

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.: DP15-0237
DVP15-0238

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

ISSUED TO: Jason & Shaine Fehr
LOCATION OF SUBJECT SITE: 534 Oxford Avenue

	LOT	D.L.	PLAN	Block	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	3	9	3915	14		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 "A";
- b) The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";

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:

DEVELOPMENT PERMIT ISSUED AND APPROVED BY COUNCIL ON THE ____ DAY OF _____, 2015.

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

Date

CITY OF KELOWNA
MEMORANDUM

Date: October 28, 2015
File No.: DP15-0237

To: Community Planning (LK)

From: Development Engineering Manager

Subject: 534 Oxford 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. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Sergio Sartori, by email ssartori@kelowna.ca or phone, 250-469-8589.

3. Development Permit and Site Related Issues

Direct the roof drains into on-splash pads.
Driveway access will be permitted 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

CITY OF KELOWNA
MEMORANDUM

Date: October 28, 2015
File No.: DVP15-0238
To: Community Planning (LK)
From: Development Engineering Manager (SM)
Subject: 534 Oxford Ave

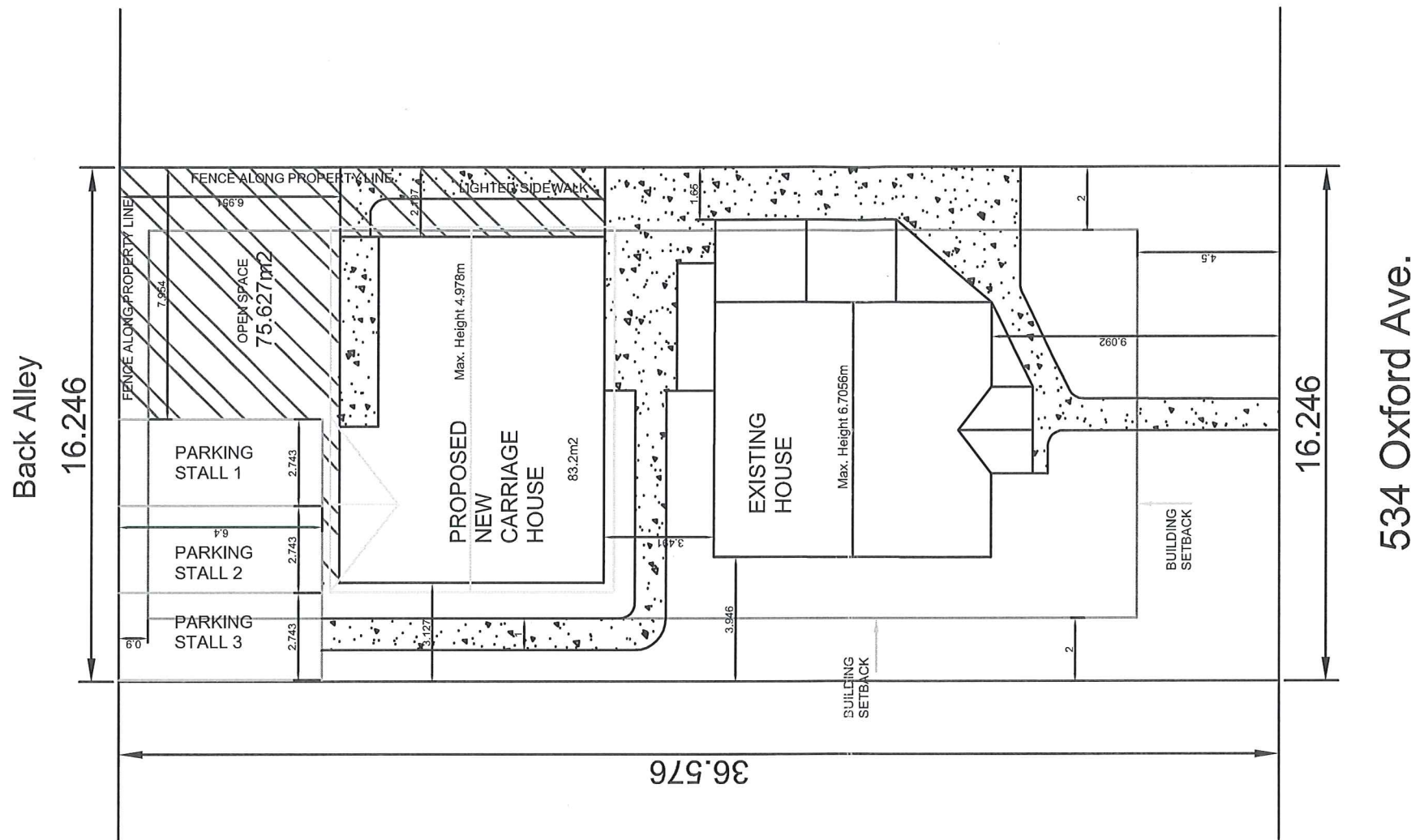
Development Engineering comments and requirements regarding this development permit application are as follows:

