



**CITY OF WEST KELOWNA
DEVELOPMENT PERMIT
DP 22-28**

To: 1210736 BC LTD
2961 Gorman Road
West Kelowna, BC
V4T 1H5

1. This Commercial Development Permit is issued subject to compliance with all 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 A DISTRICT LOT 3189 OSOYOOS DIVISION YALE DISTRICT PLAN
KAP30991 (2961 Gorman Road)

3. **This Permit allows for the construction of an addition in a Commercial Permit Area (DPA 1) subject to the following conditions and related Schedules:**
 - A. The dimensions, siting, exterior design, construction and finish of buildings is to be in accordance with Schedule 'A';
 - I. Garbage and recycling enclosures are to be installed with black vinyl fencing with slats to ensure it acts as a full enclosure.
 - ii. Final mailbox location to be determined at the building permit review.
 - iii. Parking spaces, bicycle parking spaces, and loading spaces have been calculated using retail rates in Zoning Bylaw No. 0265. Future uses on the site must provide parking spaces, bicycle parking spaces, and loading spaces in accordance with the applicable Zoning Bylaw as part of business licencing.
 - B. The landscape works to be in accordance with Schedule 'B'.

Security

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:

An Irrevocable Letter of Credit or Bank Draft in the amount of (\$31,640).

General

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 change be required to this permit, please ensure that you obtain written approval from the City of West Kelowna prior to making any changes.
6. This Permit has not been issued within one year from approval, the Permit shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. **This Permit is not a Municipal Highway Permit.**
9. **This is not an Archaeology Permit.**

A: All archaeological sites in B.C. are protected under the Heritage Conservation Act. This applies to whether sites are located on public or private land and whether the site is known or unknown. If you think you have uncovered an archaeological site during a building project or renovation, please do not disturb the site further and call B.C.'s Archaeology Branch immediately at (250) 953-3334. Branch archaeologists will review your project plans and make recommendations to manage site impacts and secure the required permitting.

10. 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 (XXXXXXX) PASSED BY THE MUNICIPAL COUNCIL ON (DATE).

Signed on _____

Corporate Officer

As received on _____, there is filed accordingly an Irrevocable Letter of Credit or Bank Draft deposit in the amount of (\$31,640) for landscaping works outlined in the above permit.

I hereby confirm that I have read and concur with the conditions of Development Permit 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 Plan and Architectural drawings, prepared by Ron Alvord Design, dated September 1st, 2022.

B: Landscape Estimate, prepared by Cederholm's Contracting, dated June 26th, 2023.

Schedule A



① 3D View 1 2023-03-21
12" = 1'-0"



② 3D View 2 2023-03-21
12" = 1'-0"

