

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.: DP15-0153 & DVP15-0159

EXISTING ZONING DESIGNATION:	RU6 - Two Dwelling Housing
WITHIN DEVELOPMENT PERMIT AREA:	Character Neighbourhood Development Permit Area

ISSUED TO:	Donald Gordon
LOCATION OF SUBJECT SITE:	723 Stockwell Avenue

	LOT	D.L.	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	C	138	35325			ODYD

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 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";

2. The development shall commence by and in accordance with an approved Building Permit within TWO YEARS of the date of the Municipal Council authorization resolution.

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 years 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 DIVISIONAL DIRECTOR OF COMMUNITY PLANNING & REAL ESTATE.

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

CITY OF KELOWNA
MEMORANDUM

Date: July 9, 2015
File No.: DP15-0153

To: Community Planning (TY)

From: Development Engineering Manager(SM)

Subject: 723 Stockwell Ave Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced with a 19mm diameter water service which is adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm diameter sanitary sewer service which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits.

Access to the property should be from the lane only.

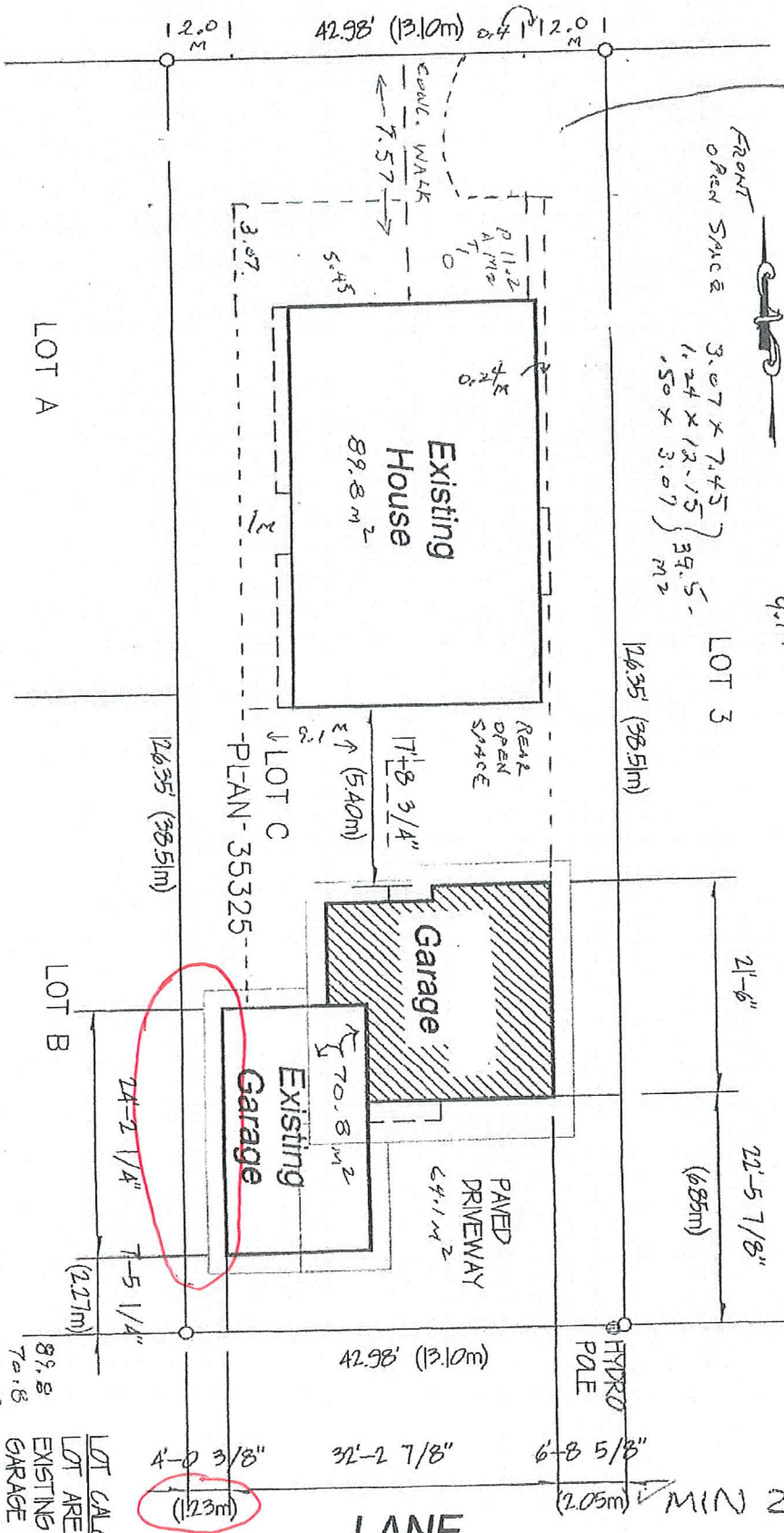
4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.

