

# DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP16-0266

**Issued To:** Brent Kendall Handcock & Whitney Alexandra Smith  
**Site Address:** 614 Barnaby Rd  
**Legal Description:** Lot 2 District Lot 357 SDYD Plan 17353  
**Zoning Classification:** RR1 – Rural Residential 1

### 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. DVP16-0094 for Lot 2 District Lot 357 SDYD Plan 17353, located at 614 Barnaby Rd, Kelowna BC to allow the construction of a carriage house;

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

#### **Section 9.5b.1(c): Carriage House Regulations**

To vary the location of a carriage house from the rear yard (permitted) to the front yard (proposed).

#### **Section 9.5b.1(e): Carriage House Regulations**

To vary the upper floor area of the carriage house from 75% of the carriage house footprint to 106% proposed.

#### **Section 12.1.6(a): RR1 – Rural Residential 1 Development Regulations**

To vary the maximum floor area of a carriage house from 90m<sup>2</sup> permitted to 106m<sup>2</sup> 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.

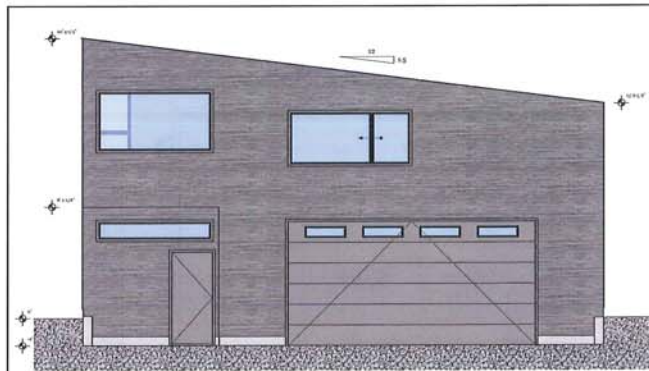
## 5. APPROVALS

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

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

\_\_\_\_\_  
 Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.**



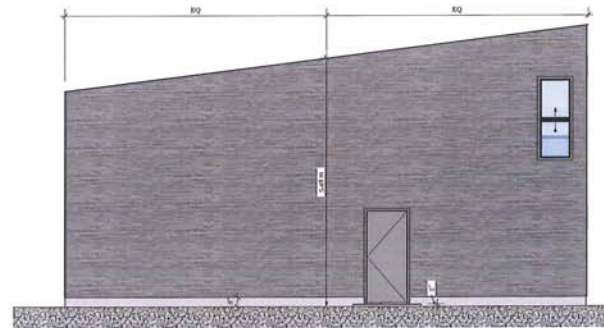
1 FRONT ELEVATION  
1:10 1/8" = 1'-0"



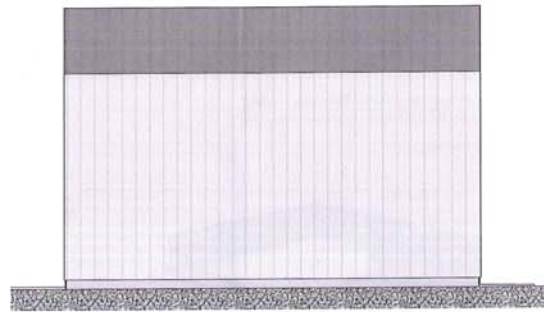
2 NORTH SIDE ELEVATION  
1:10 1/8" = 1'-0"



7 PERSPECTIVE  
1:10 1/8" = 1'-0"



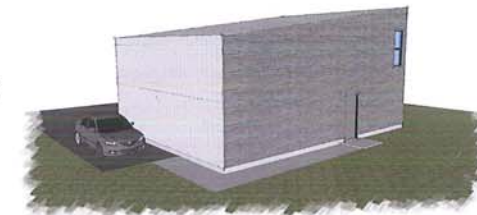
3 REAR ELEVATION  
1:10 1/8" = 1'-0"



