



**CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT**

DVP 19-12

and

DEVELOPMENT PERMIT

DP 19-06

To: Kris Gibbs
1207 Trevor Drive
West Kelowna B.C

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

LOT 10, DL 2687, ODYD, PLAN 24398 (1207 Trevor Drive)

3. **This Permit allows for the development of a two lot subdivision, including retaining walls and construction of a single detached home located on the proposed Lot A located at 1207 Trevor Drive in the Hillside and Sensitive Terrestrial Ecosystem Development Permit areas. This application includes a Variance request to reduce the minimum useable parcel area from 330 m² to 121.45 m² and to reduce the minimum front setback to the face of a garage from 6.0 m to 4.5 m. This permit is subject to the following conditions and related Schedules:**
 - a. Lot layout and dimensions and siting of the new single detached dwelling to be constructed on the land in accordance with Schedule 'A';
 - b. All landscape restoration shall be in general accordance with the recommendations in the Environmental Assessment prepared by Ecoscape, dated March 2019, and as per the bonding estimate in Schedule 'B';
 - c. The site grading, and siting and specifications of the proposed retaining walls shall be in accordance with Schedule 'C', with site disturbance further limited by the following:
 - i. A section 219 no build no disturb covenant shall be registered on title in accordance with the location specified on the Site, Landscape and Drainage Plan;
 - d. All construction activities to be conducted on the land in general accordance with the Geotechnical Review, prepared by Interior Testing Services Ltd., dated February 11, 2019; and
 - e. That the following variances to City of West Kelowna Zoning Bylaw No. 0154 in accordance with the attached Schedules be permitted on proposed Lot A of the subject property:
 - i. That the minimum useable parcel area (s.10.4.5(b)) be reduced from 330m² to 121.45m² as shown in Schedule 'A'; and
 - ii. That the minimum front setback from the face of garage to a private access road (s.10.4.5(g).1) be reduced from 6.0 m to 4.5 m as shown on Schedule 'B'.

Security

4. As a condition of the issuance of this permit, the property owner shall deposit 125% of the cost estimate to ensure the installation of restoration plantings in the Sensitive Terrestrial Ecosystem and environmental monitoring (\$5,875.00) as performance security in general

accordance with the Restoration Plan in Schedule 'B'. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the Permit within the time provided, the City of West Kelowna may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out below, the security shall be returned to the Permittee.

General Terms

5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any changes be required to this permit, please ensure that you obtain written approval from City of West Kelowna prior to making any changes.
6. **This Permit is not a Building Permit.**
7. Subject to the terms of the permit, where the holder of a permit issued under the Local Government Act does not substantially commence any construction with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. C _____/19 PASSED BY THE MUNICIPAL COUNCIL ON _____.

Signed on _____, 20____

City Clerk

As received on _____, 20____, there is filed accordingly al Irrevocable Letter of Credit or Bank Draft deposit in the amount of \$5,875.00.

I hereby confirm that I have read and agree with the conditions of Development Permit DP 19-06 with variances (Development Permit Variance DVP 19-12) and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on _____

Property Owner or Agent

ISSUED on _____

Schedules:

Schedule A:

1. Preliminary Lot Layout, prepared by Vector Geomatics Land Surveying Ltd., dated March 26, 2019
2. Legal Variance Plan, prepared by TALO Build, drawing A1.5b, Version A

Schedule B:

1. Landscape Estimate Excerpt, prepared by Ecoscape., dated March 2019

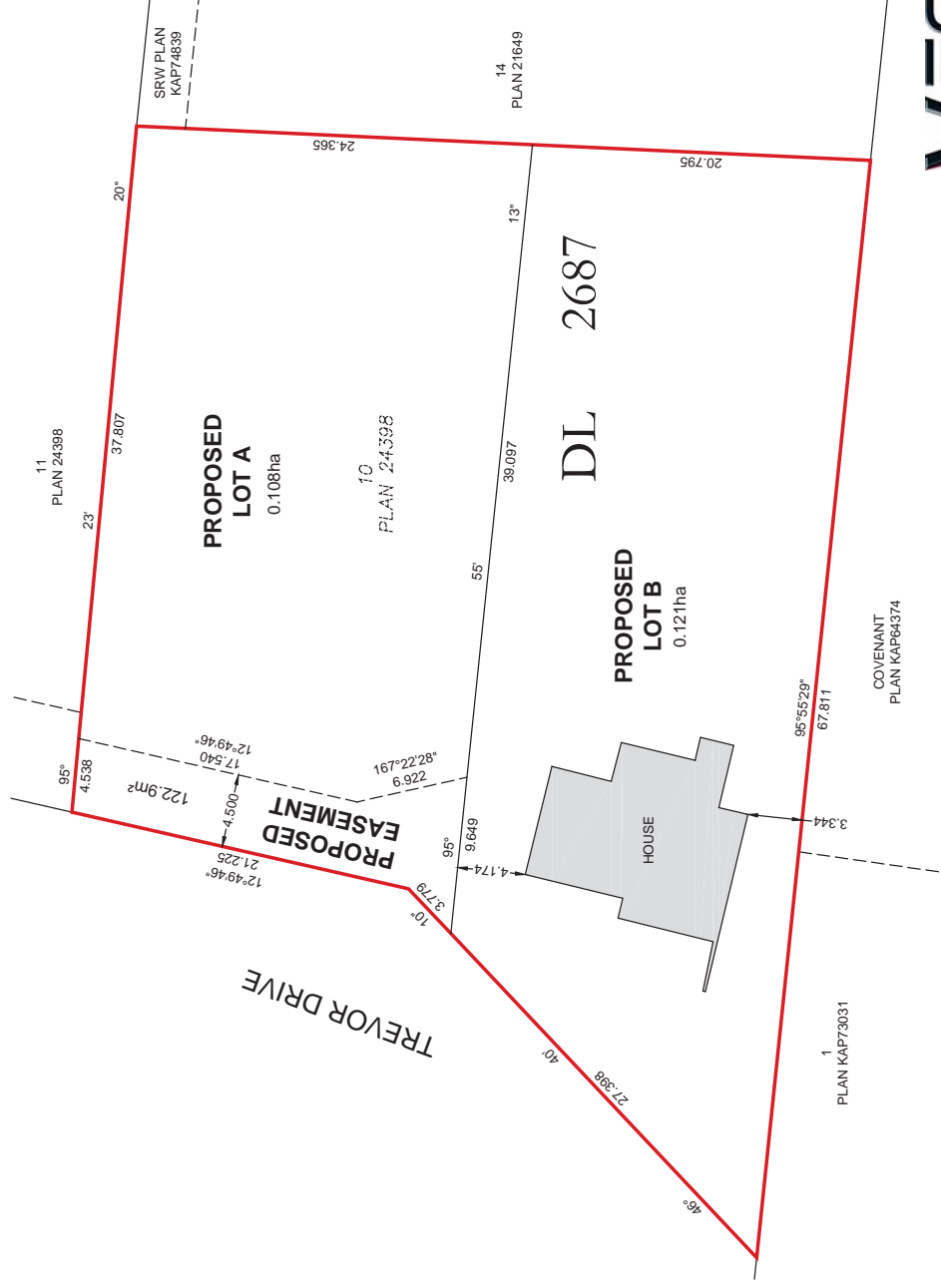
Schedule C:

1. Site, Landscape and Drainage Plan, prepared by TALO Build, drawing A1.5a, Version F
2. North and South Elevation Drawings, prepared by TALO Build, drawing A2.1 and A2.2, Version C

SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF LOT 10 DISTRICT LOT 2687 OSOYOOS DIVISION YALE DISTRICT PLAN 24398

PID: 005-943-949
CLIENT: KRIS GIBBS
CIVIC ADDRESS: 1207 TREVOR DRIVE
HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRs)

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES,
LIENS, AND INTERESTS AFFECTING THIS LAND.



THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE
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File: 1800714R0 Date: 2019-03-26
Drafted by: MM Checked by: TF



4.9 Bonding

Performance bonding is typically required by the City of West Kelowna to ensure the recommended compensation and restoration measures are completed and an EM is retained to document compliance with provincial guidelines and BMPs. Bonding in the amount of 125% of the estimated value of restoration works is required to ensure faithful performance and that all mitigation measures are completed and function as intended.

Performance bonds shall remain in effect until the CWK has been notified, in writing, by the EM that the standards bonded for have been met and substantial completion of the works has been achieved. Table 6 outlines the proposed bonding amount for the recommended restoration within the no-disturb area.

| Table 6. Bonding estimate for restoration work at subject property | |
|---|----------------|
| Item | Total |
| Native plantings | \$500 |
| Hydro-seeding or broad cast seeding with tackifier of disturbed soils | \$200 |
| Subtotal | \$700 |
| Environmental Monitoring during construction, including restoration work (including a substantial completion report) | \$3,000 |
| Weeding maintenance | \$1,000 |
| Total (not including GST) | \$4,700 |
| 125% Bond | \$5,875 |

*please note that these estimates are for bonding purposes only, not to be used as a budget tool for restoration works. A landscape contractor can provide a more accurate cost estimate for restoration and maintenance works.

