



**CITY OF WEST KELOWNA**  
**DEVELOPMENT VARIANCE PERMIT**  
**DVP 22-06**

To: Bryce McEwan & Lanna McEwan  
975 Lloyd Jones Drive  
West Kelowna, BC V1Z 2X9

1. This Development Variance 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 21, DL 3866, ODYD, Plan KAP28354**  
(975 Lloyd Jones Dr)

3. This permit allows for an attached garage to be constructed facing the roadway. The permit varies S.10.4.5.g.1 of the Zoning Bylaw No. 0154 to **reduce the front parcel setback from 6.0m to 4.5m to construct an attached garage** in accordance with the site plan and building design plans – attached as Schedule 'A'.
4. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit.
5. **This Permit is not a Building Permit.**

AUTHORIZING RESOLUTION NO (\_\_\_\_). PASSED BY THE MUNICIPAL COUNCIL ON (DATE).

ISSUED ON \_\_\_\_\_

Signed on \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Schedules:

- A. Site and building design plans



924 CAVSTON AVE  
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SANDROCK  
BUILDING CO.  
COREY MELLUS  
(250) 215-5380

MCEWAN RESIDENCE  
975 LLOYD JONES DR.

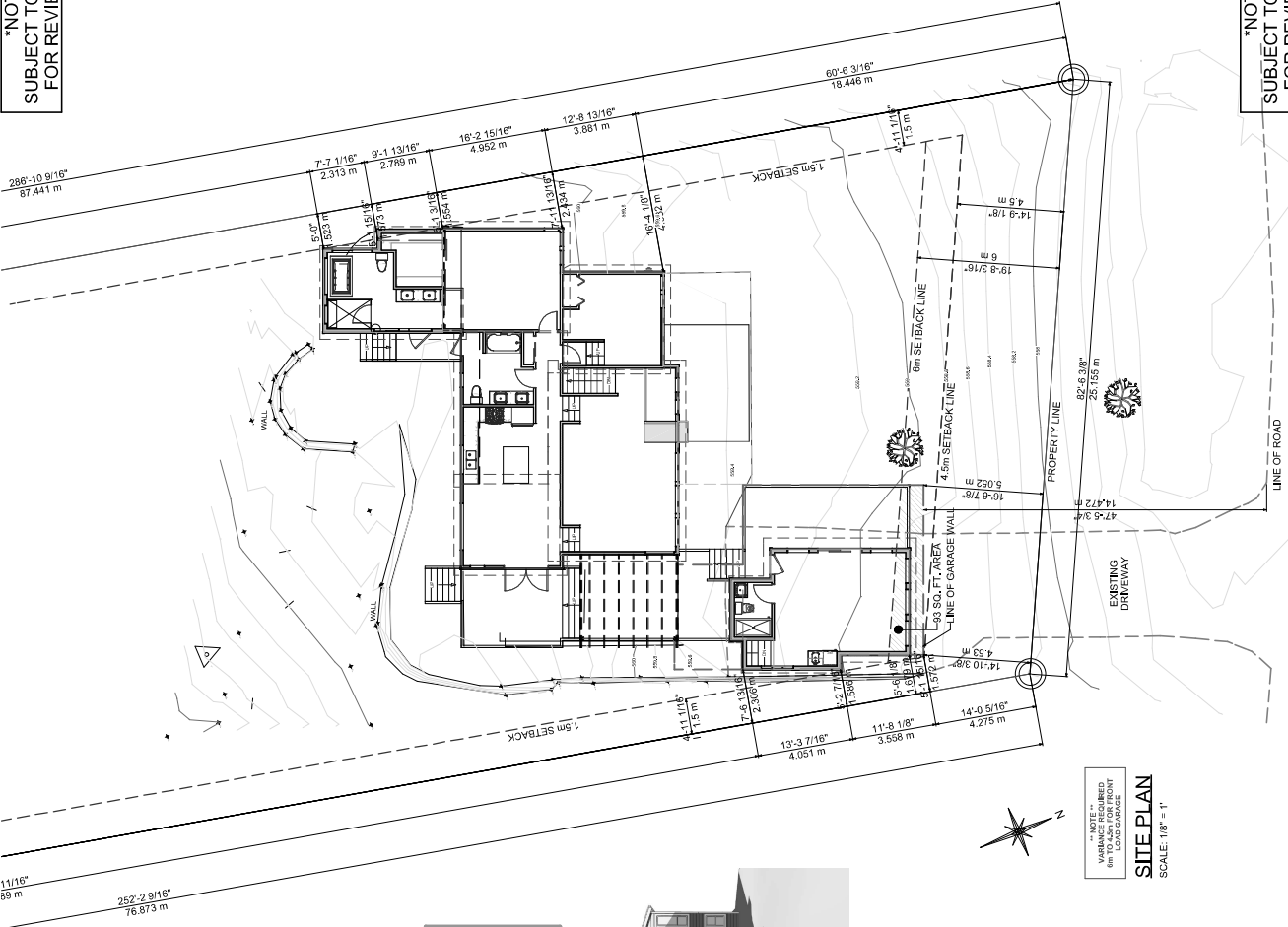