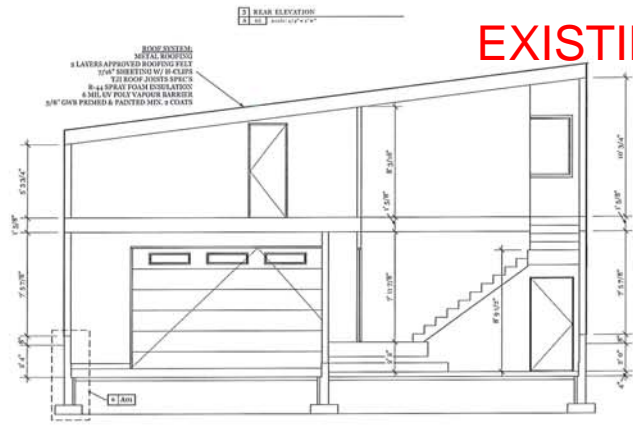
4 SOUTH SIDE ELEVATION  
1:10 1/8" = 1'-0"



8 PERSPECTIVE  
1:10 1/8" = 1'-0"



9 PERSPECTIVE  
1:10 1/8" = 1'-0"



5 SECTION  
1:10 1/8" = 1'-0"



6 SECTION  
1:10 1/8" = 1'-0"

EXISTING CONDITIONS

**SCHEDULE A**

This forms part of application  
# DVP16-0266

Planner Initials **EW**

City of Kelowna  
COMMUNITY PLANNING

**knowlton concepts inc.**

Architectural Drafting & Design

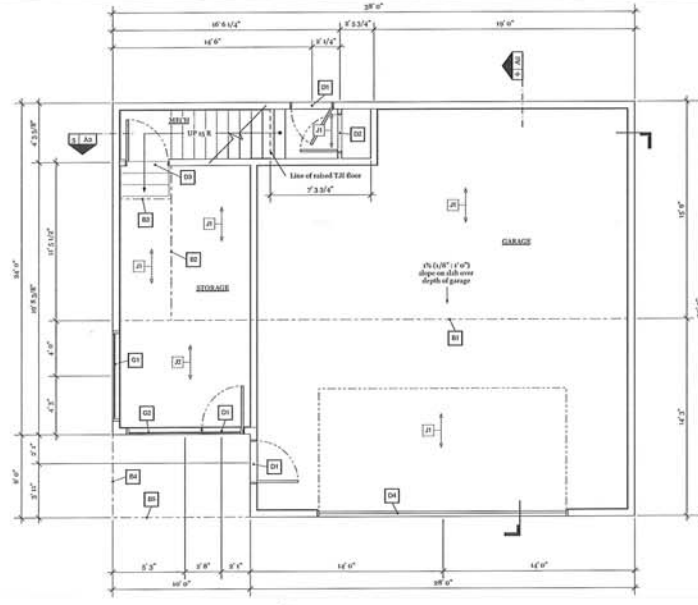
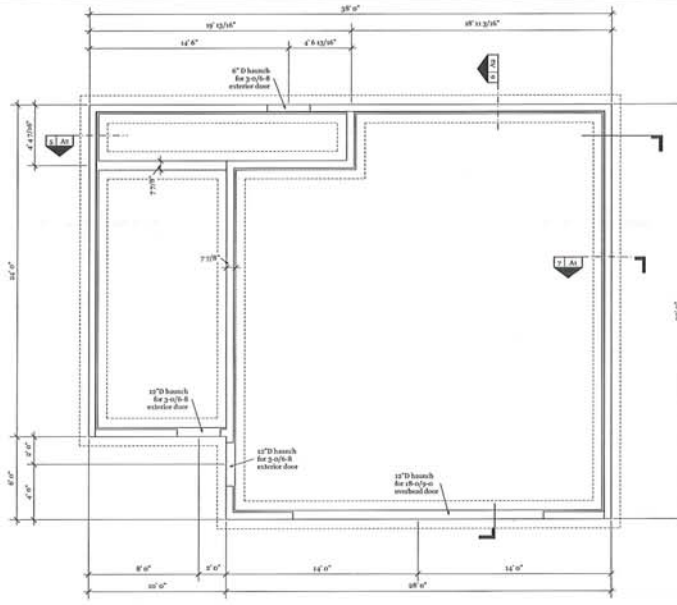
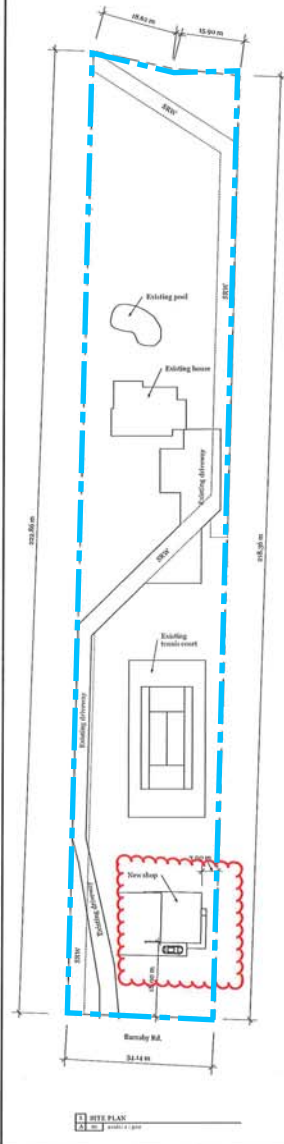
Phone: (250) 575-0128  
www.knowltonconcepts.com