This development variance permit application to allow the carriage house to be 81.36% of the net floor area of the existing dwelling when required is 75%. the side yard setback does not compromise any municipal services.



Steve Muenz, P. Eng.
Development Engineering Manager

SS



SCHEDULE A
 This forms part of development
 Permit # DP15-0237, DP15-0238

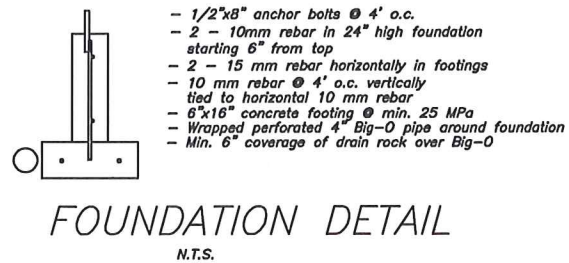
General Notes

No.	Revision/Issue	Date

Plan Name and Address
 Design & Draft by
 Linda Pahl
 250-801-8340

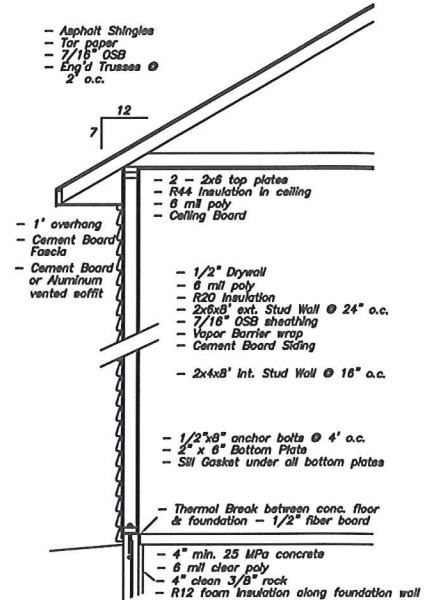
Project Name and Address
 Jason Fehr
 534 Oxford Ave.
 Kelowna, BC
 Carriage House

Project 534 Oxford Ave. Carriage House	Sheet 4 of 4
Date Sept. 2015	Scale PLOT
Units .025 = 1 m	



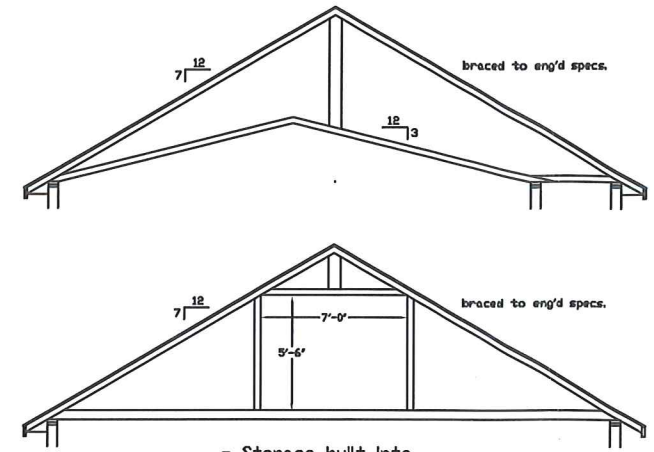
FOUNDATION DETAIL

N.T.S.