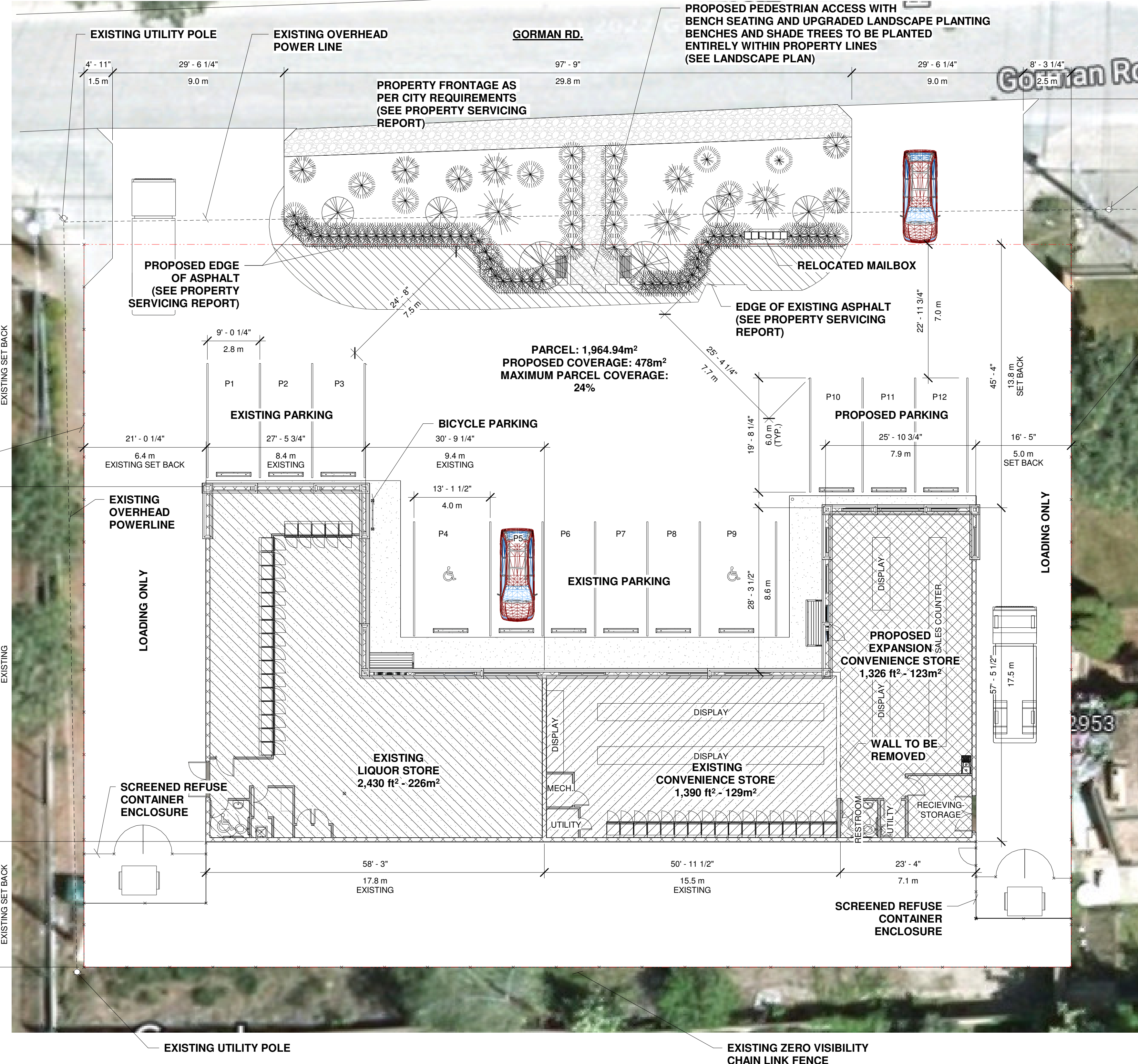
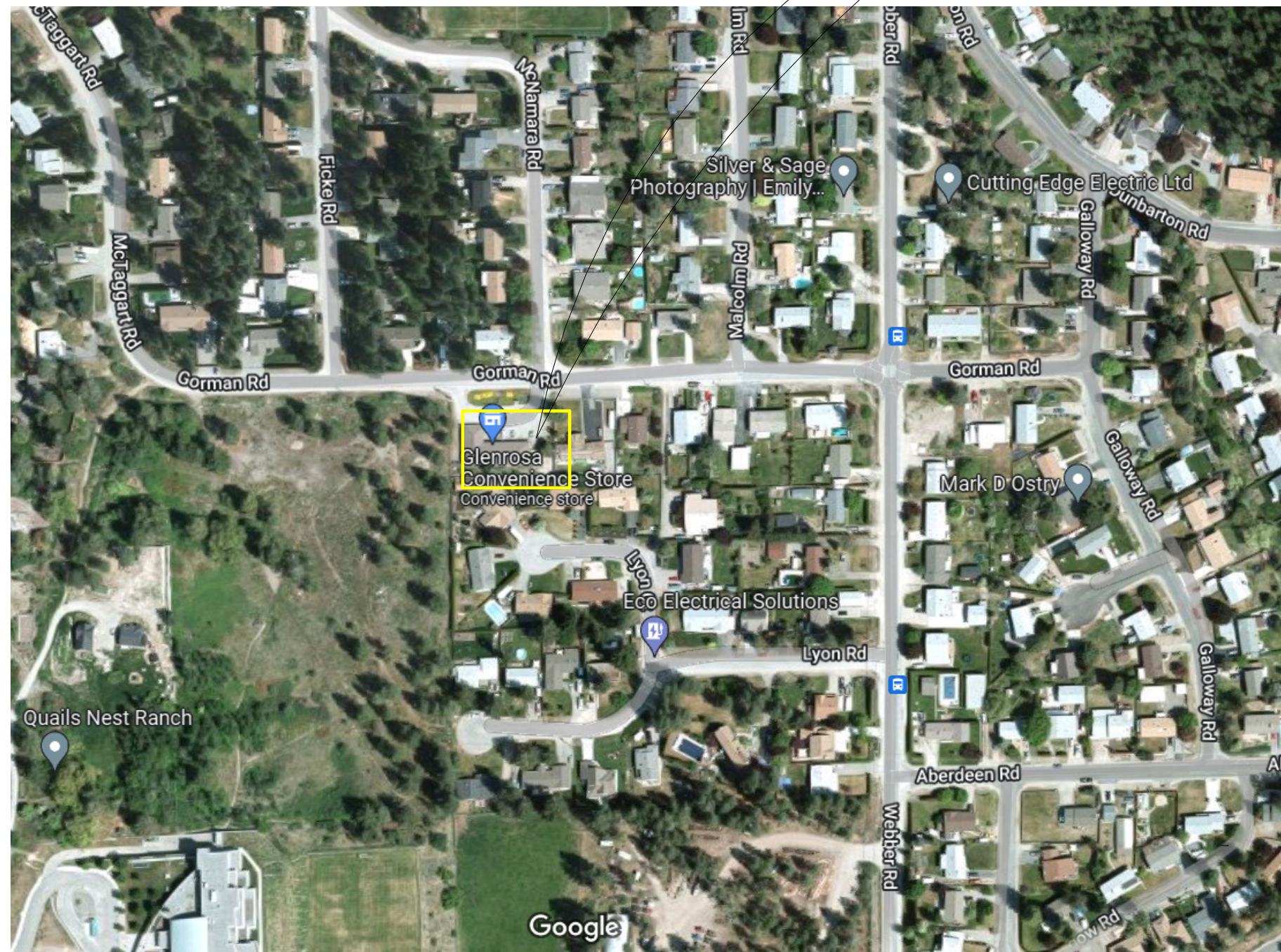