REVISION	DATE	BY	CHK
1			
2			
3			
4			
5			

HANCOCK DETACHED GARAGE  
604 Barnaby Rd., Kelowna, BC  
Lot 2, Plan 17353, Sec 30, TWP 29

ELEVATIONS & SECTIONS

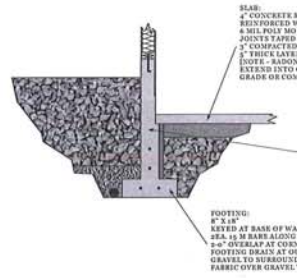
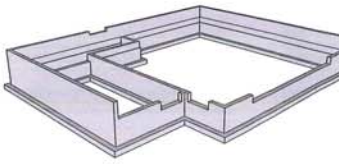
A 02



# EXISTING CONDITIONS

**GENERAL NOTES & DISCLAIMER**

1. ALL WORKMANSHIP IS TO BE OF A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
3. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO INSURE THAT CHANGES MADE TO THE CODE ARE COMPLIED WITH AND ALL AMENDMENTS ARE INCORPORATED IN THE CONSTRUCTION OF THIS PLAN.
4. BEFORE CONSTRUCTION COMMENCES, IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
5. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE.
6. ANY VARIANCE FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY THE OWNER AND CONTRACTOR, AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FOUNDATIONS, FOOTINGS, POSTS, BEAMS, JOISTS, TRIMMER, AND ALL OTHER STRUCTURAL COMPONENTS AND DETAILS ARE APPROVED BY A PROFESSIONAL ENGINEER AND CONFORM WITH NOTE (5).
9. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS, WE CANNOT ELIMINATE THE POSSIBILITY OF HUMAN ERROR. THEREFORE, KNOWLTON CONCEPTS WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.



- 01 2-0 X 6-0 EXTERIOR DOOR
- 02 2-0 X 6-0 INTERIOR DOOR
- 03 2-0 X 6-0 EXTERIOR DOOR
- 04 2-0 X 6-0 OVERHEAD DOOR
- 05 6-0 X 4-0 FIXED PANE WINDOW
- 06 6-0 X 4-0 FIXED PANE WINDOW
- 07 6-0 X 4-0 SINGLE PANE WINDOW
- 08 10-0 X 4-0 FIXED PANE WINDOW
- 09 6-0 X 4-0 FIXED PANE WINDOW
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- 98 6-0 X 4-0 SINGLE PANE WINDOW
- 99 6-0 X 4-0 SINGLE PANE WINDOW
- 100 6-0 X 4-0 SINGLE PANE WINDOW

