



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.

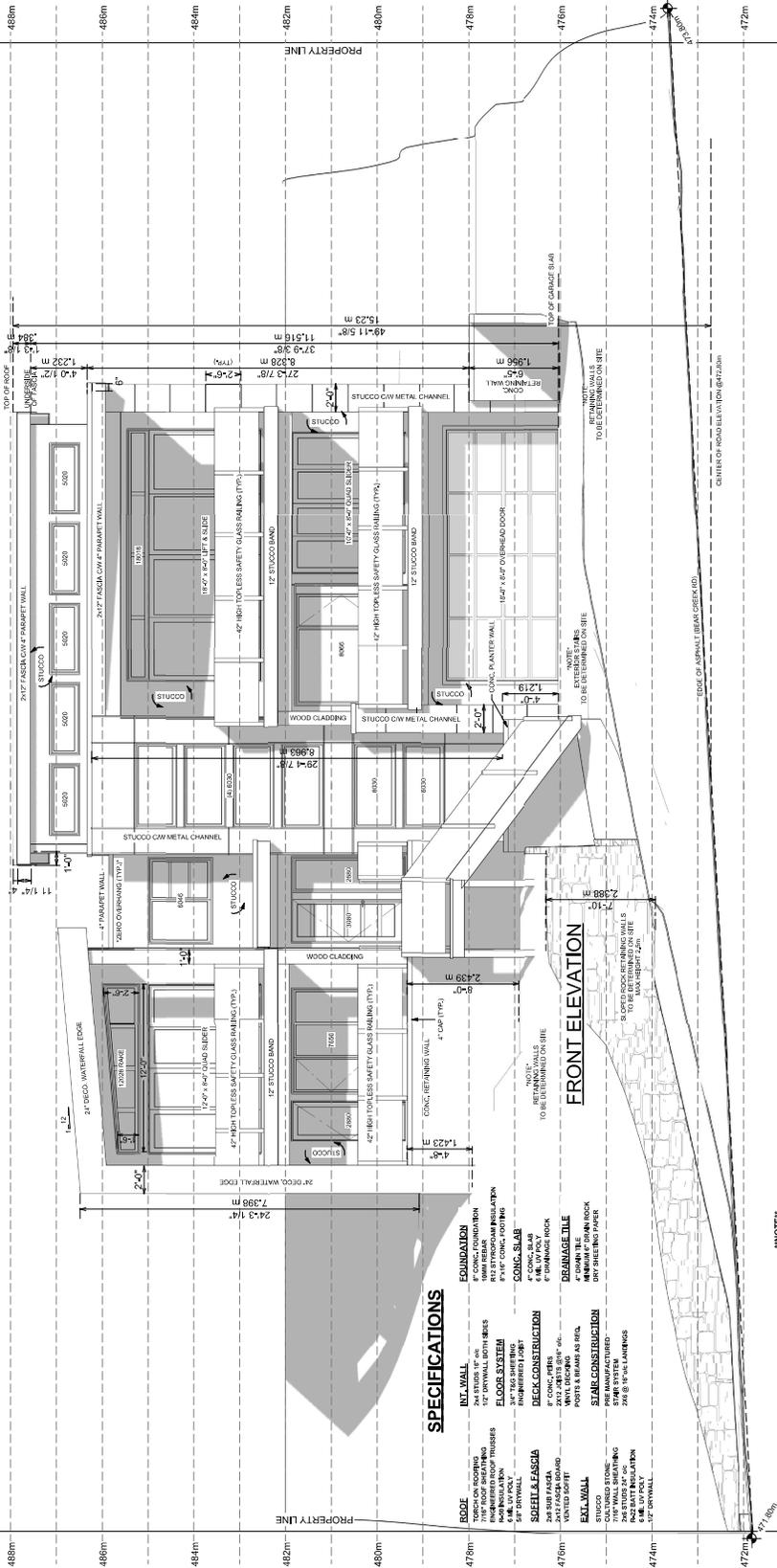


UNIT 203 - 1889 SPALL RD.
Kelowna BC V1Y 4R2
Bus: (250) 717-3415
Cell: (250) 258-7819
E-mail: mullinsdrafting@shaw.ca

