CITY OF KELOWNA

MEMORANDUM

Date: May 9, 2017
File No.: DVP17-0094

To: Land Use Management (EW)

From: Development Engineering Manager (SM)

Subject: 520 Stanley Crescent Lot 13 Plan 21834 Setback Variance

Development Engineering has the following comments and requirements associated with this application.

The application for a development variance permit to vary the minimum front yard setback for the accessory building from 12.0m required to 7.0m proposed can be supported provided that the onsite parking requirements have been met.

In consultation with the City's Infrastructure Planning Department, determine the property's future sanitary sewer connection location and the subsequent on-site sewer alignment so as not to conflict with the proposed accessory building.

Steve Muenz, P. Eng.
Development Engineering Manager
JF

ATTACHMENT A
This forms part of application
DVP17-0094
Planner Initials EW
City of Kelowna
COMMUNITY PLANNING

DEVELOPMENT VARIANCE PERMIT

City of Kelowna

APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0094

Issued To:	Chris Peter Busch
Site Address:	520 Stanley Crescent
Legal Description:	Lot 13 Section 24 Township 28 SDYD Plan 21834
Zoning Classification:	RR2 – Rural Residential 2

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 Council authorizes the issuance of Development Variance Permit No. DVP17-0094 for Lot 13 Section 24 Township 28 SDYD Plan 21834, located at 520 Stanley Cr, Kelowna BC to allow the construction of a detached garage;

AND THAT a variance to the following section of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

<u>Section 6.5.8(a): Accessory Development</u>

To vary the minimum front yard setback for a detached garage from 12.0m permitted to 7.0m proposed.

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.

_____ _____

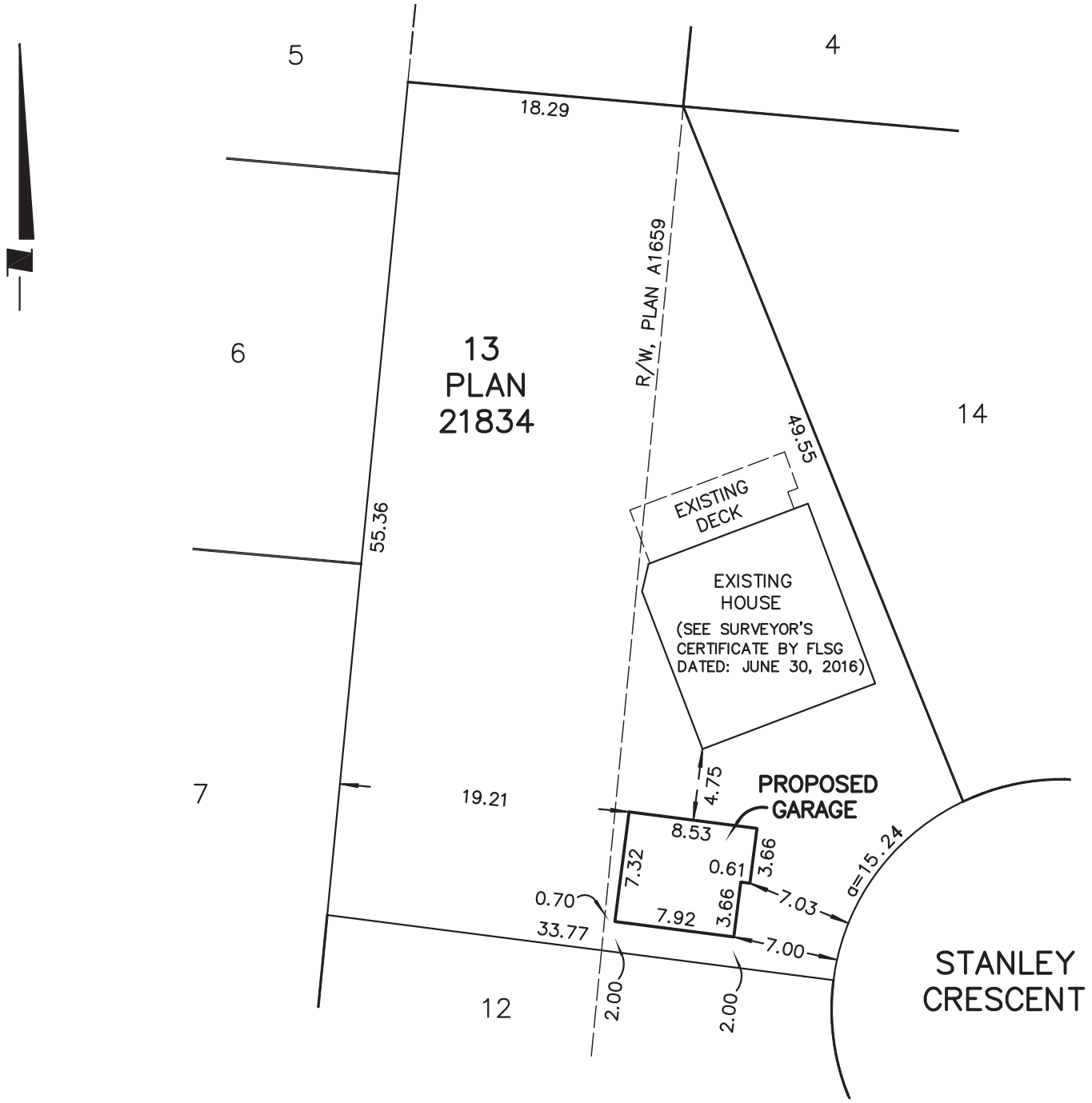
Ryan Smith, Community Planning Department Manager Date
Community Planning & Real Estate

