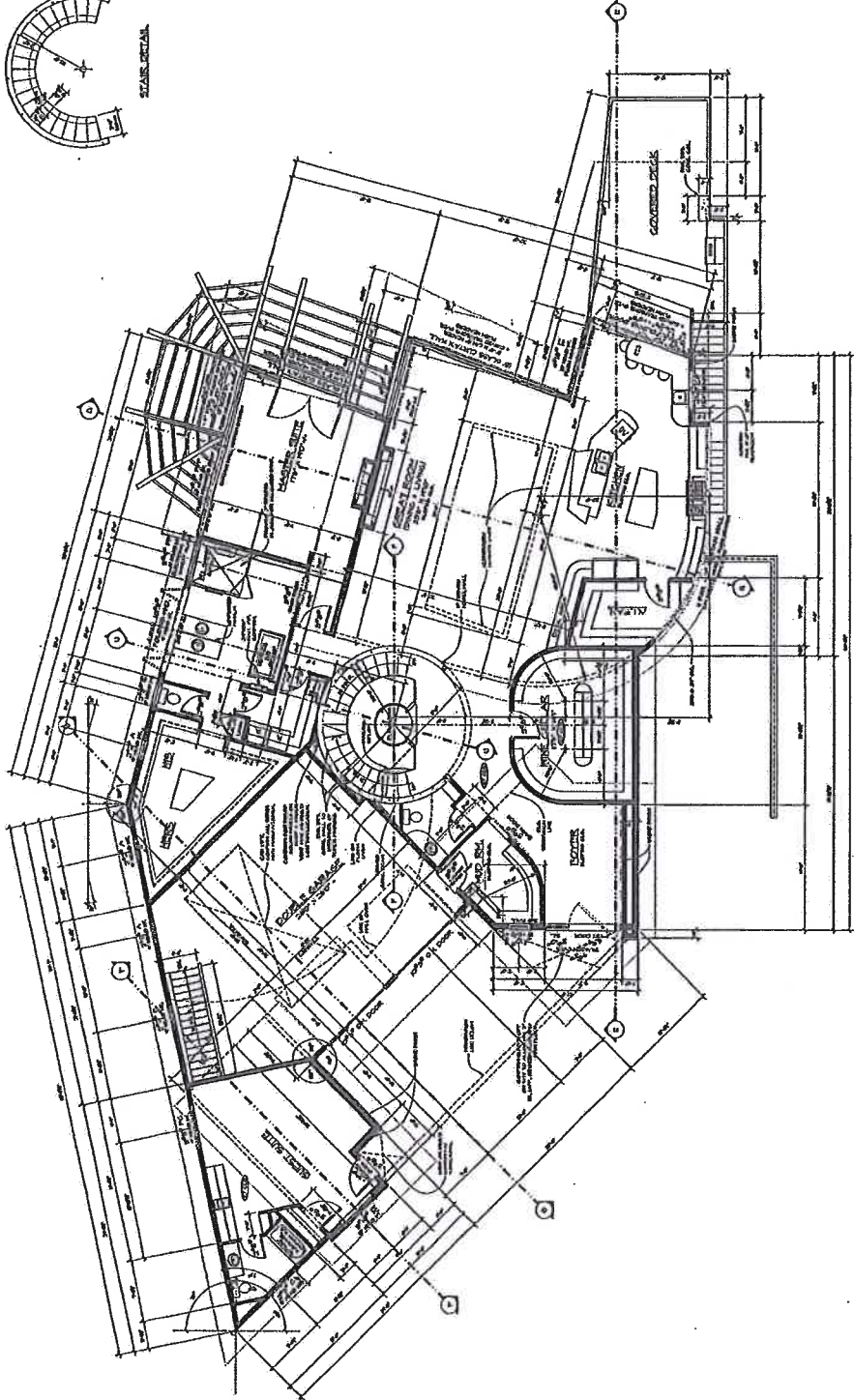
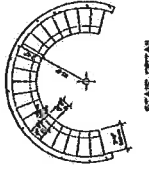
Reclining wall location