PROPOSED PROJECT FOR
SINCLAIR RESIDENCE
1386 BEAR CREEK RD

SCALE: 1/4" = 1'
DATE: JULY-11-2022

SHEET NUMBER
1/9



FRONT ELEVATION

SPECIFICATIONS

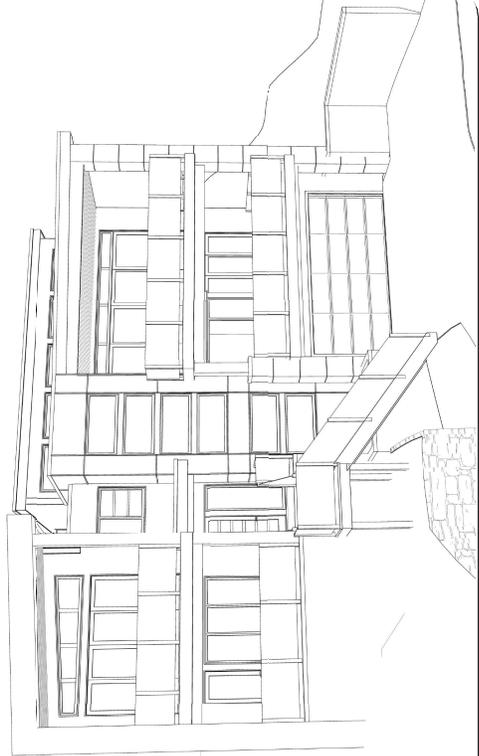
- FOUNDATION**
 - 4" CONCRETE FOUNDATION
 - 300mm REINFORCED CONCRETE
 - 100mm POLYSTYRENE INSULATION
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
- INT. WALL**
 - 2x4 STUDS @ 16" OC
 - 1/2" GYPSUM BOARD
 - 100mm POLYSTYRENE INSULATION
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
- FLOOR SYSTEM**
 - 100mm POLYSTYRENE INSULATION
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
- DECK CONSTRUCTION**
 - 4" CONCRETE
 - 100mm POLYSTYRENE INSULATION
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
- SOEHL & FASCIA**
 - 2x4 SOEHL & FASCIA
 - 100mm POLYSTYRENE INSULATION
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
- EXT. WALL**
 - CULTURED STONEWORK
 - 100mm POLYSTYRENE INSULATION
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
- STAR CONSTRUCTION**
 - POSTS & BEAMS AS PER
 - 100mm POLYSTYRENE INSULATION
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
 - 100mm POLYETHYLENE GLASS FIBRE REINFORCED FIBRE
- DRAINAGE TILE**
 - TO BE DETERMINED ON SITE
- RETAINING WALLS**
 - TO BE DETERMINED ON SITE
- 8" DEEP REINFORCED WALLS**
 - MAX HEIGHT 2.4m

- GENERAL NOTES**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETTING OF THE BUILDING TO COMPLY WITH NECESSARY SETBACKS.
 - ACCURATE DIMENSIONS WILL NOT ELIMINATE THE POSSIBILITY OF CLASHES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT TO THE ARCHITECT FOR ANY THROUGHOUT CONSTRUCTION.

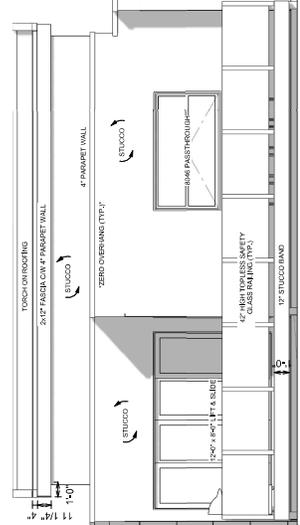
****NOTE****
SHOWING SITE PLAN IS CONSIDERED BY OWNER TO BE APPROXIMATE. CONTRACTOR TO VERIFY PROPER SETTING AND EGRESS.

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

****NOTE****
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.



REAR 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 horizontal flourish extending to the right.

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