Ecoscape estimates that the total cost for restoration works and associated environmental monitoring during construction, including restoration and weed maintenance will be approximately \$4,700 (not including GST) (Table 6). Therefore, based on the standard security bonding requirement of 125%, the total additional bonding amount will be **\$5,875**.

5.0 CONCLUSION

This report summarizes the existing site conditions and natural areas within the study area and assesses the impacts that the proposed development may have on these values. This report also addresses the conditions of the City of West Kelowna Sensitive Terrestrial Development Permit area guidelines, as described in the Official Community Plan (City of West Kelowna Official Community Plan (OCP, Bylaw 2011 No. 0100).



CLIENT APPROVAL SIGNATURE: _____

CLIENT NAME(PRINT): _____

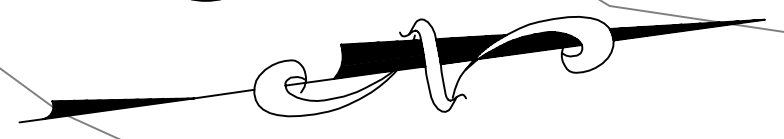
DATE: _____

*TB-CHANGE ORDERS REQUIRED FOR ALL/ANY CHANGES AFTER THIS DATE- _____

DESIGNER: motakenen design



FL



LANDSCAPE KEY:

(NO TREES/BUSHES PLANTED OVER UTILITY LINES)

—CONIFEROUS TREES(FIR)

—CONIFEROUS SHRUBS(MUGO PINE)

—EROSION BLOCKING BOULDERS

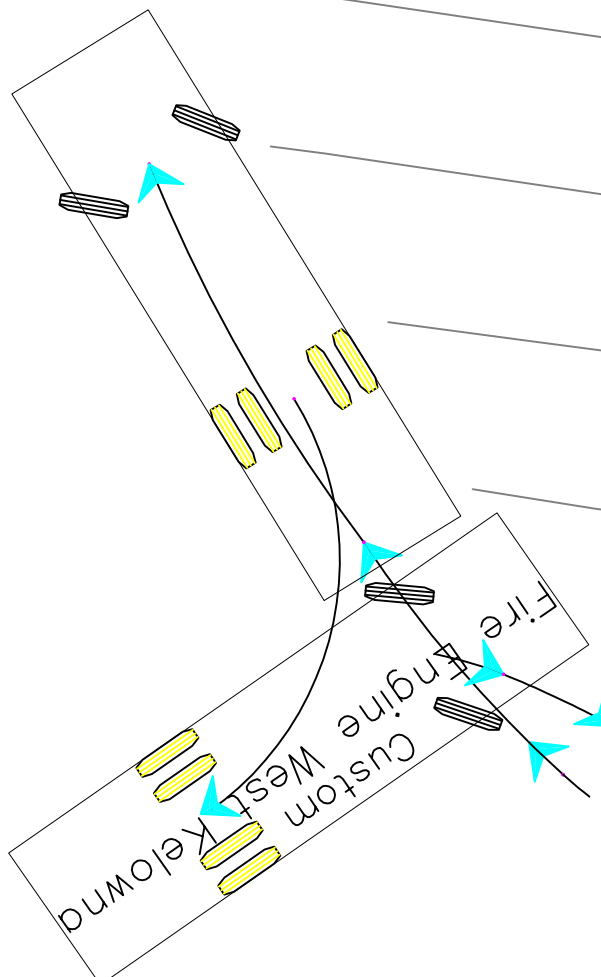
—COBBLE FILLER RIP-RAP C/W UNDERLAY

—GRASS AREAS C/W 10" TOPSOIL(MIN.)

—CONCRETE DRIVEWAY AND SIDEWALKS

*NO PROTRUSIONS PAST FOUNDATION

*SEE COVER SHEET FOR CALCULATIONS



—WEST KELOWNA FIRE DEPARTMENT TURN-AROUND-



NATURAL STONE RETAINING WALLS

GIBBS-KORNELSON

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FILES, ISSUES AND/OR QUESTIONS. AVAILABLE 24/7.