Steve Muenz, P. Eng.
Development Engineering Manager

SS

STOCKWELL AVENUE

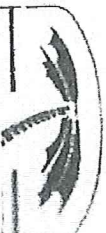


NEW LANDSCAPING
 COBBLE STONE
 WITH INDIGENOUS
 PLANTS + V/G IRRIG.
 Tying in WITH
 NEW SIDEYARD +
 REAR YARD LANDSCAPE.

REAR OPEN SPACE
 $9.1 \times 5.4 = 49.1 \text{ m}^2$

FRONT OPEN SPACE
 3.07×7.45
 1.24×12.15
 1.50×3.07
 } 39.5 m²

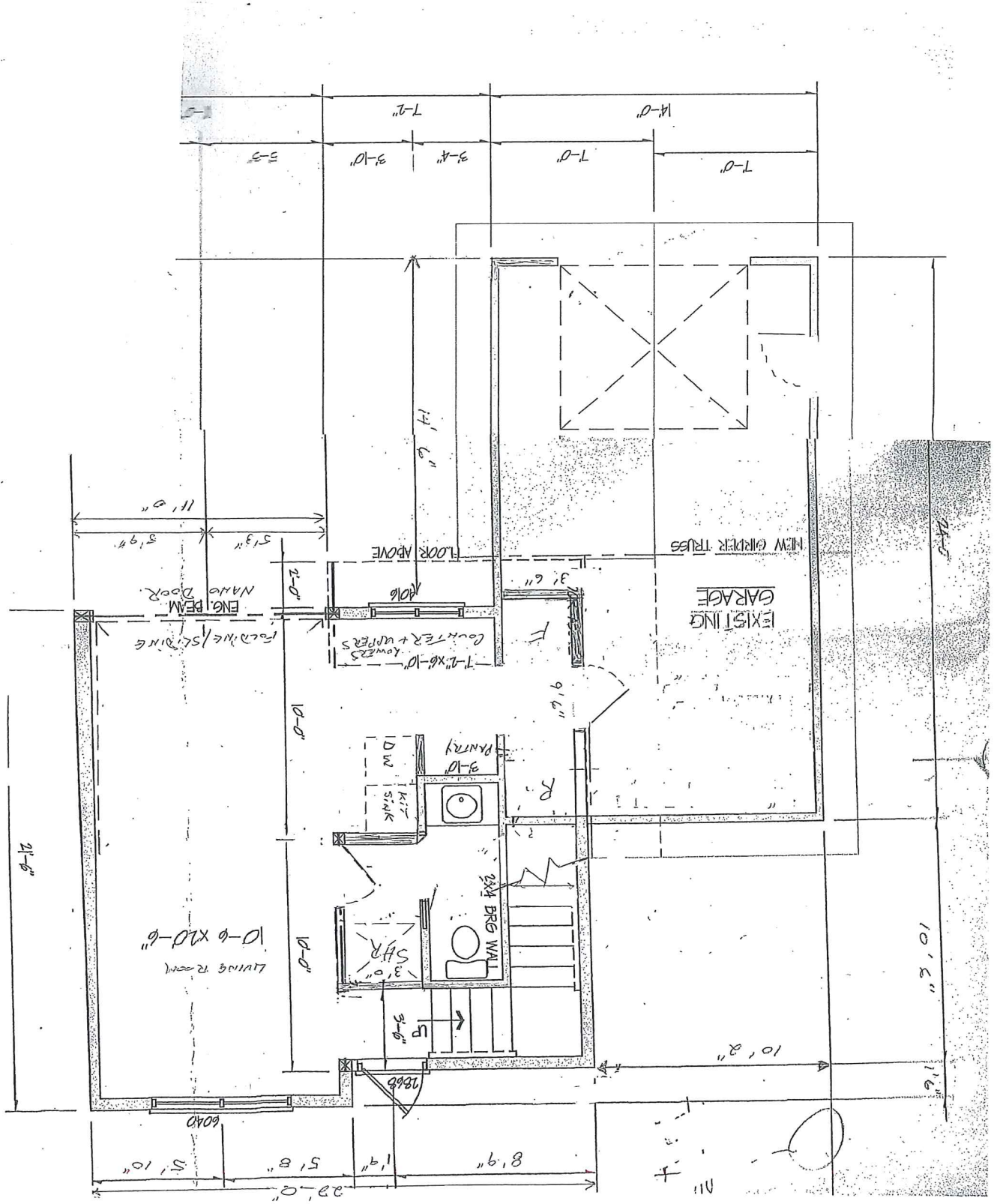
SCHEDULE B
 This forms part of development
 Permit # DP15-0152, DP15-0154



