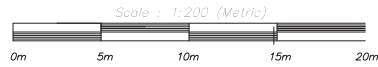


SKETCH PLAN SHOWING IMPROVEMENTS ON LOT 1, DISTRICT LOT 219, ODYD, PLAN 9404.



Notes:

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- - - denotes wood fence
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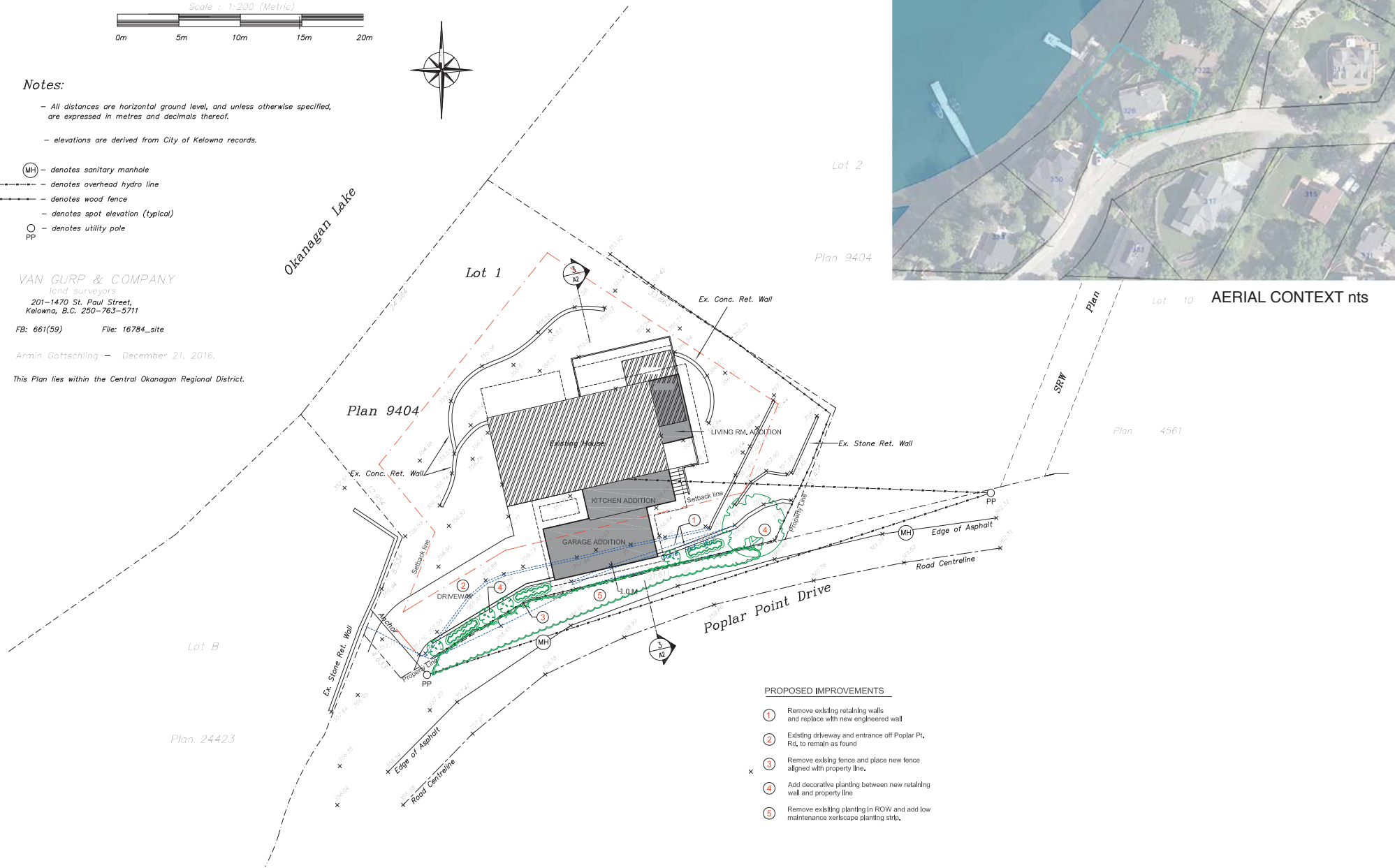
VAN GURP & COMPANY
land surveyors