The PERMIT HOLDER is the <u>CURRENT LAND OWNER</u>.

SITE PLAN TO ACCOMPANY VARIANCE APPLICATION ON LOT 13 SECTION 24 TOWNSHIP 28 SDYD PLAN 21834

PID: 007–227–507

520 STANLEY CRESCENT



THIS PLAN IS NOT TO BE USED FOR RE–ESTABLISHMENT OF PROPERTY BOUNDARIES

CLIENT: LONEWOLF HOMES	DATE: MARCH 20, 2017	
SCALE: 1:400 METRES	FILE: 20950	DRAWN BY: PM

Ferguson Land Surveying & Geomatics Ltd.

BC AND CANADA LAND SURVEYORS 404–1630 PANDOSY STREET, KELOWNA, BC

PHONE: (250) 763–3115 FAX: (250) 763–0321

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SCHEDULE A

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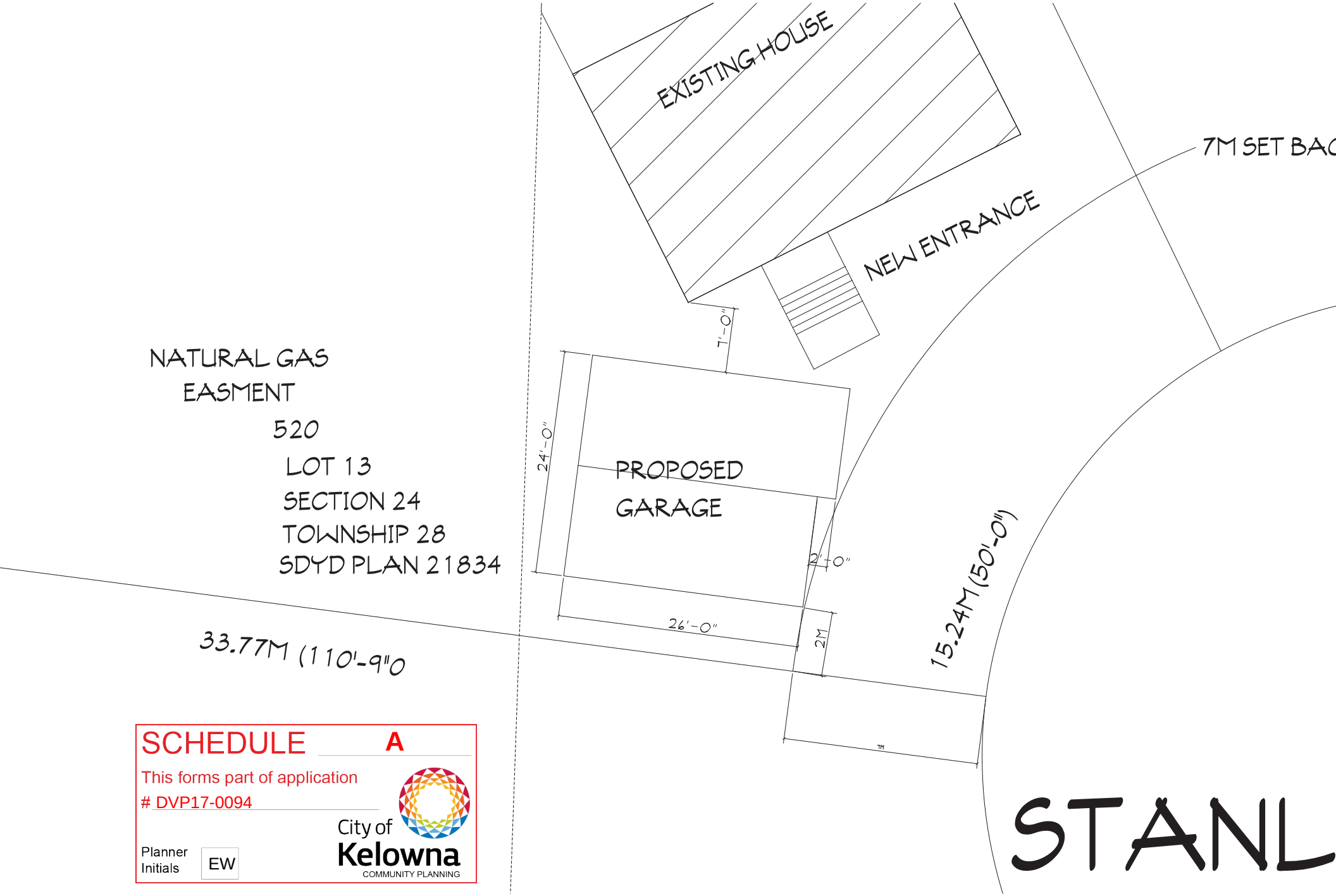

