

# DEVELOPMENT VARIANCE PERMIT



## APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT NO. DVP17-0148

**Issued To:** Randall Schmidt & Josephine Pirolli  
**Site Address:** 4610 Darin Place  
**Legal Description:** Lot 5 District Lot 357 ODYD Plan KAP57058  
**Zoning Classification:** RU1c – Large Lot Housing with carriage house  
**Development Permit Area:** N/A

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

**Section 9.5b.14: Carriage House Development Regulations**

To vary the required minimum side yard from 2.0 m permitted to 1.06 m proposed;

**Section 9.5b.15: Carriage House Development Regulations**

To vary the required minimum rear yard from 2.0 m permitted to 1.47 m 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 register the subdivision 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. APPLICANT'S AGREEMENT

I hereby declare that all of 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 and/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 Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

### 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 be returned to the PERMIT HOLDER.**





## CITY OF KELOWNA

## MEMORANDUM

**Date:** June 19, 2017  
**File No.:** Z17-0054  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager(SM)  
**Subject:** 4610 Darin Place Lot 5 Plan 57058 RU1 to RU1c 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 which is adequate for this application.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw.

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.

A handwritten signature in black ink, appearing to read 'Steve Muenz'.

Steve Muenz, P. Eng.  
Development Engineering Manager

JA





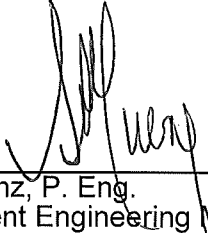
## CITY OF KELOWNA

## MEMORANDUM

**Date:** June 19, 2017  
**File No.:** DVP17-0144  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (SM)  
**Subject:** 4610 Darin PL

The Development Engineering comments and requirements regarding this DVP application are as follows:

The request to vary the side yard setback from 2m to 1.06m and vary the rear yard setback from 2m to 1.47m does not compromise any municipal services.

  
\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

JA



# BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF A GARAGE ON LOT 5, DISTRICT LOT 357, ODYD, PLAN KAP57058.

PID: 023-449-632  
CIVIC ADDRESS: 4610 DARIN PLACE  
CLIENT: SCHMIDT/PIROLI

This document shows the relative location of improvement(s) named above with respect to the boundaries of the described parcel.

This document was prepared for the exclusive use of the client named herein, for planning purposes.

Lot dimensions shown are derived from Land Title Office records.

This document shall not be used to define property lines or corners.

AllTerra Land Surveying Ltd. and the signatory accept no responsibility for, and hereby disclaim all obligations and liabilities for:

- any damages arising out of any direct or indirect use or reliance upon this document beyond its intended use,
- any damages suffered by a third party as a result of actions taken or decisions made based upon this document.

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Scale 1:300 Metric. Distances shown are in metres and decimals thereof.

Notes:

- Unregistered interests have not been included or considered.

Charges on Title:

- Covenant KK47494

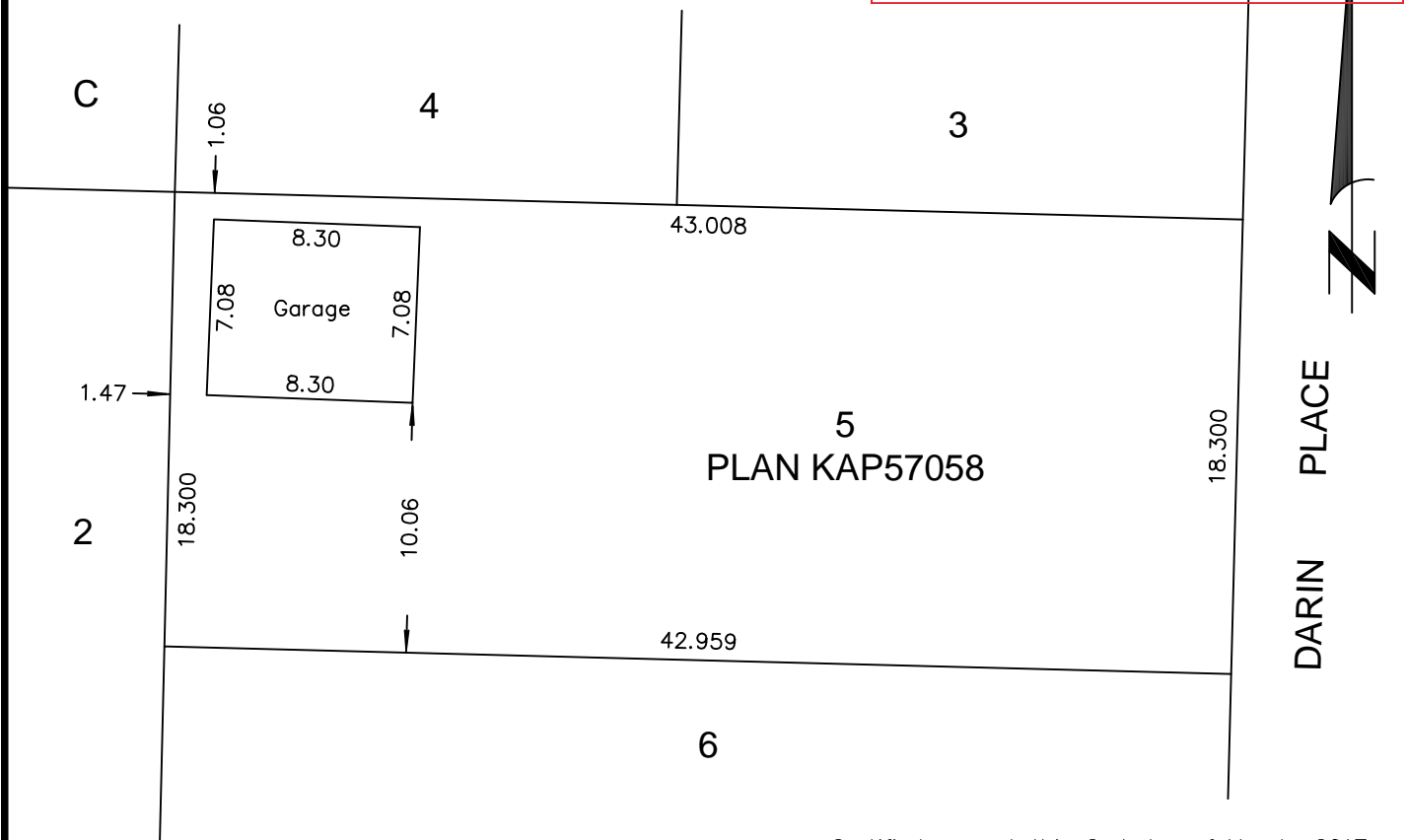
**ATTACHMENT C**

This forms part of application

# DVP17-0144

Planner  
Initials

LK



Certified correct this 2nd day of March, 2017.