TIER: 1a

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JÄLLENNÖKSIÄ TAI MUUTOKSIA ON KIELLETTY.
OITA YHTEYSTÄ "TALO Buildin".
TAVOITETTAVSSA 24/7.

TÄMÄ PIIRUSTUS ON "TALO Buildin" OMISTAMA.

RITNINGEN ÄRS AV "TALO Build".

KÖPIERING ELLER ÄNDRINGAR ÄR FÖRBUDET.
KONTAKTA "TALO Build" FÖR DESIGN-ELLER RITNINGSFILER
VID PROBLEM ELLER FRÅGOR. ANSVARFÄRBAR 24/7.

VID PROBLEM ELLER FRÅGOR. ANSVARFÄRBAR 24/7.

ESTE DIBUO ES PROPIEDAD DE "TALO Build".

ESTA ESTRUCTURAMENTE PROHIBIDOS CUALQUIER REPRODUCCION O MODIFICACION
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ARCHIVOS Y CUALQUIER INFORMACION. DISPONIBLE 24/7.

ARCHIVOS Y CUALQUIER INFORMACION. DISPONIBLE 24/7.

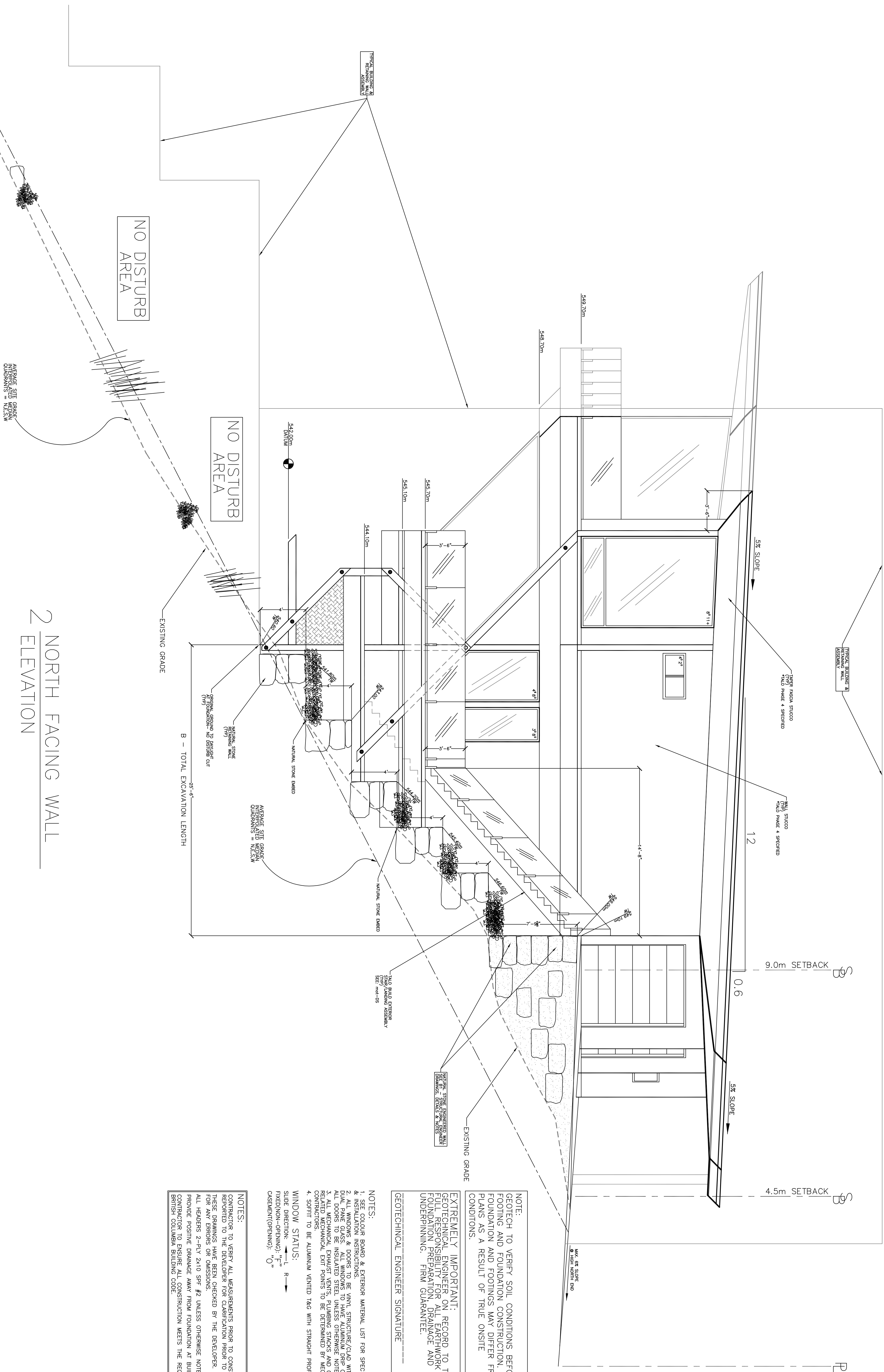
PLANNING-CONSULTING-MANAGEMENT

TALO Build

2895 Lokemo Cove Road
West Kelowna, CANADA, V1Z 4A1
+1-778-634-2771
info@talobuild.com
www.talobuild.com

SITE, LANDSCAPE &
DRAINAGE PLAN

Scale 1/8" = 1'
Date JULY-19
Sheet A1.50
Design MOT
Drawn MOT



NOTE: GEOTECH TO VERIFY SOIL CONDITIONS BEFORE FOOTING AND FOUNDATION CONSTRUCTION. FOUNDATION AND FOOTINGS MAY DIFFER FROM PLANS AS A RESULT OF TRUE ONSITE CONDITIONS.

EXTREMELY IMPORTANT: GEOTECHNICAL ENGINEER TO TAKE FULL RESPONSIBILITY FOR ALL EARTHWORK AND FOUNDATION PREPARATION, DRAINAGE AND UNDERPINNING. FIRM GUARANTEE.

GEOTECHNICAL ENGINEER SIGNATURE

NOTES:

1. USE COLOUR BOARD & EXTERIOR MATERIAL LIST FOR SPECS & INSTALLATION INSTRUCTIONS.
2. ALL WINDOWS & DOORS TO BE VINYL STRUCTURE/CLAD WITH INSULATED PANEL GLASS. ALL WINDOWS TO HAVE ALUMINUM DRIP CAP.