③ 3D View 6 2023-03-21
12" = 1'-0"

<p>CITY OF WEST KELOWNA PLANNING DEPARTMENT ATTACHMENT: Schedule A FILE NO.: DP 22-28</p>	
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SITE IMPROVEMENT PLAN

2961 GORMAN RD. WEST KELOWNA, B.C.
AUGUST 31, 2022



LOT INFORMATION

CIVIC ADDRESS: 2961 GORMAN RD WEST KELOWNA, B.C. V4T 1H5
LEGAL: PLAN KAP30991 LOT A DISTRICT LOT 3189 OSOYOOS DIV. OF YALE DISTRICT
ZONED: C2

SITE/BUILDING CALCULATIONS

LOT AREA: 1,965m²
BUILDING FOOTPRINTS: 478m²
PROPOSED LOT COVERAGE: 24%
FAR DENSITY: 24%

BUILDING HEIGHT: 5.1m

BUILDING SETBACKS: EAST 5.0m, WEST 6.4m, NORTH 12.7m, SOUTH 6.8m

PARKING REQUIREMENTS AS PER CITY OF WEST KELOWNA ZONING BYLAW NO. 0154 PART 4 RETAIL LOADING:
UNITS LESS THAN 1000m² (10,763.9 ft²)
2.0 PER 100m² (1,076.4 ft²)

REQUIRED: 10, PROPOSED: 12

TEMPORARY BICYCLE PARKING 1 SPACE PER 1,000m²:
REQUIRED: 1, PROPOSED: 4

GENERAL NOTES

- All work to conform to current BCBC requirements
- Do not scale drawings
- Contractor to review all drawings and report any discrepancies and errors to architect prior to construction
- All work to conform to accepted industry standards. Any unacceptable work to be repaired to agreed upon standard
- Owner/builder to ensure all required insurances and Work Safe BC conformance are in place prior to commencement of construction
- All dimensions to be confirmed on-site

No.	Description	Date
A	ISSUED FOR PERMIT	09-01-22

GARY JOHAL
2961 GORMAN RD.