PROJECT TITLE

|                                       |
|---------------------------------------|
| TITLE<br>COVER / SITE PLAN            |
| SCALE<br>1/8"=1'-0"                   |
| DATE<br>MAR-17-2022                   |
| PROJECT DRAWING<br>NUMBER<br>Z1414-01 |
| SHEET<br>2.3                          |

1 of 9

\*NOTE\*  
SUBJECT TO CHANGE.  
FOR REVIEW ONLY

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**ADDITION PLANS - INTERIOR RENOVATION  
NEW ATTACHED GARAGE**

**PROJECT INFO:**

975 LLOYD JONES DR.  
WEST KELOWNA, B.C.

**Lot Area =** 21,560.25 SQ. FT.

**PROPOSED BUILDING FOOTPRINT =** 2,560 SQ. FT.

**PROPOSED LOT COVERAGE =** 11.9%

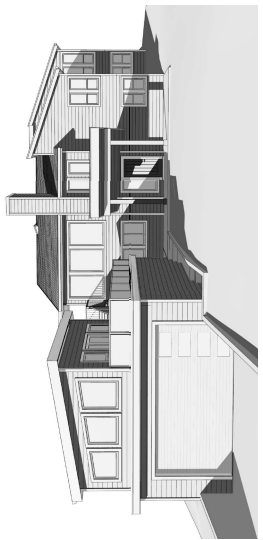
**PROPOSED GROSS FLOOR AREA =** 3,194 SQ. FT.

**Zone: R1**

**LIST OF DRAWINGS:**

- SHEET INDEX:**
- 1 COVER SHEET, SITE PLAN
  - 2 AS BUILT PLANS
  - 3 AS BUILT ELEVATIONS
  - 4 FOUNDATION PLAN
  - 5 LOWER FLOOR PLAN
  - 6 UPPER FLOOR PLAN
  - 7 ELEVATIONS
  - 8 ELEVATIONS
  - 9 CROSS SECTIONS

**ISSUED FOR  
VARIANCE  
APPLICATION**

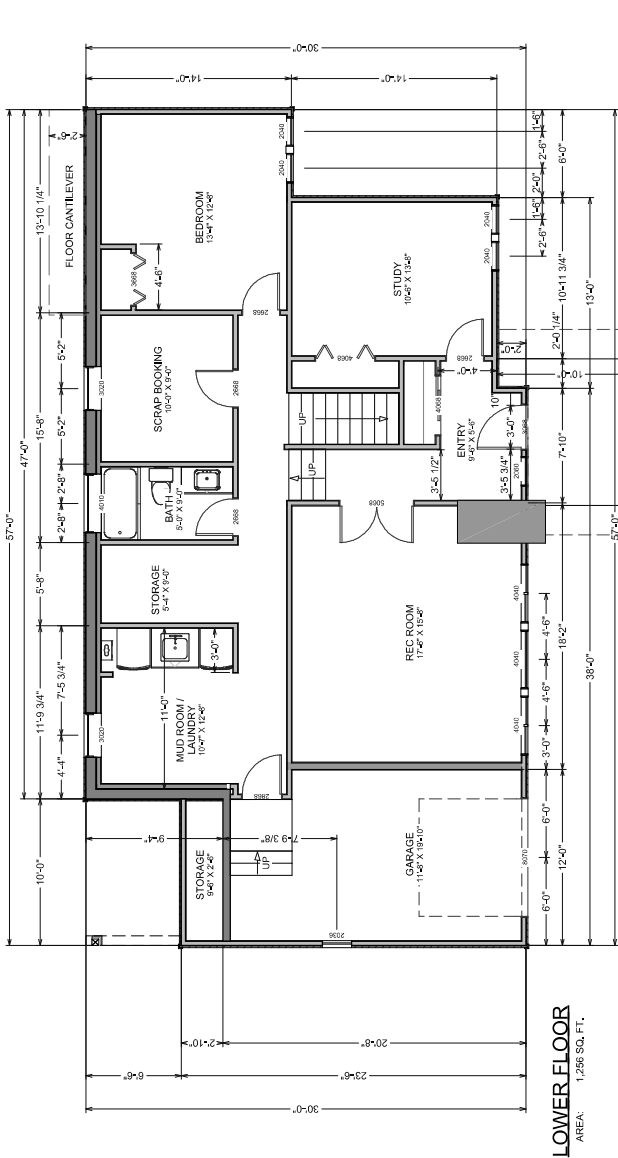
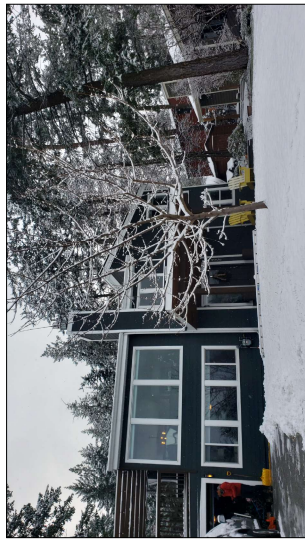