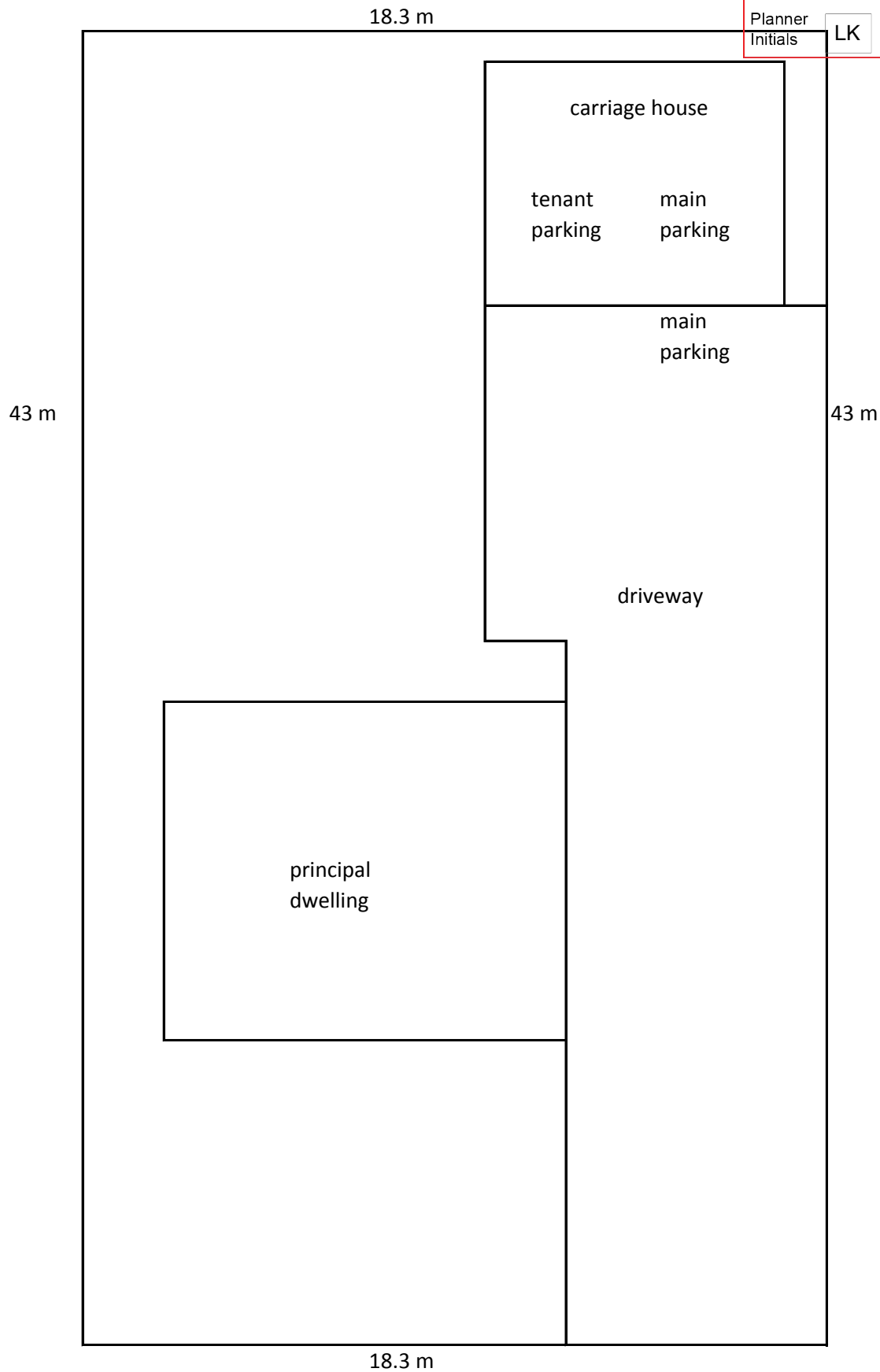
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www.AllTerraSurvey.ca File: 317009-CO

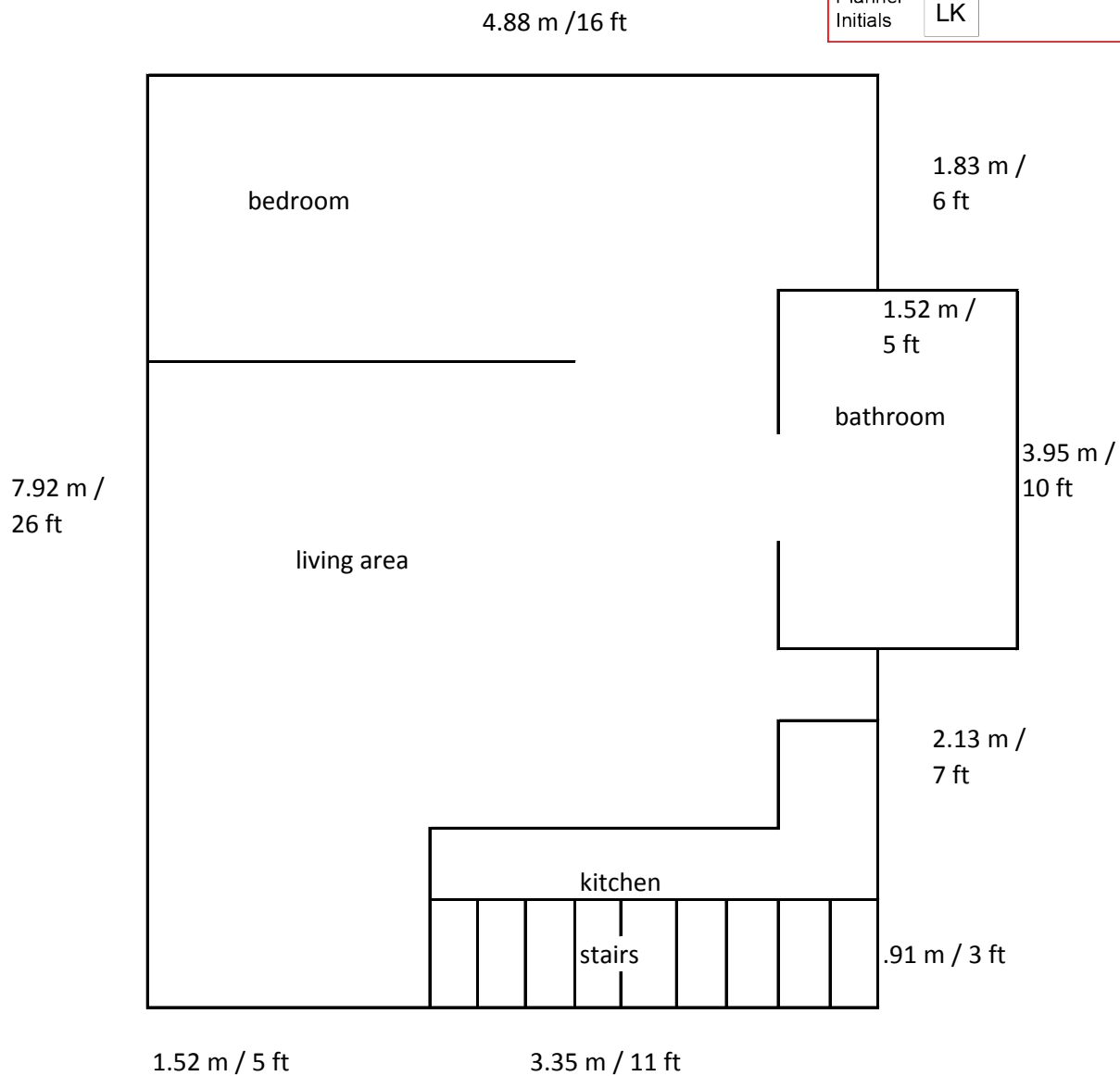
This document is not valid unless originally signed and sealed.