PROJECT NO.	DAP15-0185
DATE	15/05/2015
SCALE	AS SHOWN
BY	[Signature]
CHECKED BY	[Signature]
DATE OF ISSUE	15/05/2015
DATE OF REVISION	

NOT TO SCALE
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.
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 THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.
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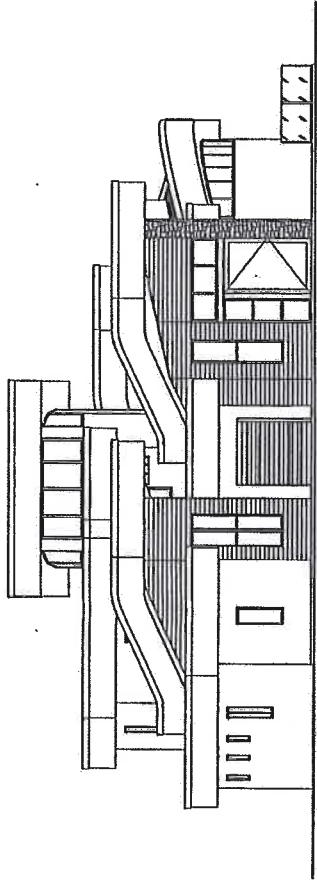


MAIN FLOOR PLAN
 SHOWING ALL
 DIMENSIONS AND
 FINISHES

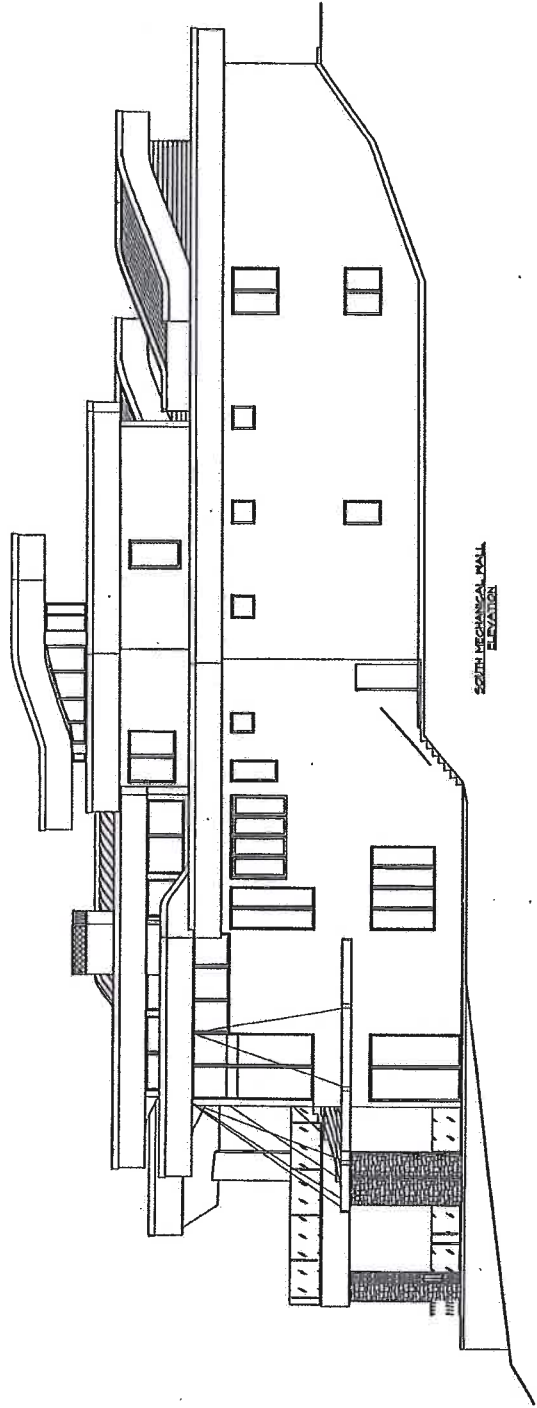
PROJECT NO.	100-100-100
DATE	10/10/10
SCALE	1/4" = 1'-0"
DRAWN BY	J. SMITH
CHECKED BY	A. JONES
APPROVED BY	[Signature]

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
 3. SEE OTHER SHEETS FOR DETAILS AND SCHEDULES.