PROPOSED 3D PERSPECTIVE



EXISTING STREET VIEW

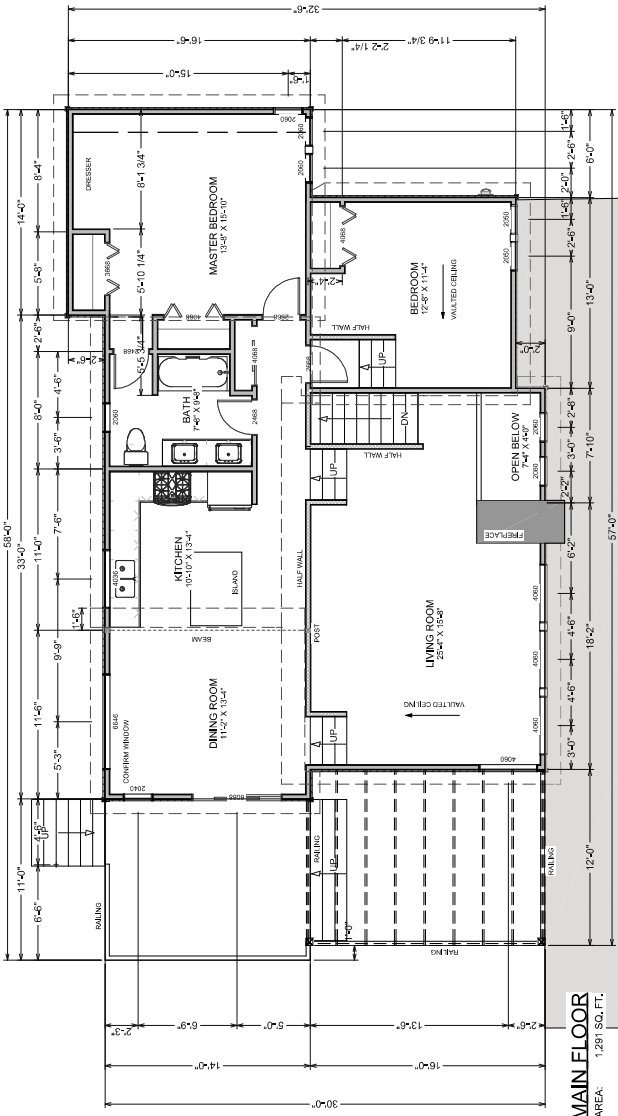
- ZONING**
- (C) 1. FRONT PARCEL BOUNDARY OR PRIVATE ACCESS EASEMENT, WHICHEVER IS CLOSER 4.5 M (14.8 FT) EXCEPT IT IS 5.0 M (16.7 FT) FOR A GARAGE OR CARPORT HAVING VEHICULAR ENTRY FROM THE FRONT
  - (F) 2. REAR PARCEL BOUNDARY OR PRIVATE ACCESS EASEMENT, WHICHEVER IS CLOSER 3.0 M (9.8 FT)
  - (F) 3. INTERIOR SIDE PARCEL BOUNDARY 1.5 M (4.9 FT)
  - (F) MAXIMUM BUILDING HEIGHT:
    - \* SINGLE DETACHED DWELLING 9.0 M (29.5 FT) TO A MAXIMUM OF 3 STOREYS



LOWER FLOOR  
AREA: 1,256 SQ. FT.