British Columbia Land Surveyor





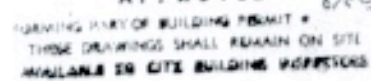




Total area: 38.65 sq m / 416 sq ft



## LK

 $(cm)$



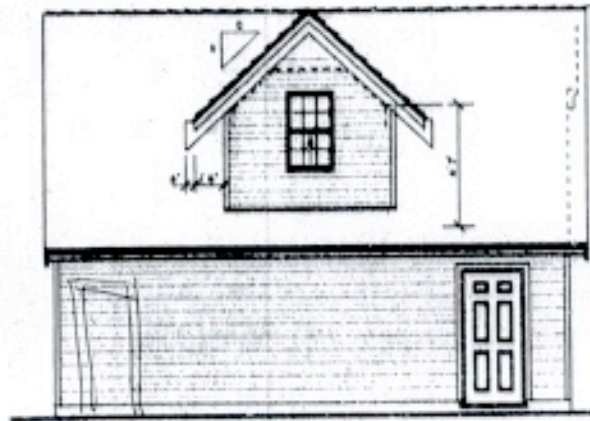
# ATTACHMENT D

This forms part of application

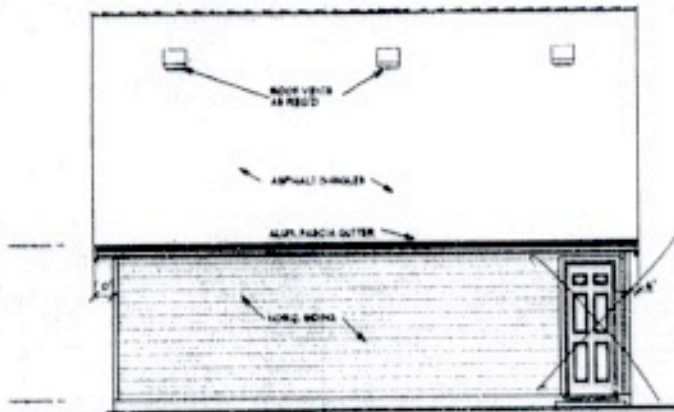
# DVP17-0144

Planner  
Initials LK

City of  
**Kelowna**  
COMMUNITY PLANNING



LEFT ELEVATION



RIGHT ELEVATION

GARAGE PLAN 'C'