LEGEND / SCHEDULE

## SCHEDULE A

This forms part of application  
# DVP16-0266

Planner Initials

EW

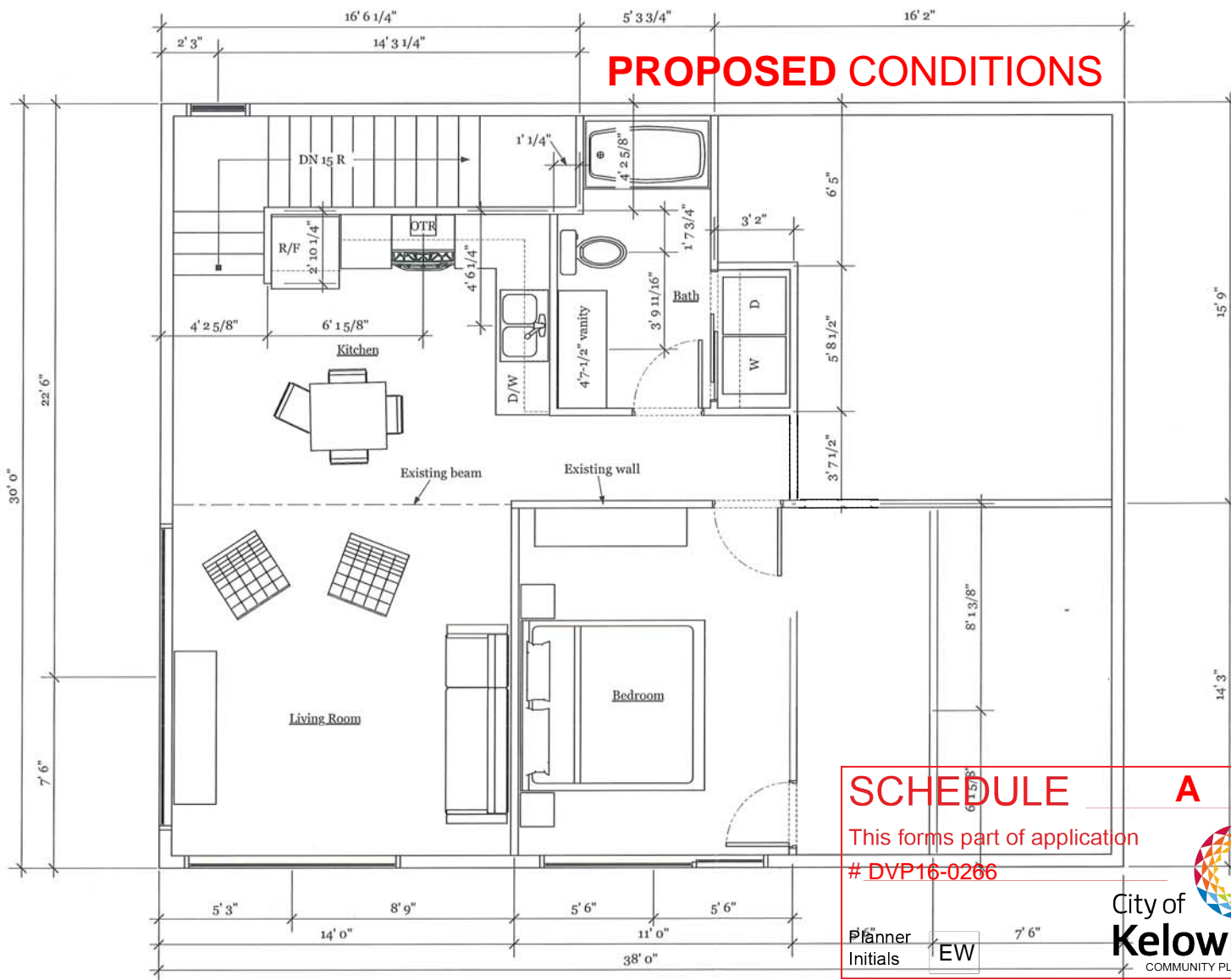
City of Kelowna

COMMUNITY PLANNING

REVISIONS	DATE	BY	DESCRIPTION
1	2016-01-15	JD	ISSUED FOR PERMIT
2	2016-01-15	JD	ISSUED FOR PERMIT
3	2016-01-15	JD	ISSUED FOR PERMIT
4	2016-01-15	JD	ISSUED FOR PERMIT
5	2016-01-15	JD	ISSUED FOR PERMIT
6	2016-01-15	JD	ISSUED FOR PERMIT
7	2016-01-15	JD	ISSUED FOR PERMIT
8	2016-01-15	JD	ISSUED FOR PERMIT
9	2016-01-15	JD	ISSUED FOR PERMIT
10	2016-01-15	JD	ISSUED FOR PERMIT

HANCOCK DETACHED GARAGE  
614 Barnaby Rd. Kelowna, BC  
Lot 2, Plan 173553, Sec 30, TWP 29

PLANS



Knowlton  
concepts  
Inc.

Architectural  
Drafting & Design

Phone: (250) 575 - 0128  
www.knowltonconcepts.com

HANCOCK  
DETACHED  
GARAGE

614 Barnaby Rd.  
Kelowna, BC  
Lot 2, Plan 17353, Sec  
30, TWP 29

(FUTURE)

UPPER  
FLOOR PLAN

scale: 1/4" = 1'0"

X

01