Project number GJ-2021-11-01
Date SEPTEMBER 01, 2022
Drawn by RA
Checked by GJ
Scale 3/32" = 1'-0"

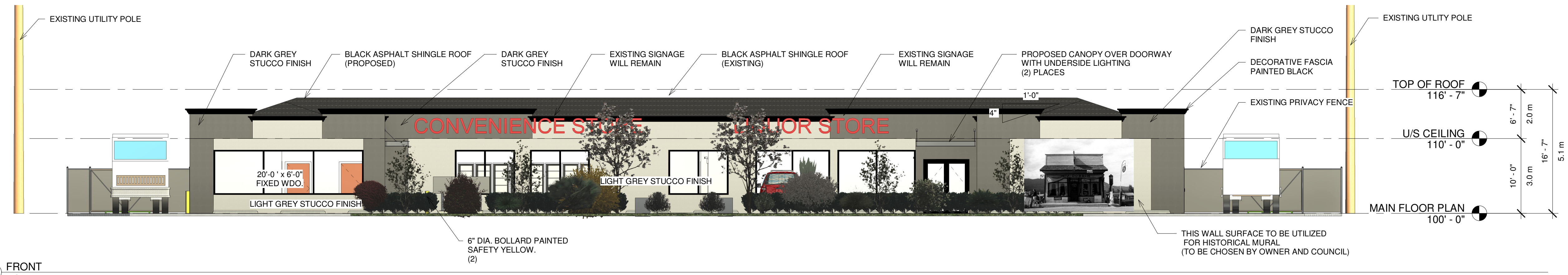
SITE / KEY PLAN
A0.0

GENERAL NOTES

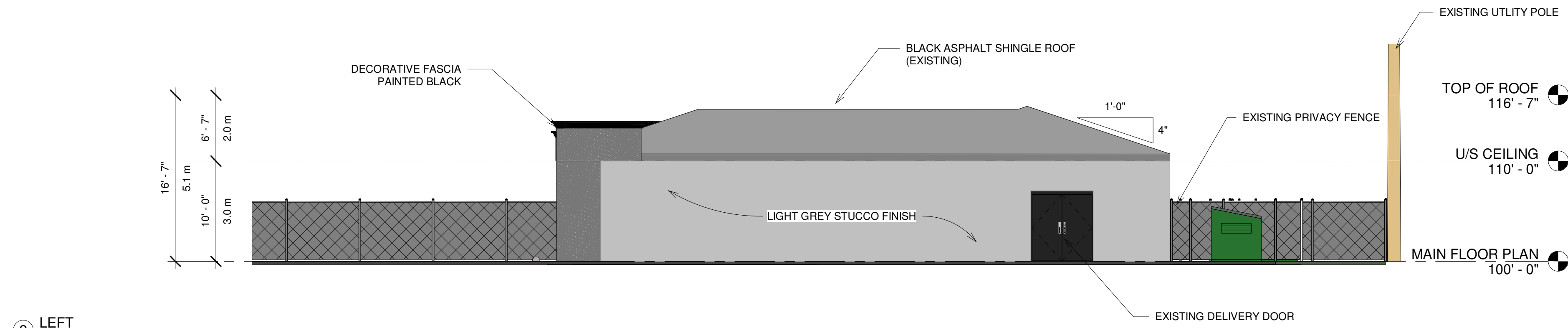
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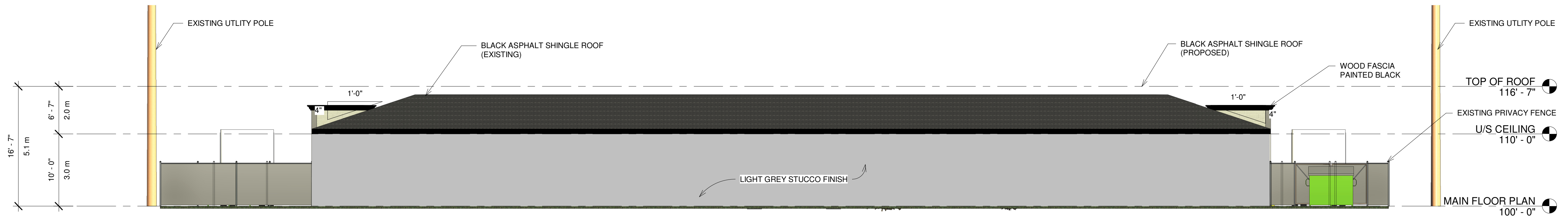
GARY JOHAL
 2961 GORMAN RD.
 Project number GJ-2021-11-01
 Date SEPTEMBER 01, 2022
 Drawn by RA
 Checked by GJ
 Scale 1/8" = 1'-0"