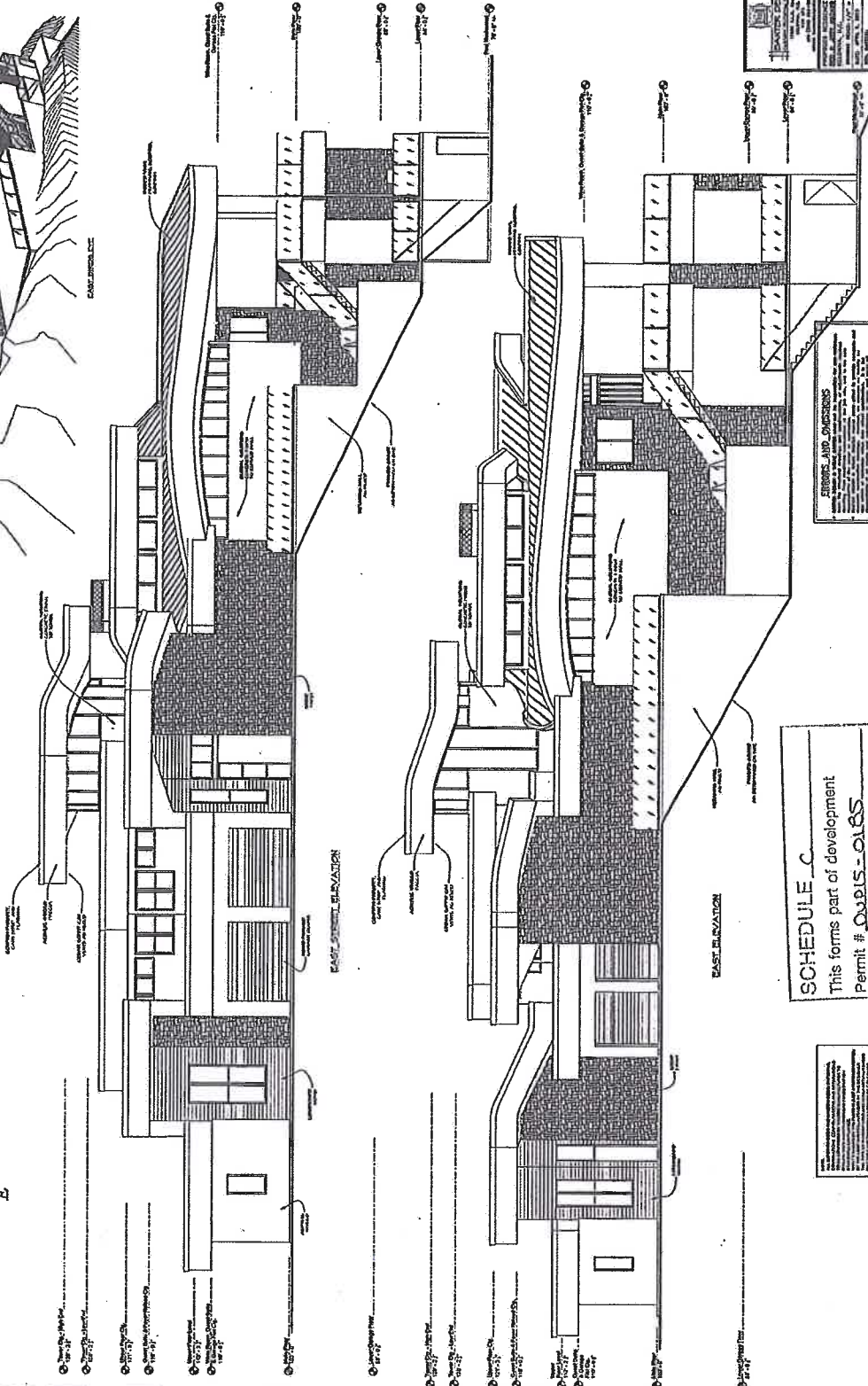
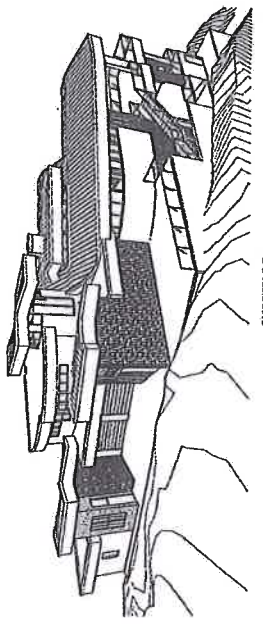
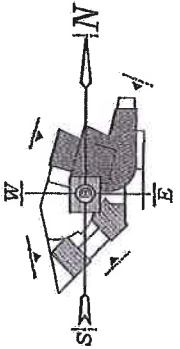
ERRORS AND OMISSIONS
 THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES ON THE JOB SITE.