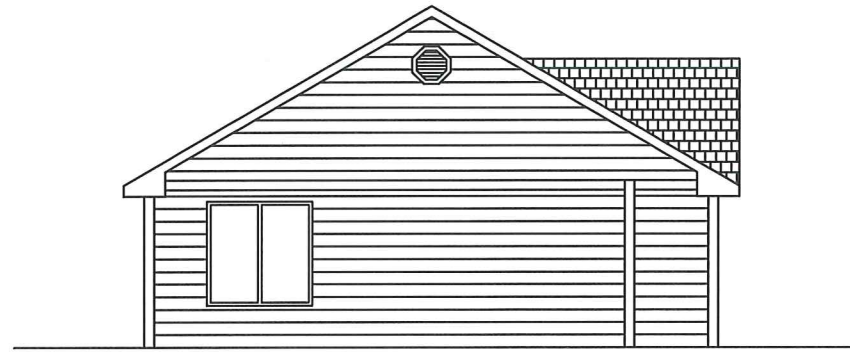
CONSTRUCTION DETAIL

N.T.S.



- Storage built into trusses over bedrooms & bath area to accommodate HWT & furnace, with access through attic stairs

ROOF TRUSS DESIGNS



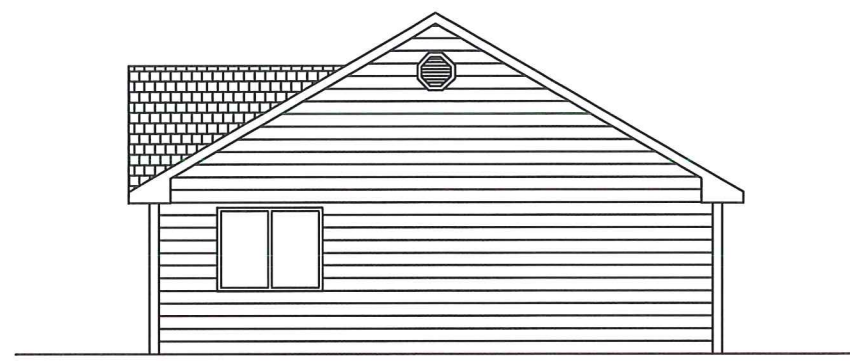
EAST ELEVATION



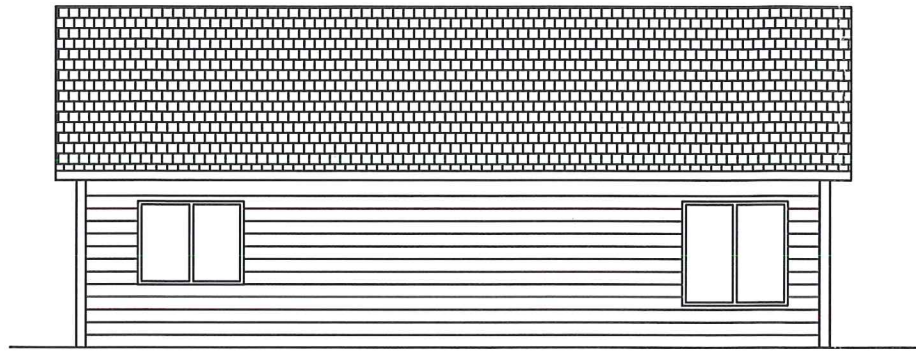
NORTH ELEVATION

ELEVATIONS FOR 534 OXFORD AVE CARRIAGE HOUSE

SCHEDULE B
 This forms part of development
 Permit # **0P15-0207, 00P15-0238**



WEST ELEVATION



SOUTH ELEVATION

General Notes

No.	Revision/Issue	Date

Firm Name and Address
 Design & Draft by
 Linda Pahl
 250-801-8340