REVISIONS	COPYRIGHT	CUSTOM HOME DESIGN FOR
DATE AND BY: CHL TO S. H. 100	THE DESIGN IS THE EXCLUSIVE PROPERTY OF VARITEC ENTERPRISE AND ANY REUSE OR REPRODUCTION WITHOUT WRITTEN CONSENT IS PROHIBITED.	VARITEC ENTERPR
DATE:		KELOWNA B.C.
DATE:		
DATE:		



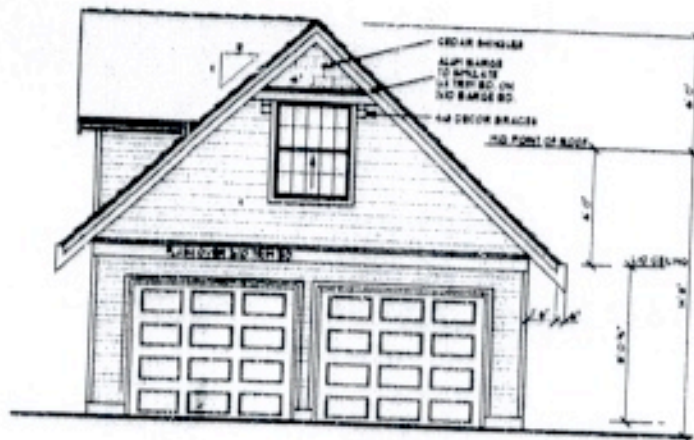
# ATTACHMENT **D**

This forms part of application

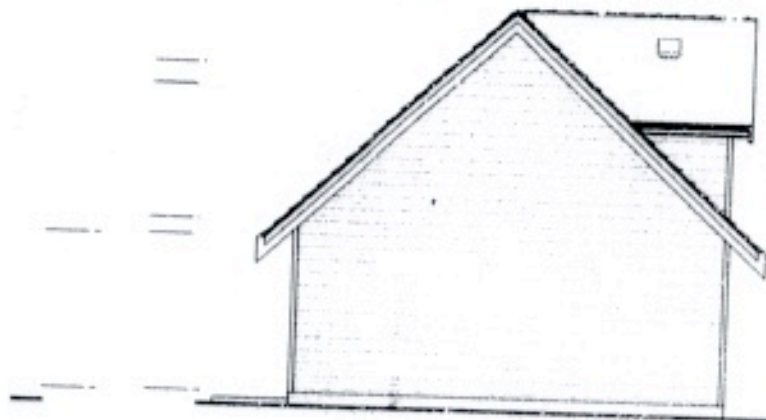
# DVP17-0144

Planner  
Initials **LK**

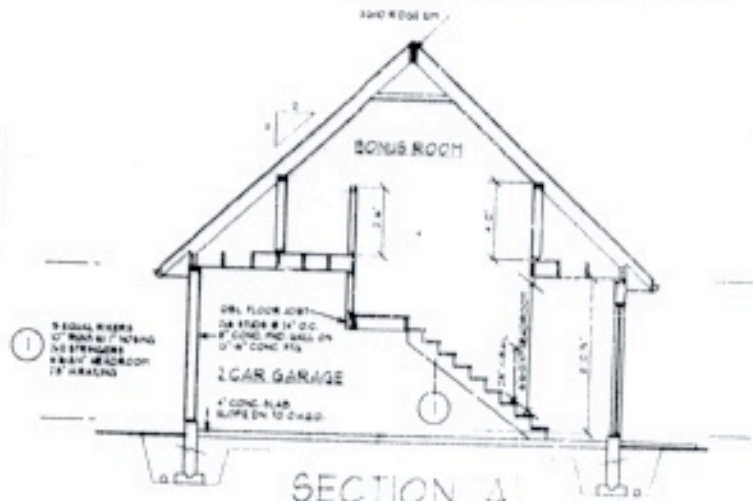
City of  
**Kelowna**  
COMMUNITY PLANNING



FRONT ELEVATION



REAR ELEVATION



SECTION A

ISES LTD.



**ROBINSON**  
DESIGNING INC.

10-100 PIPERIDGE RD. KELOWNA BC V1Y 1S6 CANADA

DATE ISSUED: APRIL '17

DRAWN BY: LP

SCALE: 1/4\"/>

JOB NO: 0000

SHE

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OF