\*NOTE\*  
AS BUILT PLANS

\*NOTE\*  
AS BUILT PLANS



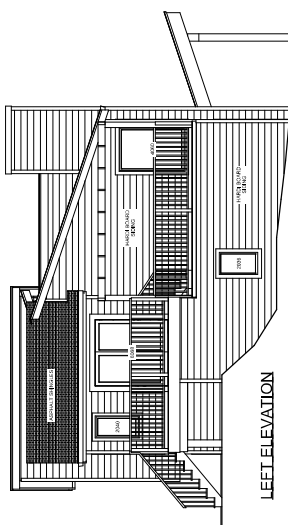
MAIN FLOOR  
AREA: 1,281 SQ. FT.

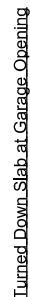
**ZIOLA DESIGN**  
924 CAVSTON AVE  
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reception@zioladesign.com  
WWW.ZIOLADESIGN.COM

**SANDROCK BUILDING CO.**  
COREY MELLUS  
(250) 215-5380

**MCEWAN RESIDENCE**  
975 LLOYD JONES DR.

|                        |                |
|------------------------|----------------|
| PROJECT TITLE          |                |
| TITLE                  | AS BUILT PLANS |
| SCALE                  | 1/4"=1'-0"     |
| DATE                   | MAR-17-2022    |
| PROJECT DRAWING NUMBER | Z1414-01       |
| NUMBER                 | 2.3            |
| SHEET                  | 2 of 9         |







|                        | ADDITION | EXISTING |
|------------------------|----------|----------|
| 1. <b>General</b>      |          |          |
| 2. <b>Site</b>         |          |          |
| 3. <b>Design</b>       |          |          |
| 4. <b>Construction</b> |          |          |
| 5. <b>Operation</b>    |          |          |
| 6. <b>Maintenance</b>  |          |          |
| 7. <b>Disposal</b>     |          |          |
| 8. <b>Other</b>        |          |          |
| 9. <b>Total</b>        |          |          |

|        | ADDITION | EXISTING |
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| 99.00  | 99.00    | 99.00    |
| 100.00 | 100.00   | 100.00   |









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975 LLOYD JONES DR.

PROJECT TITLE

TITLE CROSS SECTIONS

SCALE 1/8"=1'-0"