201-1470 St. Paul Street,
Kelowna, B.C. 250-763-5711

FB: 661(59) File: 16784_site

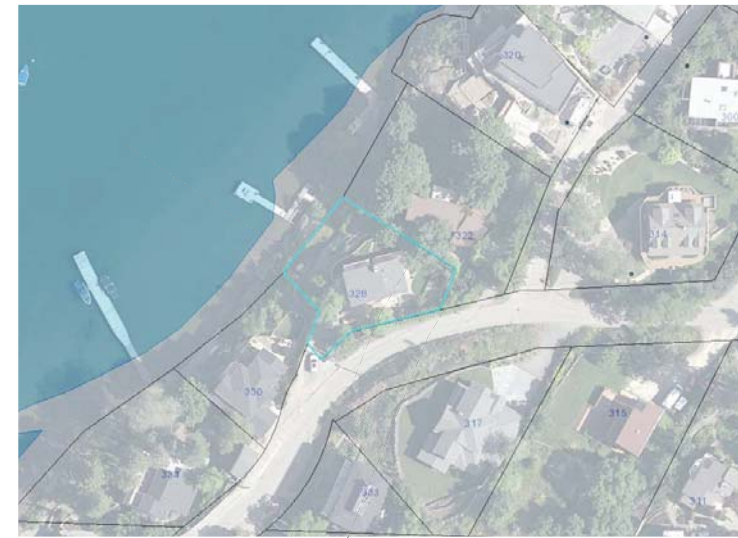
Armin Gottschling - December 21, 2016.

This Plan lies within the Central Okanagan Regional District.

