



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT WITH VARIANCE
DP 22-10

To: Christopher & Crystal Sinclair

1. This **Hillside Development Permit with Variance** 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 B, DL 3866, ODYD, Plan EPP82793
(1386 Bear Creek Road)

3. This Development Permit allows for works within the Hillside Development Permit Area. Specifically, this Development Permit allows for a variance to Section 10.4.6(a) of Zoning Bylaw No. 0154 to permit an increase to the height of a single building wall from 9.0m to 11.6m and a variance to Section 4.3.4 to permit an increase in the slope of the driveway from 12.0% to an average of 14.03% with a maximum slope of 19.16%:
 - A. The siting and construction are to be in general accordance with the site and design plans prepared by Mullins Design Group, titled "Sinclair Residence" dated July 11, 2022, attached as Schedule "A".
 - B. The construction is to be in accordance with the recommendations outlined in the Geotechnical Report, prepared by Geopacific Consultants Ltd., dated November 11, 2021. All geotechnical recommendations related to the construction of the development must be followed.
 - C. Landscaping works are to be substantially completed in accordance with the Conceptual Landscape Plan prepared by Ecora Engineering & Resource Group Ltd., attached as Schedule "B":
 - i. No boulders shall be placed in the road right-of-way as outlined in red in Schedule "B".
4. As a condition of the issuance of this Permit, the City of West Kelowna is holding a landscape security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. 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. There is filed accordingly:

A. An irrevocable Letter of Credit or Bank Draft in the amount of \$31,250.00.

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. If this Development Permit has not been issued within one year from approval, Development Permit DP 22-10 shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. 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 one year after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO (XXXXXXX) PASSED BY THE MUNICIPAL COUNCIL ON AUGUST 23RD, 2022.

Signed on _____

City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit DP 22-10 with Variance and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on _____

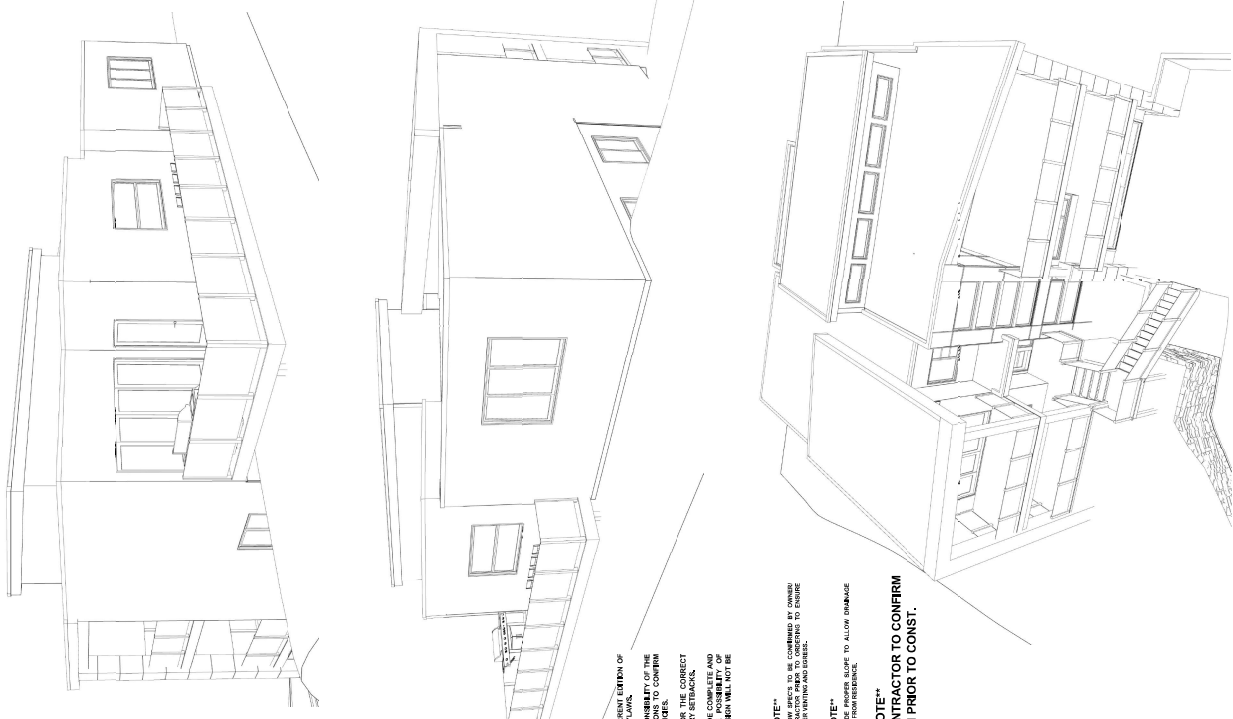
Property Owner or Agent

ISSUED on _____

Schedules:

- A. Site and Design Plans prepared by Mullins Design Group, titled "Sinclair Residence", dated July 11, 2022.
- B. Conceptual Landscape Plan prepared by Ecora Engineering & Resource Group Ltd. titled "Sinclair Residence", dated February 22, 2022.





GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE E.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS & DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT ELIMINATE THE POSSIBILITY OF OMISSIONS, CONFLICTS, OR CONFLICTING & DEMANDING. NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

NOTE

NOTE
WINDOW SPECS TO BE CONFIRMED BY OWNER/
CONTRACTOR PRIOR TO ORDERING TO ENSURE
CORRESPONDENCE TO WINDOW SCHEDULE

INDEX

****NOTE****
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

****NOTE**

NOTE:
CONTRACTOR TO CONFIRM
DIM PRIOR TO CONST.

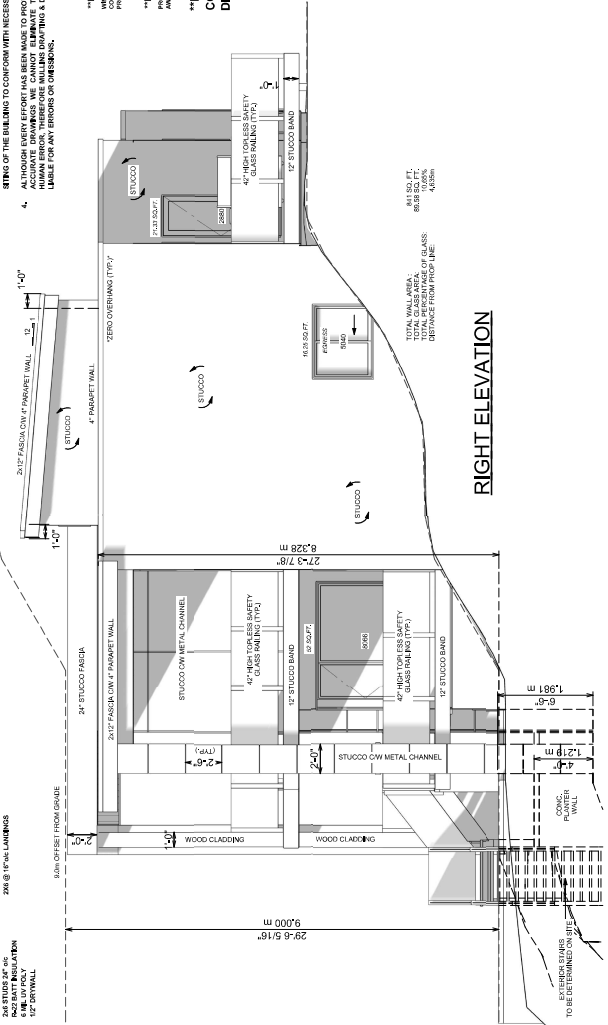
LEFT ELEVATION

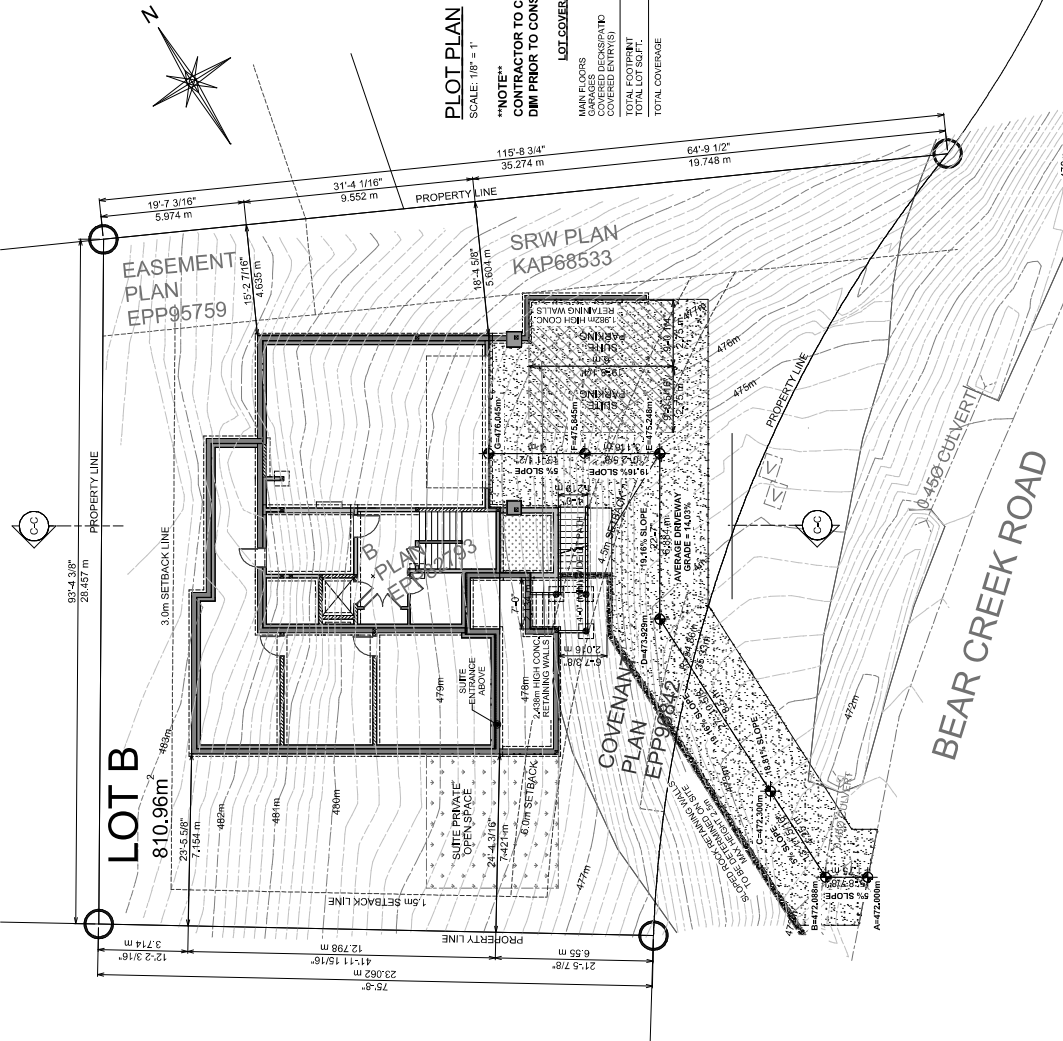
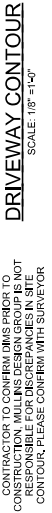
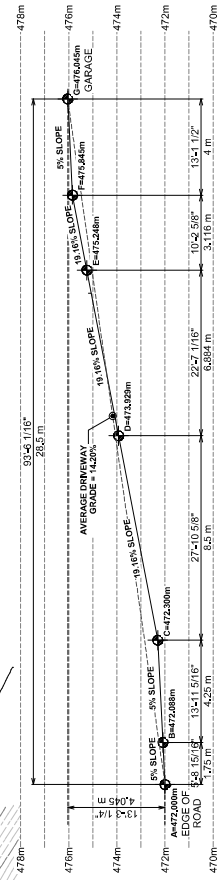
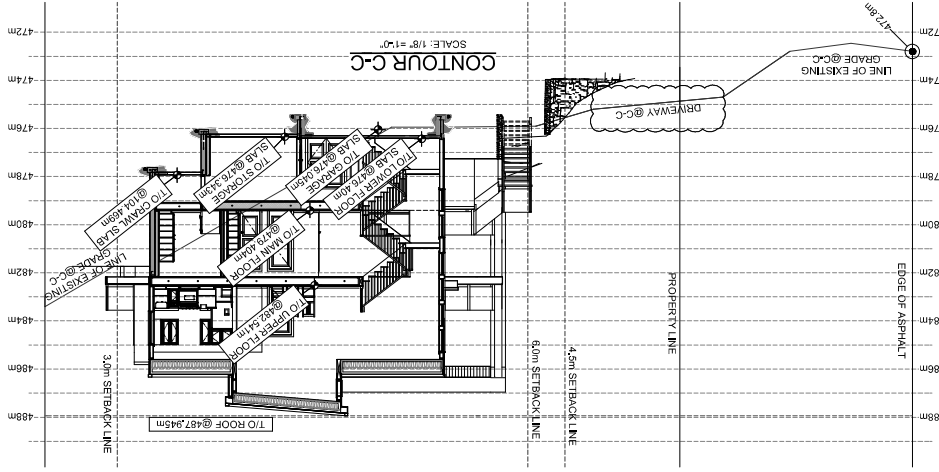
TOTAL WALL AREA:	913 SQ. FT.
TOTAL GLASS AREA:	32.5 SQ. FT.
TOTAL PERCENTAGE OF GLASS:	3.56%
DISTANCE FROM PROPOSED	7.154m