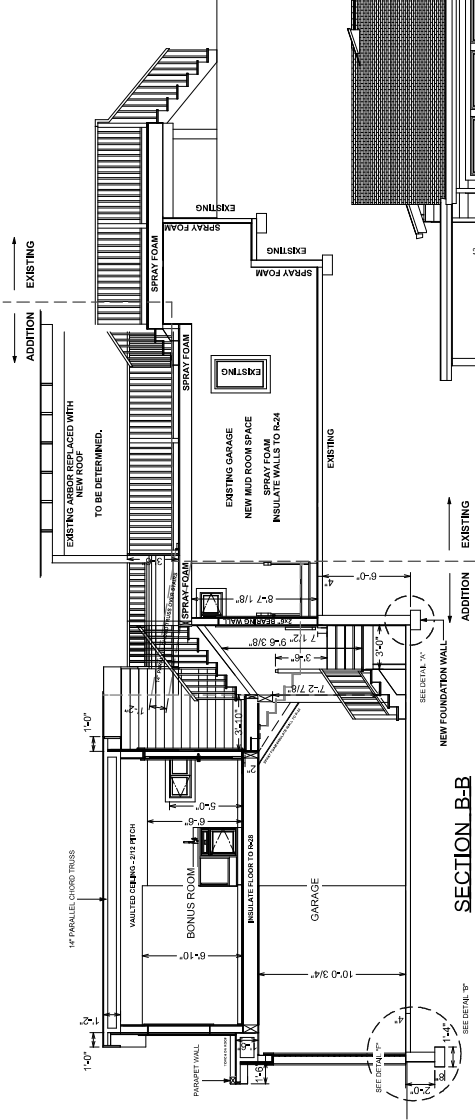
DATE MAR-17-2022

PROJECT DRAWING  
NUMBER Z414-01

SHEET 2.3

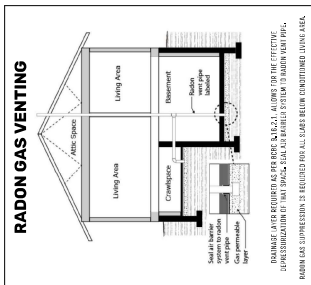
9 of 9

\*NOTE\*  
VARIANCE REQUIRED -  
FRONT SETBACK  
REDUCED FROM 6.0m  
TO 4.5m

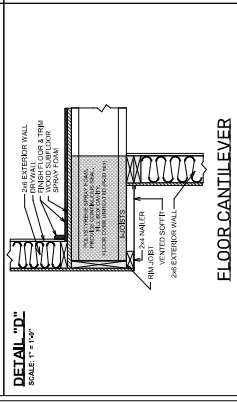
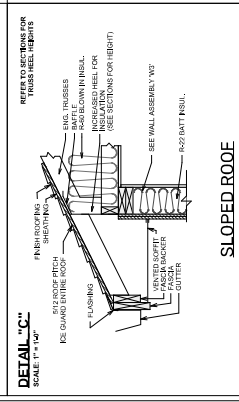
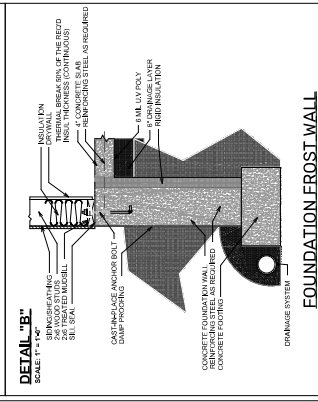
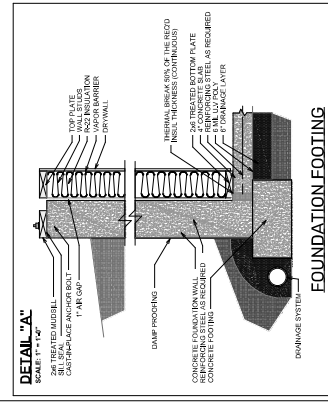
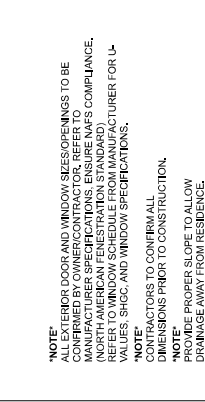
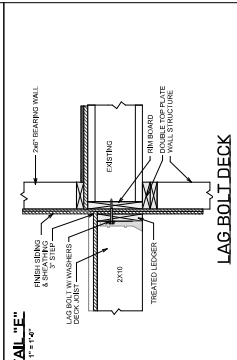
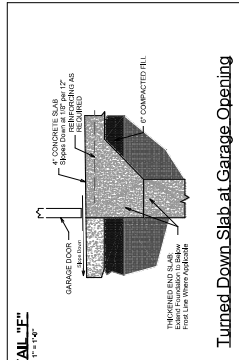


SECTION B-B

- SPECIFICATIONS**
- FOUNDATION**
    - 12" MIN. THICKNESS
    - 12" MIN. THICKNESS
    - 12" MIN. THICKNESS
    - 12" MIN. THICKNESS
  - EXCL. WALL**
    - TYPE: WALL SHEATHING
    - ROOFING MATERIAL
    - ROOFING MATERIAL
    - ROOFING MATERIAL
  - INT. WALL**
    - TYPE: WALL SHEATHING
    - ROOFING MATERIAL
    - ROOFING MATERIAL
    - ROOFING MATERIAL
  - ROOF**
    - TYPE: WALL SHEATHING
    - ROOFING MATERIAL
    - ROOFING MATERIAL
    - ROOFING MATERIAL
  - SOEEL FASCIA**
    - TYPE: WALL SHEATHING
    - ROOFING MATERIAL
    - ROOFING MATERIAL
    - ROOFING MATERIAL



\*IF REQUIRED BY CODE / BYLAW\*



SECTION D-D

SECTION C-C

SECTION A-A