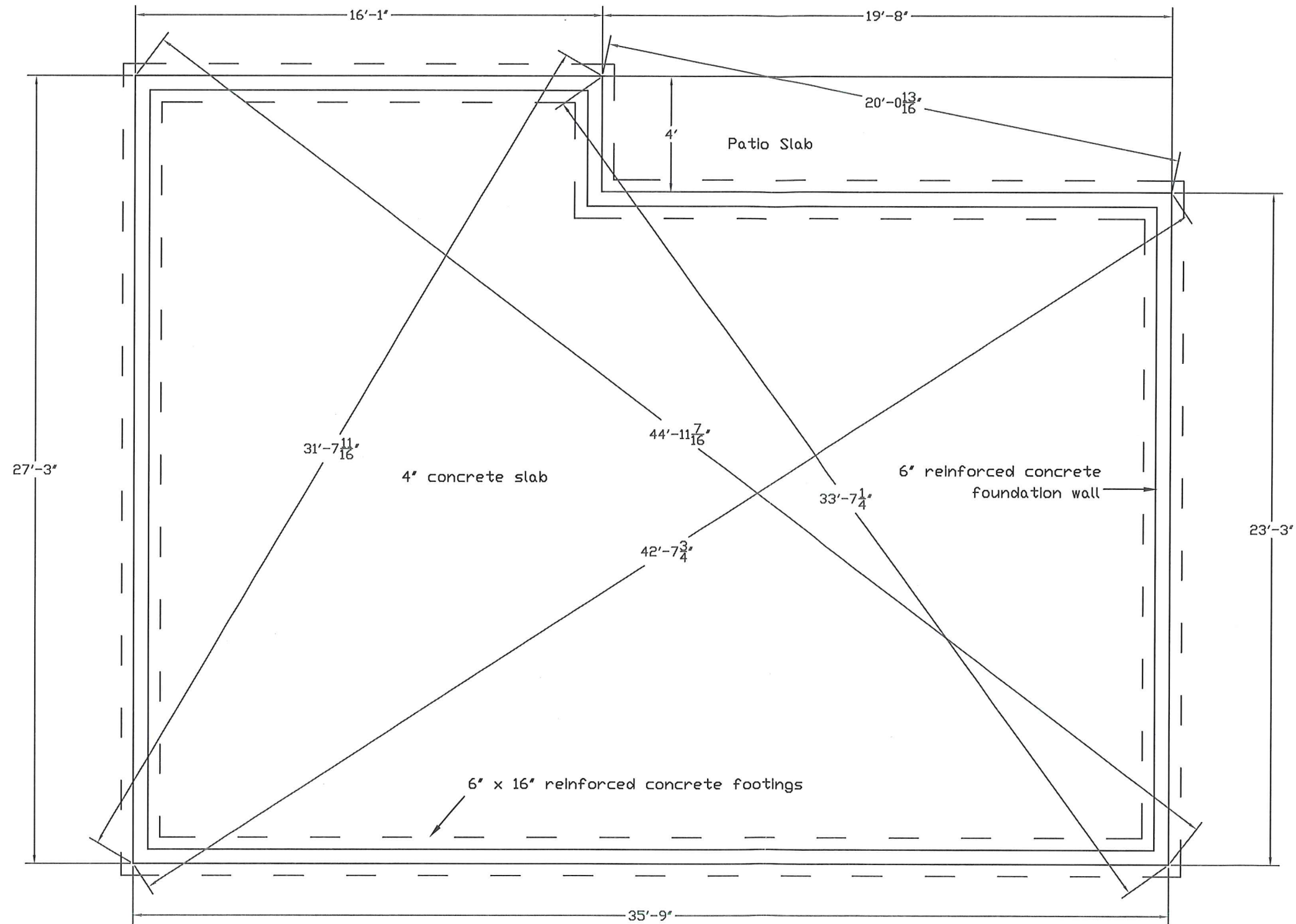
Project Name and Address
 Jason Fehr
 534 Oxford Ave.
 Kelowna, BC
 Carriage House

Project	534 Oxford Ave. Carriage House	Sheet	1 of 4
Date	Sept. 2015	Scale	ELEVATIONS X-SECTIONS
Scale	N.T.S.		

SCHEDULE A

This forms part of development

Permit # **DP15-0237, DP15-0238**



General Notes

No.	Revision/Issue	Date

Firm Name and Address
 Design & Draft by
 Linda Pahl
 250-801-8340

Project Name and Address
 Jason Fehr
 534 Oxford Ave.
 Kelowna, BC
 Carriage House

Project	534 Oxford Ave. Carriage House	Sheet	3 of 4
Date	Sept. 2015	FOUNDATION	
Scale	1/4" = 1'-0"		