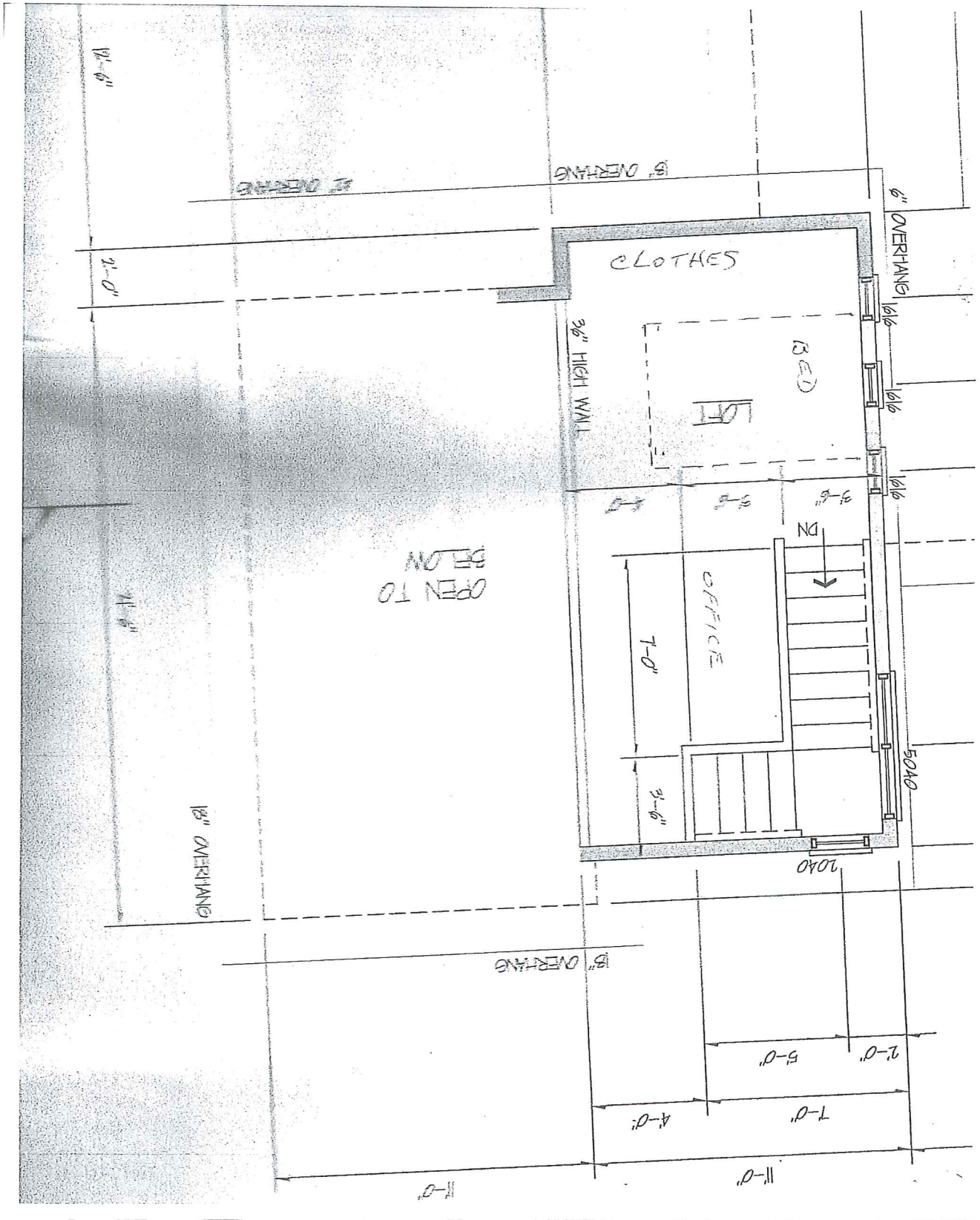
SITE PLAN

- LOT CALCULATION
- LOT AREA
- EXISTING HOUSE
- GARAGE AREA
- PAVED AREA
- 89.8
- 70.8
- 69.1
- 33.5
- SITE COVERAGE
- SITE COVERAGE
- SITE COVERAGE

SCHEDULE B
 This forms part of development.
 Permit # DR15-015A, DR15-015T



SCHEDULE B
This forms part of development
Permit # DP15-0152, DP15-0159



GARAGE DESIGN

OASIS DESIGN

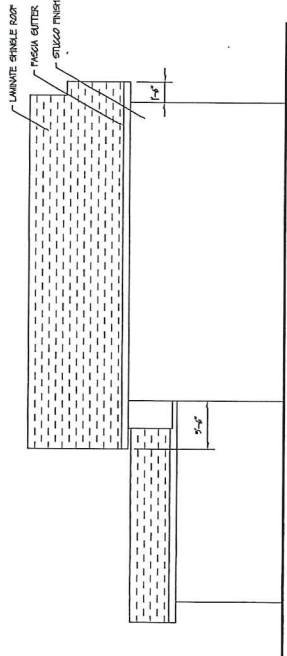
ELEVATIONS
723 STOCKWELL AVENUE