SOUTH ELEVATION



SOUTH MECHANICAL HALL ELEVATION

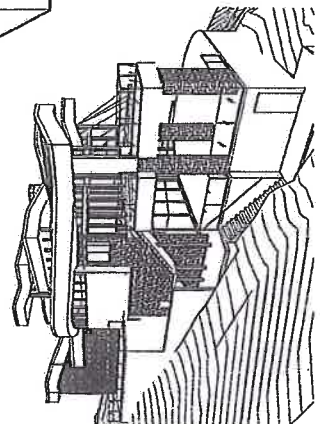
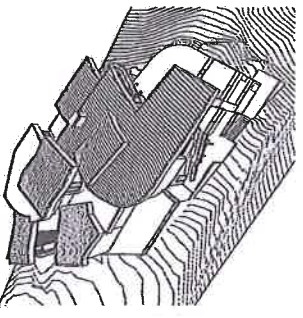
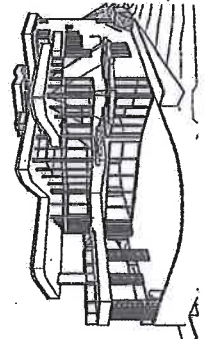
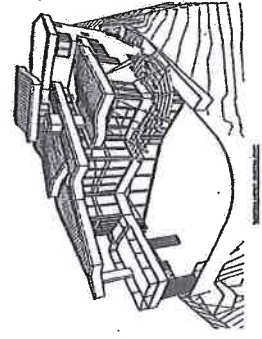
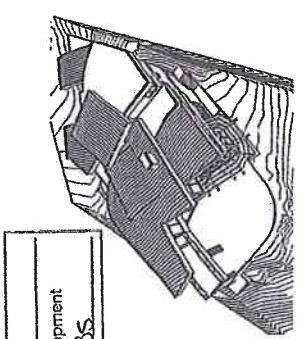