3. ALL DOORS TO BE INSULATED STEEL UNLESS OTHERWISE NOTED.
4. MECHANICAL EXIT POINTS TO BE DETERMINED BY MECHANICAL CONTRACTORS.
5. SLOTT TO BE ALUMINUM VENTED T&G WITH STRAIGHT PROFILE.

WINDOW STATUS:

SLIDE DIRECTION: \longrightarrow L \longrightarrow R \longrightarrow

FIXED/NO-OPENING: "F"
SLIDING/NO-OPENING: "O"
SLIDING/NO-OPENING: "O"

NOTES:

CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DEVELOPER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE DRAWINGS HAVE BEEN CHECKED BY THE DEVELOPER. THAKEN DESIGN HOLDS NO RESPONSIBILITY FOR ANY ERRORS 2-P1/1 2x10 SEP #2 UNLESS OTHERWISE NOTED.

PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION AT BUILDING PERIMETER.

CONTRACTOR TO ENSURE ALL CONSTRUCTION MEETS THE REQUIREMENTS SET FORTH IN THE CURRENT BRITISH COLUMBIA BUILDING CODE.

GIBBS-KORNELSON

TIETÄ: la
TÄMÄ PIIRUSTUS ON "TALO BUILDIN" OMISTAJA JÄRJENNUKSI TAI MUOKSOKSI ON KIELLETTY. OIA YHTIÖTÄ "TALO BUILDIN".
TALOETIÄWISSÄ 24/7.

TÄMÄ PIIRUSTUS ON "TALO Buildin" OMISTAMA
JÄLJENNÖKSIÄ TAI MUUTOKSIA ON KIELLETTY.
OTA YHTEYTTÄ "TALO Buildin".
TAVOITTEITAVISSA 24/7.

RITNINGEN ÄGS AV "TALO Build".
KÖPERING ELLER ÄNDRINGAR ÄR FORBUDET.
KONTAKTA "TALO Build" FÖR DESIGN-ELLER RITNINGSFILER
OCH PROBLEM ELLER FRÅGOR ANTRÄFFBAR 24/7.

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ESTA ESTRUCTURALMENTE PROHIBIDOS CUALQUIER REPRODUCCION O MODIFICACION
CONTACTE A "ALO Build" DIRECTAMENTE PARA CUALQUIER DISEÑO,
ARCHIVOS Y CUALQUIER INFORMACION. DISPONIBLE 24/7

GIBBS-KORNFELSON - NORTH FACING ELEVATION