SCALE AS NOTED | DRAWING NUMBER: 14-92-003 | REVISION:

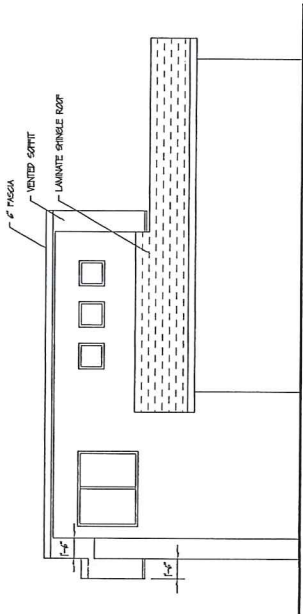
DESIGNED BY: JAMES W. HAASDYK
 868-2275
 2014 APRIL 4, 2014 DATE:

IF REVISIONS TO THESE PLANS OR MATERIALS ARE REQUIRED, THE ARCHITECT SHALL BE NOTIFIED BY THE CLIENT.

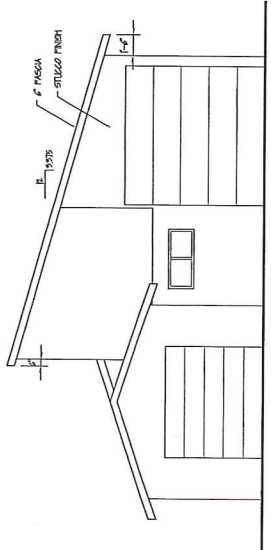
SCHEDULE C
 This forms part of development
 Permit # **DR15-0152-0015-0152**



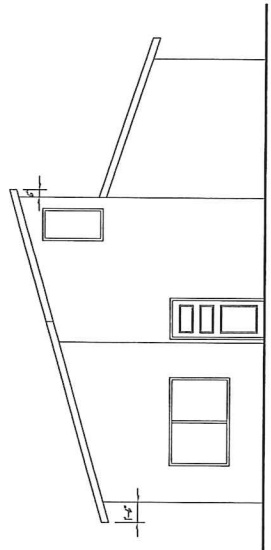
EAST ELEVATION
 1/4" = 1'-0"



WEST ELEVATION
 1/4" = 1'-0"