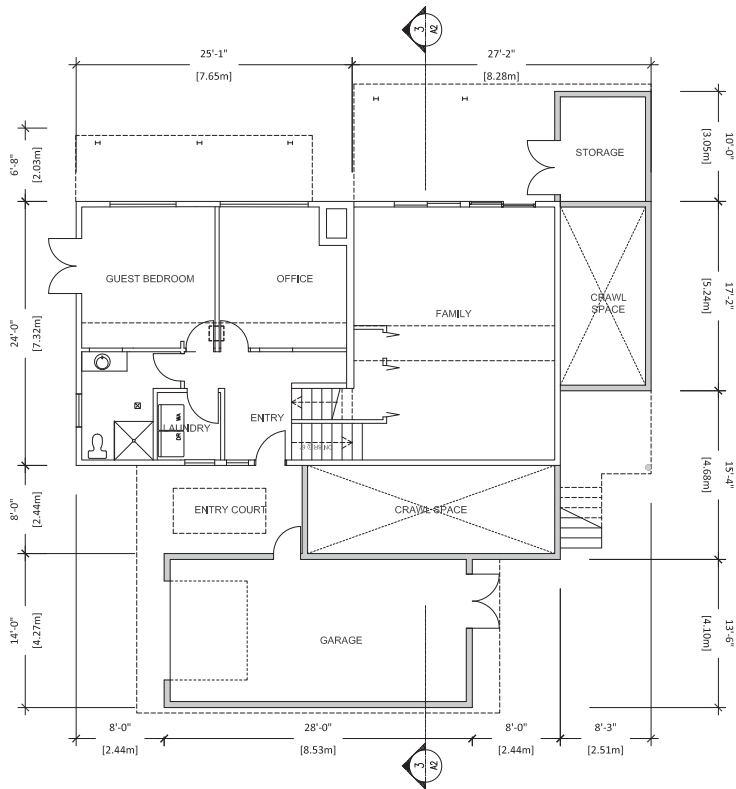


PROPOSED IMPROVEMENTS

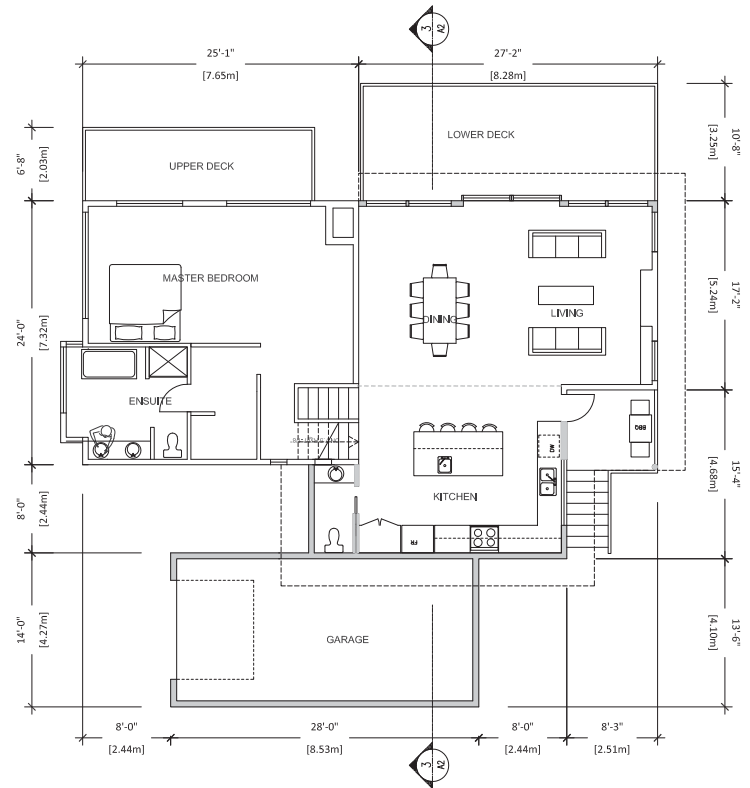
- 1 Remove existing retaining walls and replace with new engineered wall
- 2 Existing driveway and entrance off Poplar Pt. Rd, to remain as found
- 3 Remove existing fence and place new fence aligned with property line.
- 4 Add decorative planting between new retaining wall and property line
- 5 Remove existing planting in ROW and add low maintenance xeriscape planting strip.



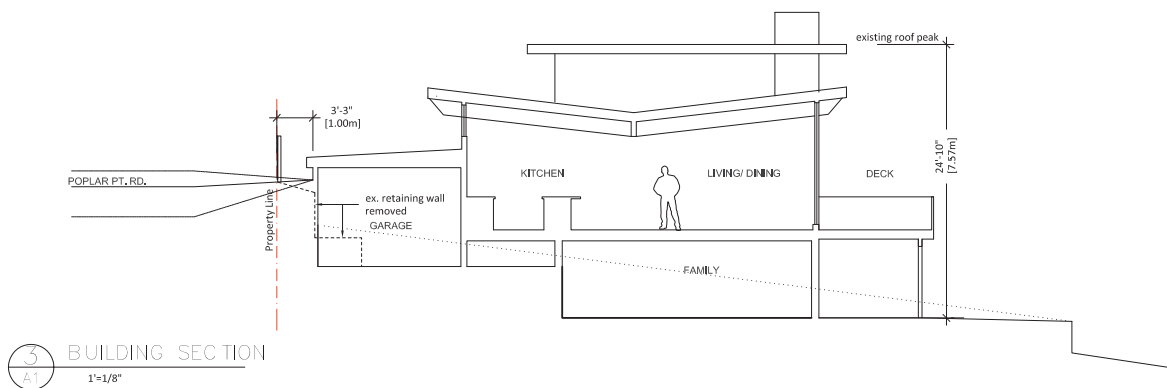
AERIAL CONTEXT nts



1 LOWER FLOORS
1"=1/8"



2 UPPER FLOORS
1"=1/8"



3 BUILDING SECTION
1"=1/8"



NORTH ELEVATION



MATERIAL PALETTE



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION
POPLAR PT. DR.



DEVELOPMENT VARIANCE PERMIT



APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0109

Issued To: Armin & Helena Gottschling
Site Address: 328 Poplar Point Drive
Legal Description: Lot 1 District Lot 219 ODYD Plan 9404
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 a variance to the following sections of Zoning Bylaw No. 8000 be granted, as shown on Schedule "A":

Section 13.1.6(c): RU1 – Large Lot Housing Development Regulations

To vary the required minimum front yard from 4.5 m permitted to 1.0 m proposed.

AND 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

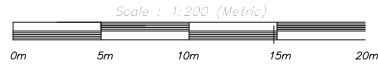
Issued and approved by Council on the _____ day of _____, 2017.

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

Date

The PERMIT HOLDER is the CURRENT LAND OWNER.