PROJECT NO.	DATE
CLIENT	ARCHITECT
SCALE	DATE

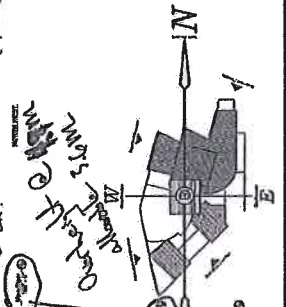
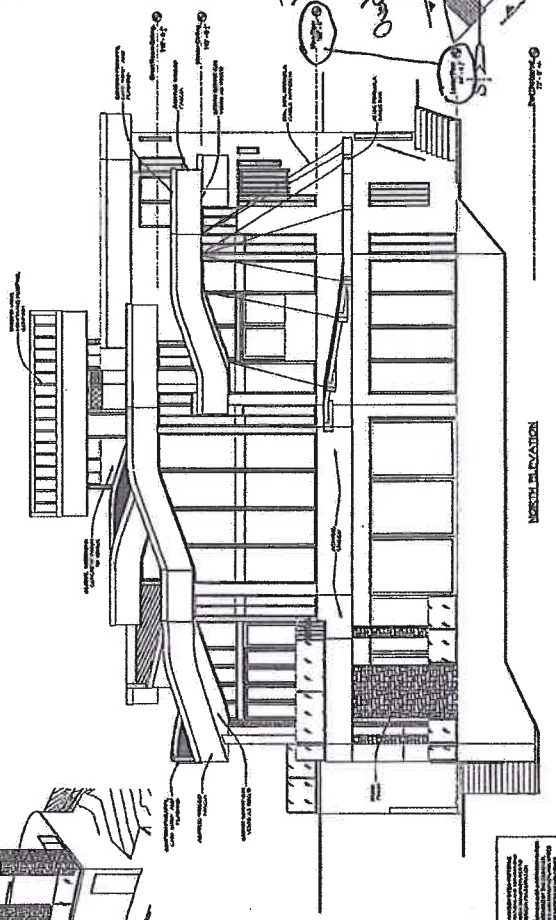
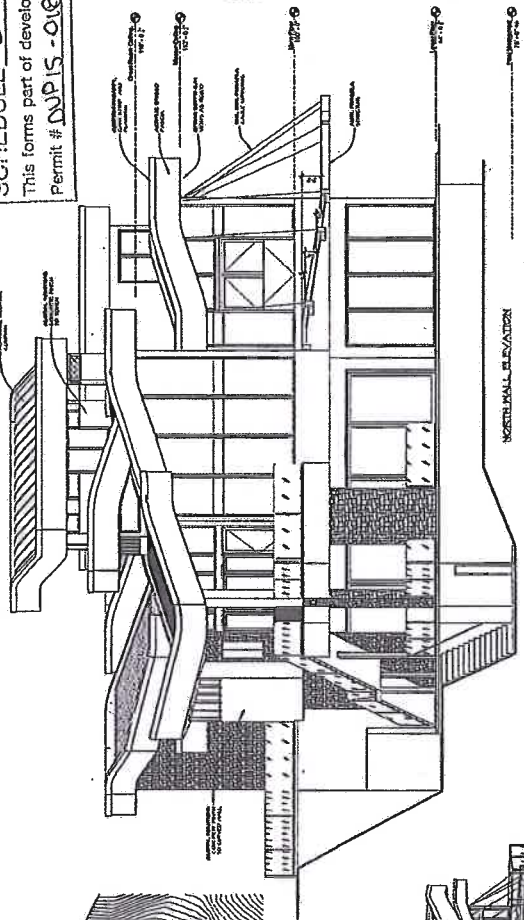
STAIRS AND CORRIDORS
 This drawing shows the location of stairs and corridors within the building. The stairs are shown as solid lines and the corridors as dashed lines. The drawing is a plan view of the building's interior.

SCHEDULE C
 This forms part of development
 Permit # D0015-0165

NOTES
 1. All work to be in accordance with the City of Los Angeles Building Code.
 2. All materials to be of standard quality.
 3. All work to be completed within the specified time frame.



SCHEDULE C
 This forms part of development
 Permit # DUP 15 - 0185



PROJECT NO.	15-0185
DATE	10/15/15
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	AS SHOWN
PROJECT LOCATION	[Address]
CLIENT	[Name]
ARCHITECT	[Name]
ENGINEER	[Name]
PLUMBER	[Name]
ELECTRICIAN	[Name]
Mechanical	[Name]
Structural	[Name]
Foundation	[Name]
Other	[Name]