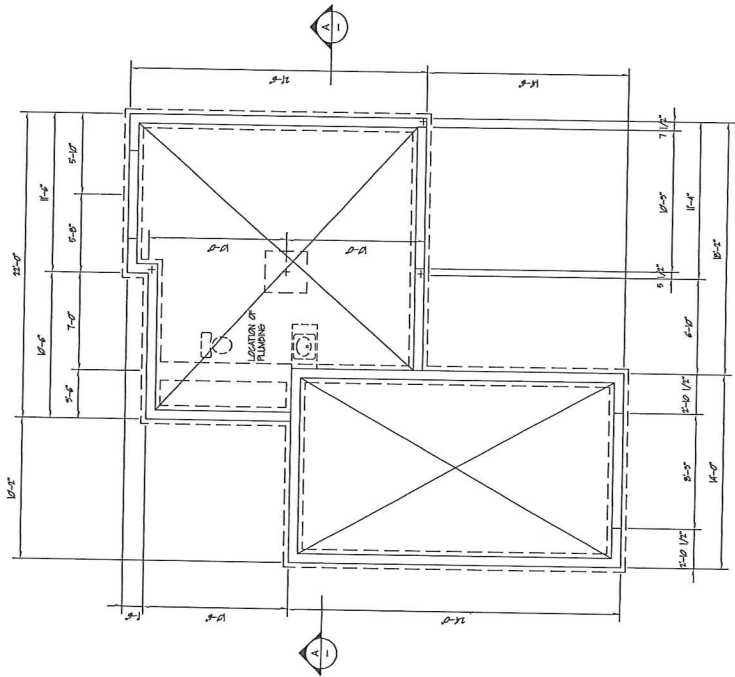


SOUTH ELEVATION
 1/4" = 1'-0"

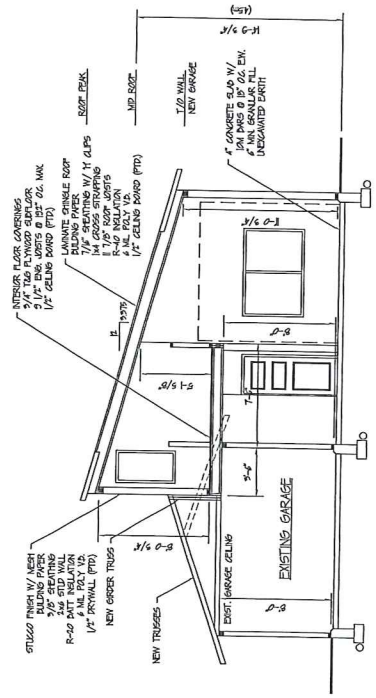


NORTH ELEVATION
 1/4" = 1'-0"

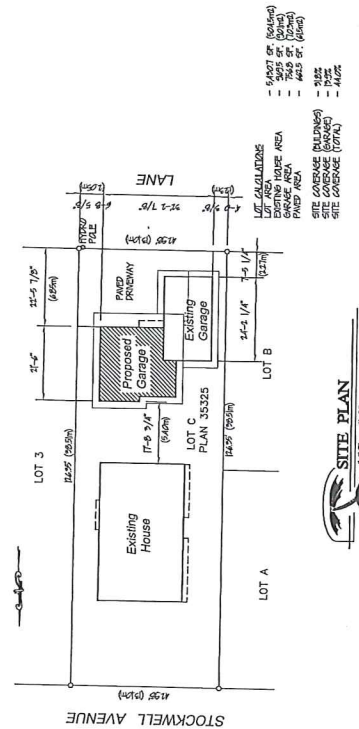
SCHEDULE B
This forms part of development
Permit # DRIS-0152-0115-0155



FOUNDATION PLAN
1/4" = 1'-0"



SECTION A - A
1/4" = 1'-0"



SITE PLAN
1/8" = 1'-0"

- EXIST. OF (Hatched)
- 24" x 24" (Dotted)
- 24" x 24" (Diagonal)
- 24" x 24" (Horizontal)
- 24" x 24" (Vertical)
- 24" x 24" (Cross-hatch)
- 24" x 24" (Stippled)
- 24" x 24" (Wavy)
- 24" x 24" (Grid)
- 24" x 24" (Diagonal 45°)
- 24" x 24" (Diagonal 135°)
- 24" x 24" (Diagonal 225°)
- 24" x 24" (Diagonal 315°)
- 24" x 24" (Diagonal 0°)
- 24" x 24" (Diagonal 90°)
- 24" x 24" (Diagonal 180°)
- 24" x 24" (Diagonal 270°)
- 24" x 24" (Diagonal 360°)