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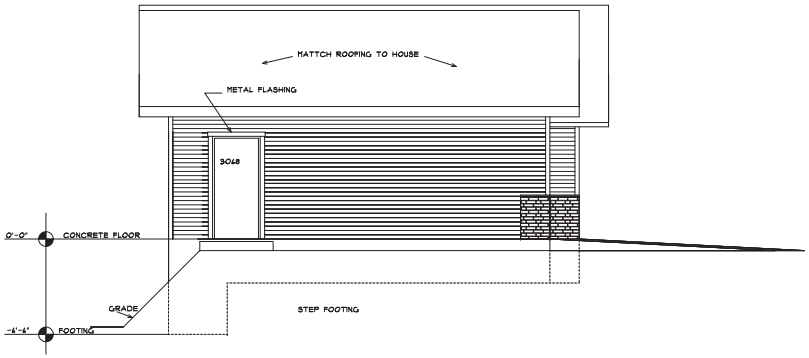
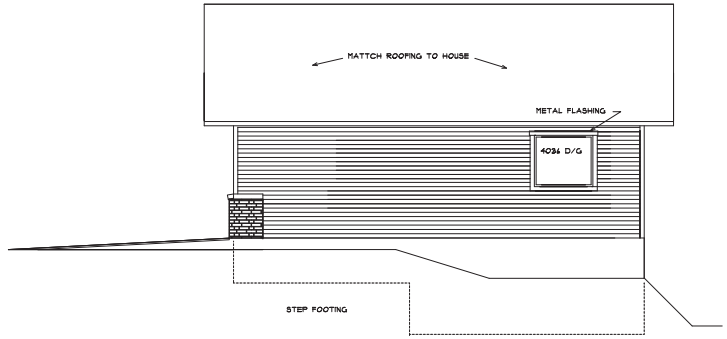
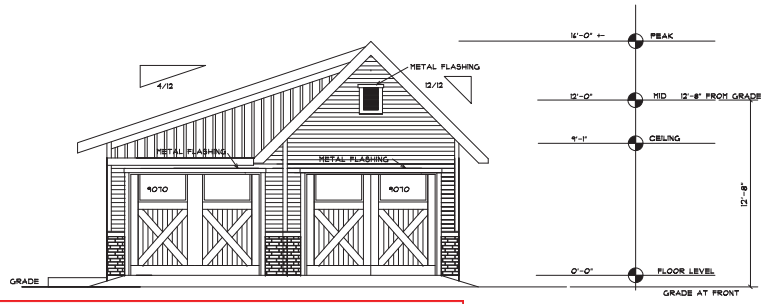


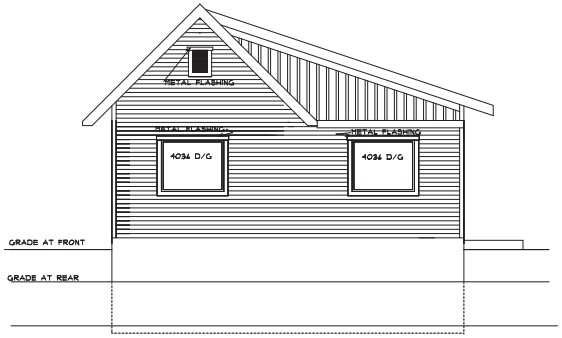
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

NOTE:
EVERY EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF DIMENSIONS AND DETAILS. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL MEASUREMENTS.

