

British Columbia Land Surveyors BUILDING LOCATION CERTIFICATE

BP 15695

388 VIEWCREST CT

POSTED

This is to state that on the 26th day of May, 2000 a survey was performed under my superintendence, on the property described as follows:

388 - Viewcrest Court Lot 26, Sec.23, Tp.28, SDYD, Plan KAP53665.

The building(s) erected on the said property is (are) wholly within the boundaries thereof, and does (do) not encroach on adjoining properties. The accompanying sketch shows within acceptable tolerances the size of the building and property, and their relative positions. This sketch is not to be used for the establishment of property boundaries.

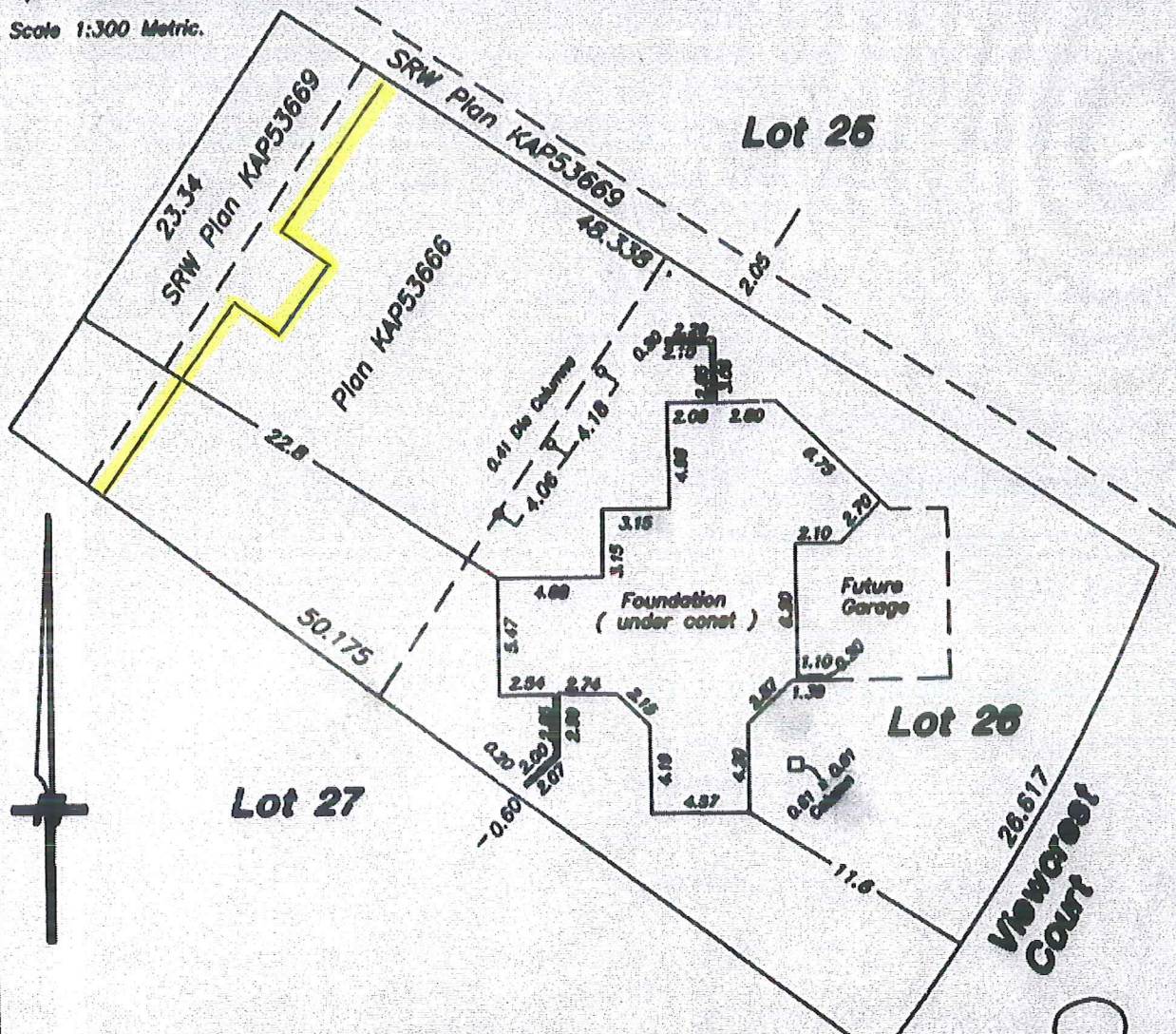
Distances shown are in metres and decimals thereof.

Property boundary dimensions shown are derived from registered records.

This certificate is intended for building inspection purposes only.

Top of Conc Elev = 421.8 m

Scale 1:300 Metric.



FRITSCH LAND SURVEYING INC.
Legal & Engineering Survey Consultants

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"This document is not valid unless originally signed and sealed."

[Signature]
British Columbia Land Surveyor

The 26th of May 2000

00-238(141,04)







DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0060

Issued To: Grant Cameron Menzies
Jamie Dawn Menzies
Site Address: 388 Viewcrest Court
Legal Description: Lot 26, Section 23, Township 28, Similkameen Division Yale District, Plan KAP5366
Zoning Classification: RU1 – Large Lot 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. DVP17-0060 for Lot 26, Section 23, Township 28, Similkameen Division Yale District, Plan KAP5366, located at 388 Viewcrest Court, Kelowna, BC to allow the retaining wall to remain be approved;

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

Section 7.5.9: Fences and Retaining Walls

To vary the maximum height of a retaining wall from 1.2m (required) to 2.5m (existing);

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

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**