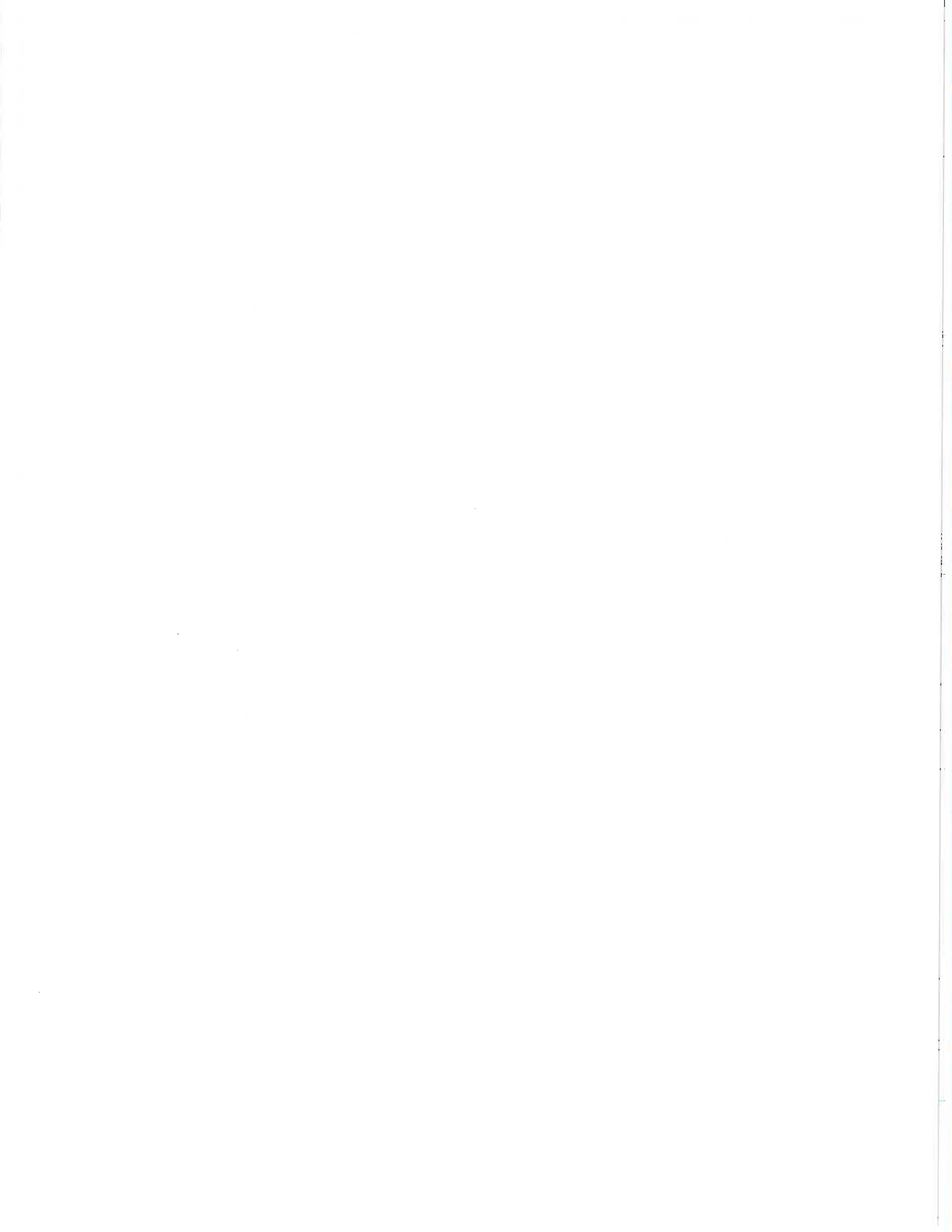
NOTES

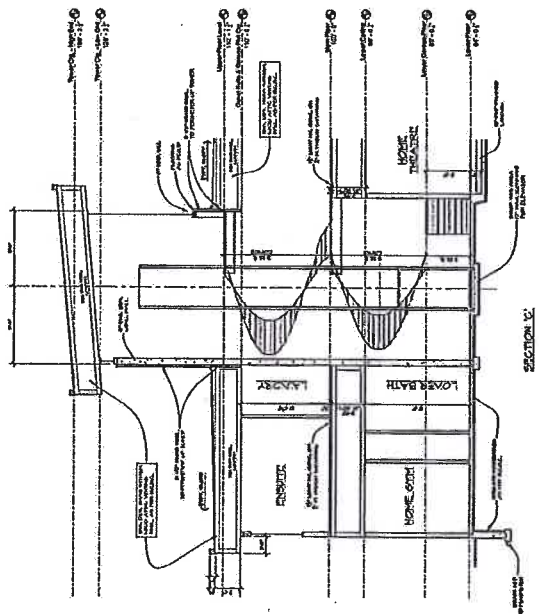
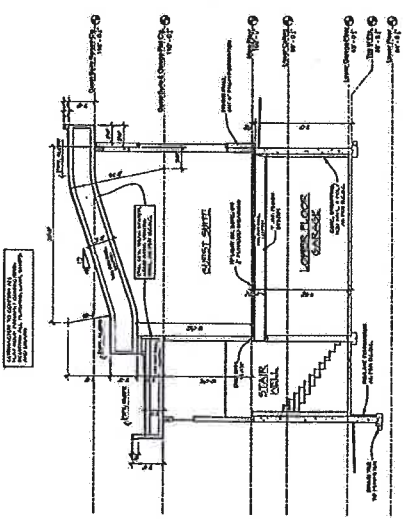
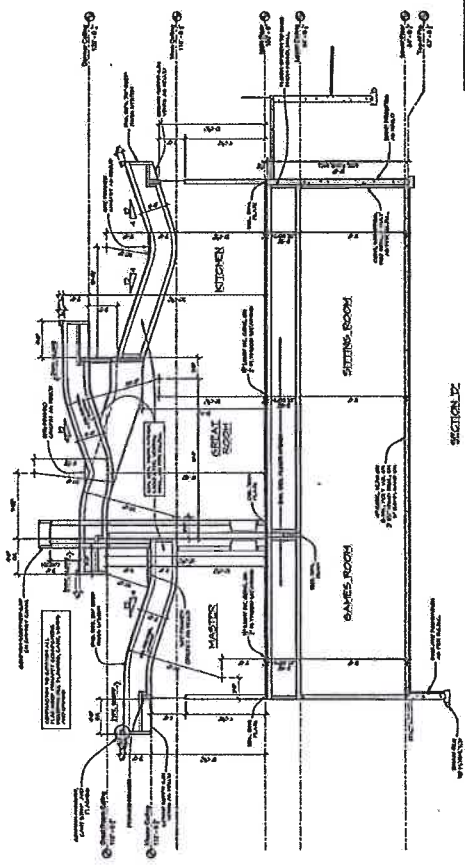
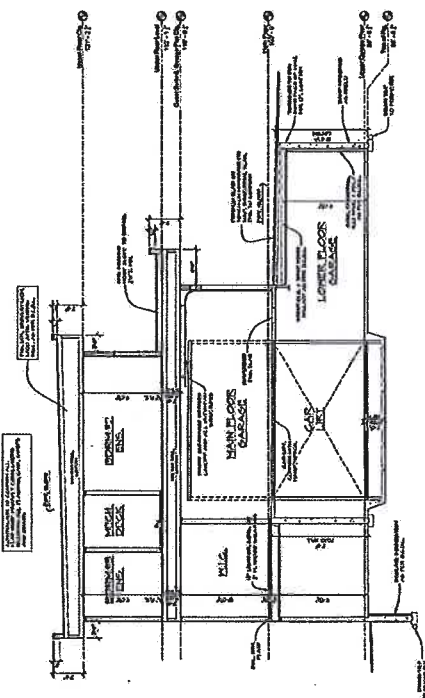
1. See Schedule A for general notes.
2. See Schedule B for general notes.
3. See Schedule D for general notes.
4. See Schedule E for general notes.
5. See Schedule F for general notes.
6. See Schedule G for general notes.
7. See Schedule H for general notes.
8. See Schedule I for general notes.
9. See Schedule J for general notes.
10. See Schedule K for general notes.
11. See Schedule L for general notes.
12. See Schedule M for general notes.
13. See Schedule N for general notes.
14. See Schedule O for general notes.
15. See Schedule P for general notes.
16. See Schedule Q for general notes.
17. See Schedule R for general notes.
18. See Schedule S for general notes.
19. See Schedule T for general notes.
20. See Schedule U for general notes.
21. See Schedule V for general notes.
22. See Schedule W for general notes.
23. See Schedule X for general notes.
24. See Schedule Y for general notes.
25. See Schedule Z for general notes.

ERRORS AND OMISSIONS

The undersigned hereby certifies that the above is a true and correct copy of the original drawings as submitted to the City of Los Angeles Department of Building and Safety for review and approval. The undersigned also certifies that the drawings were prepared by a duly licensed professional engineer or architect, and that the undersigned is a duly licensed professional engineer or architect.