SCALE: 1/4"= 1'-0" UNLESS INDICATED

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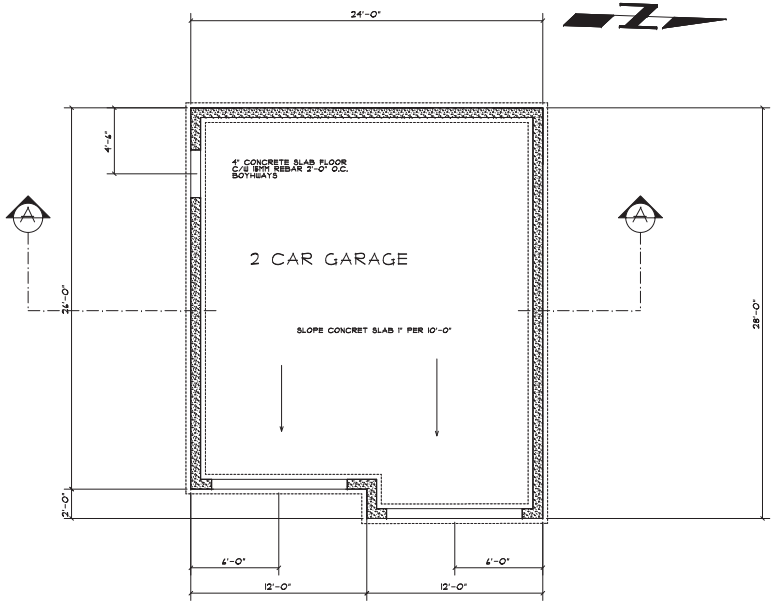
REVISION :

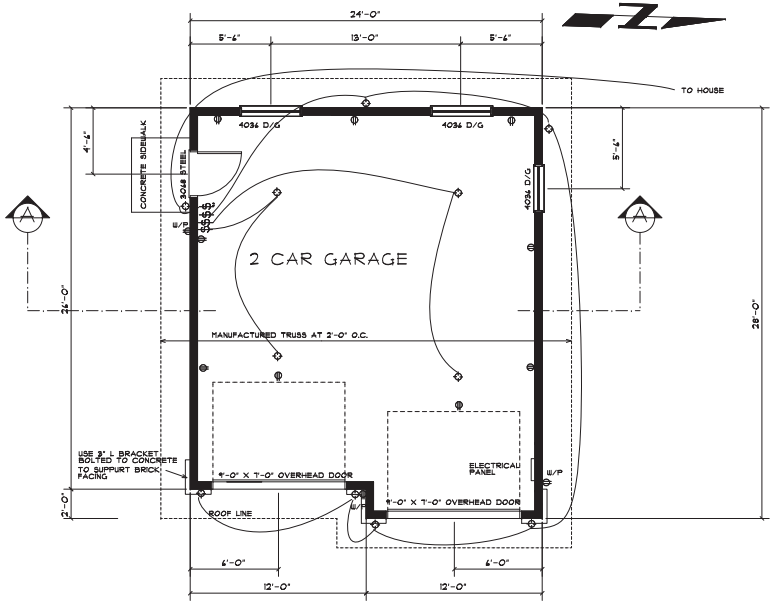
DRAWN BY : RSM
DRAWING DATE : FEB. 28,2017
FILE NAME : NOTES
CHK. BY : RSM

ELECTRICAL LEGEND

CEILING FIXTURE
SPOT
FIA
CO2
LIGHT
DUPLEX OUTLET
240V
GF
220 FAULT
TEL OUTLET
TEL OUTLET
TV COAXIAL
SINGLE POLE SWITCH
DOUBLE POLE SWITCH
THREE WAY SWITCH
FOURWAY SWITCH
WP WEATHERPROOF SWITCH
LOW VOLTAGE SWITCH
DIMER SWITCH
SPECIAL SWITCH
CHIME
PUSH BUTTON
FLUSH MOUNTED PANEL
FLUORESCENT FIXTURE
THERMOSTAT



FOOTING & FOUNDATION PLAN



GARAGE FLOOR PLAN 648 SQ.FT.

SCHEDULE A

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SCALE: 1/4"= 1'-0" UNLESS INDICATED

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