SKETCH PLAN SHOWING IMPROVEMENTS ON LOT 1, DISTRICT LOT 219, ODYD, PLAN 9404.



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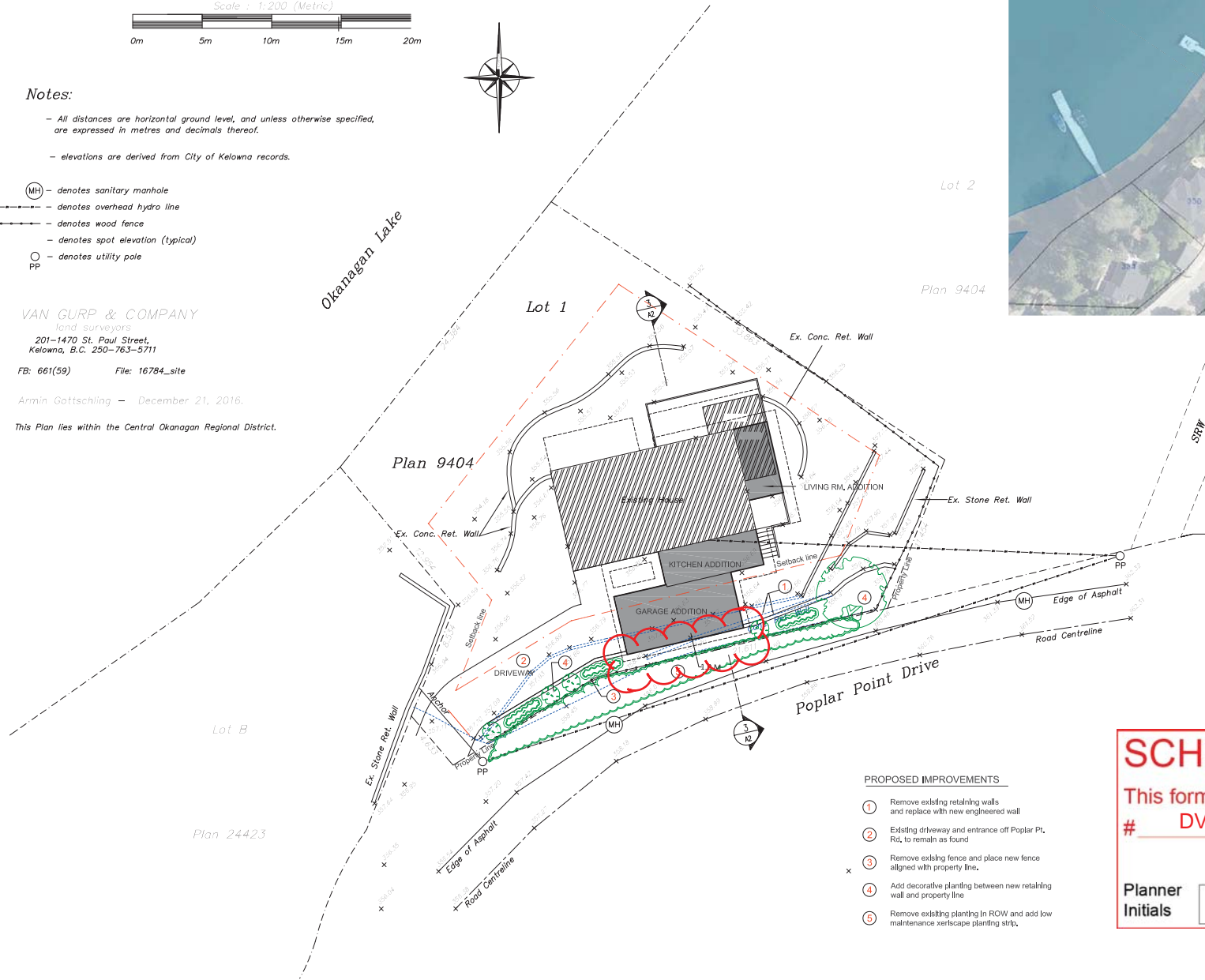
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Armin Gottschling - December 21, 2016.

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AERIAL CONTEXT nts

PROPOSED IMPROVEMENTS

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SCHEDULE A

This forms part of application
DVP17-0109

Planner
Initials

LB