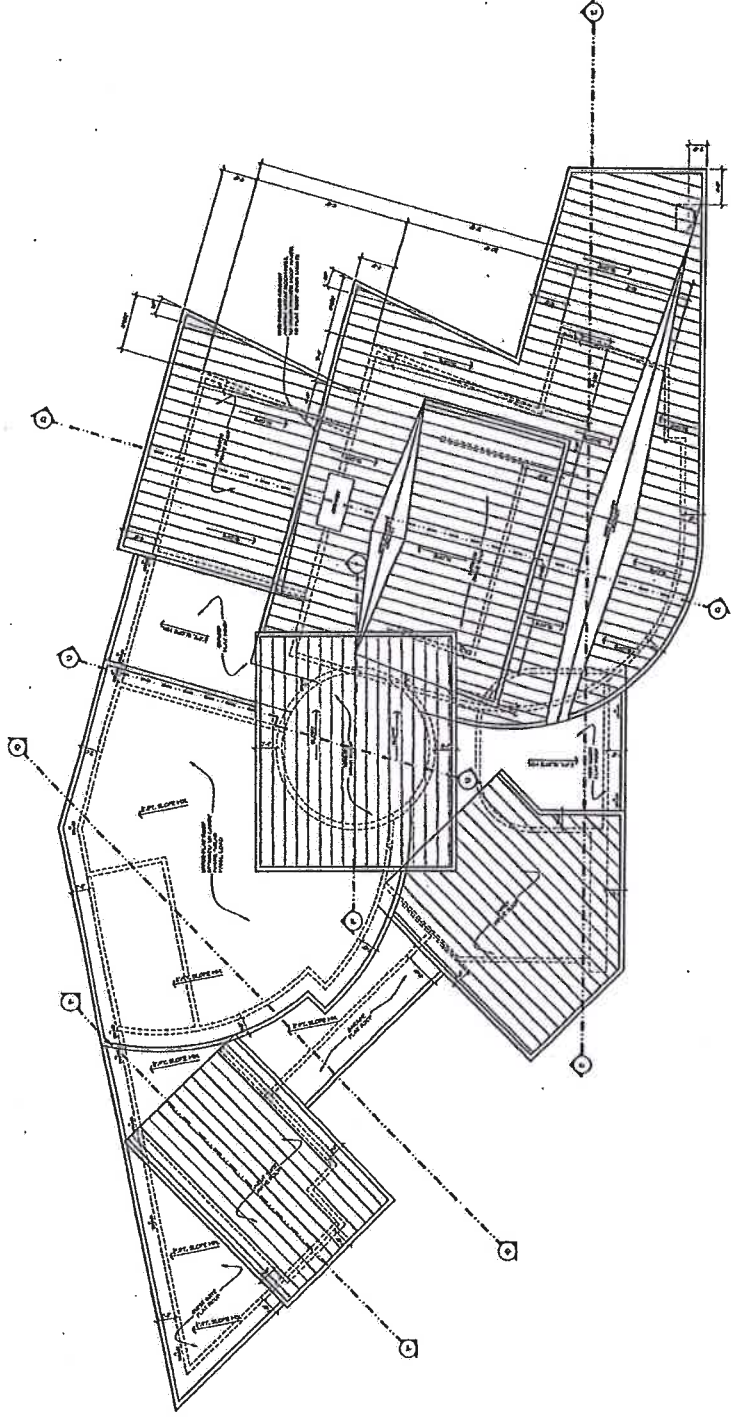
 [Name]
 [Title]





NOTES AND DIMENSIONS
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.
 3. REFER TO SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

HANSON ENGINEERING	
1000 W. 10th St. - Suite 1000 - Minneapolis, MN 55426	
Tel: 612-339-1100	
Fax: 612-339-1101	
E-mail: hanson@hanson-engineering.com	
www.hanson-engineering.com	
PROJECT: SCOTT PLAN DATE: 10/15/2013 DRAWN BY: J.P. CHECKED BY: J.P. SCALE: AS SHOWN SHEET NO: 1 OF 1	



SCOTT PLAN

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL WASTE SHALL BE PROPERLY DISPOSED AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.