SPECIFICATIONS

[illegible]

RIGHT ELEVATION







Friday March 4, 2022

Sinclair Residence

Chris Sinclair
C/o 1439 Feedham Avenue
Attn: Chris Sinclair, Owner
Via email to: chris.sinclair6@gmail.com

Re: Sinclair Residence, 1386 Bear Creek Road, West Kelowna – Preliminary Cost Estimate for Bonding

Dear Chris:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the conceptual landscape plan dated 22.02.15;

- Site Improvements: 1,165 square metres (12,540 square feet) = \$25,000.00

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, & topsoil.

You will be required to submit a performance bond to the City of West Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

A handwritten signature in black ink, appearing to read "Fiona", with a long, sweeping horizontal stroke extending to the right.

Fiona Barton, MBCSLA, CSLA
as per
Ecora Engineering & Resource Group Ltd.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE SPACING & SPARKS
TREES	NOCT	NOCTUCCIA NOME	4	6m CAL
	AST	ASTERIS COLUMBIANA VAN DER PLANK	1	6m CAL
	GER	GERANIUM MACRANTHUM	1	6m CAL
	FOR	FORSYTHIA KOREANA VAN NERNE	1	6m CAL
	POP	POPULUS TREMULA DRETTA	1	6m CAL
	SW	SWEDEN PICEA MARIANA MILLER	1	6m CAL
	STR	STRONGA VILGANDUS	1	6m CAL
	COL	COLUMBIANA SWEDISH ASPEN	1	6m CAL
	MAC	MACROCARPA	1	6m CAL
	ILAC	ILAC	1	6m CAL
SHRUBS	OREG	OREGON GRAPE HOLLY	42	#02 CONIF / 12M O.C. SPACING
	WID	WIDOWMOORAGE	17	#02 CONIF / 12M O.C. SPACING
	MOO	MOONROSE	17	#02 CONIF / 12M O.C. SPACING
	ROSE	ROSE	17	#02 CONIF / 12M O.C. SPACING
	FEA	FEATHER BED GRASS	18	#01 CONIF / 0.75M O.C. SPACING
	FOR	FORSYTHIA KOREANA VAN NERNE	18	#01 CONIF / 0.75M O.C. SPACING
	AST	ASTERIS COLUMBIANA VAN DER PLANK	18	#01 CONIF / 0.75M O.C. SPACING
	GER	GERANIUM MACRANTHUM	18	#01 CONIF / 0.75M O.C. SPACING
	POP	POPULUS TREMULA DRETTA	18	#01 CONIF / 0.75M O.C. SPACING
	SW	SWEDEN PICEA MARIANA MILLER	18	#01 CONIF / 0.75M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES	MAC	MACROCARPA	42	#02 CONIF / 12M O.C. SPACING
	WID	WIDOWMOORAGE	17	#02 CONIF / 12M O.C. SPACING
	MOO	MOONROSE	17	#02 CONIF / 12M O.C. SPACING
	ROSE	ROSE	17	#02 CONIF / 12M O.C. SPACING
	FEA	FEATHER BED GRASS	18	#01 CONIF / 0.75M O.C. SPACING
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	AST	ASTERIS COLUMBIANA VAN DER PLANK	18	#01 CONIF / 0.75M O.C. SPACING
	GER	GERANIUM MACRANTHUM	18	#01 CONIF / 0.75M O.C. SPACING
	POP	POPULUS TREMULA DRETTA	18	#01 CONIF / 0.75M O.C. SPACING
	SW	SWEDEN PICEA MARIANA MILLER	18	#01 CONIF / 0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CSA STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75cm BUCK MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDER SAVI TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE TO THE STREET OR TO THE STORM DRAINAGE SYSTEM. ALL DRAINAGE FROM THE LOT TO ADJACENT PUBLIC COMMONS OR PRIVATE PROPERTY SHALL BE REPERVED.

Areas outlined in red are in Road Right-of-Way and contain boulders which are not permitted under this Development Permit (DP 22-10)