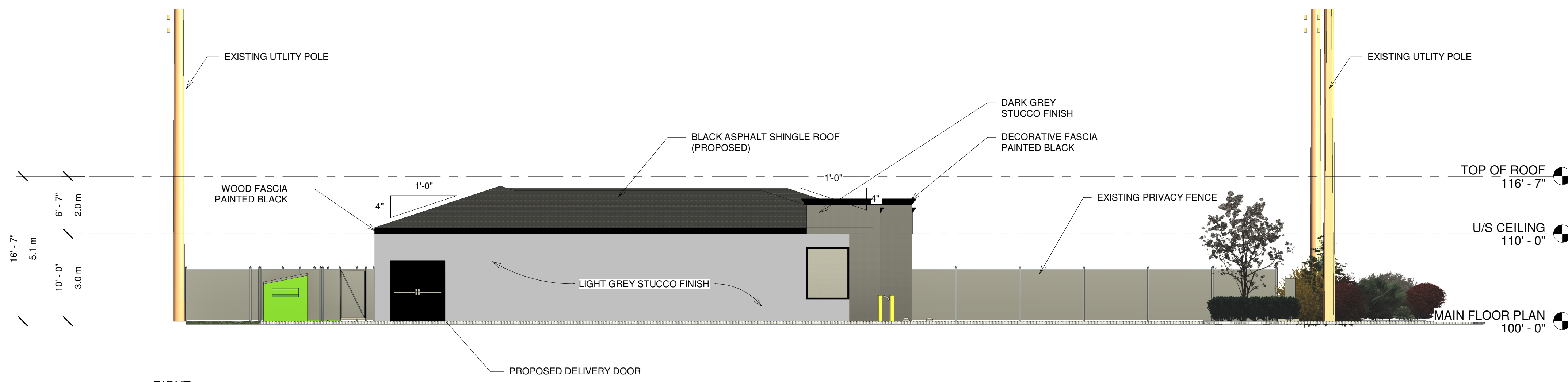
1 FRONT
1/8" = 1'-0"



2 LEFT
1/8" = 1'-0"



3 REAR
1/8" = 1'-0"



4 RIGHT
1/8" = 1'-0"

ELEVATIONS

A2.0

Schedule B

Cederholm's Contracting Ltd.
 296 Basset Street
 Penticton BC V2A 7V3
 +1 2504629042
 cederholmscontracting@gmail.com
 m
 cederholmscontractingltd.com
 GST/HST Registration No.:
 732747274
 Business Number 732747274

Estimate 1223



ADDRESS	DATE	TOTAL
Ron Alvord 2961 Gorman Rd West Kelowna	06/26/2023	\$25,311.52

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Construction	Removal of all existing landscape and disposal.	1	1,947.21	1,947.21
	Landscaping	Supply and install of 6 trees and 70 plants in planting soil to match design. Install of heavy weedmate and mulch around all planting areas. Install of composite edging to separate gardens to rock and compact area.	1	11,362.00	11,362.00
	Landscaping	Supply and install of 4' x 27' of compact gravel walkway. 2 yards granite chips on heavy weedmate.	1	448.00	448.00
	Landscaping	Supply and install of 1 zone irrigation line with new timer, irrigation box and valve. Blow off valve and master shut off.	1	2,457.00	2,457.00
	Landscaping	Landscape decorative rock 15'x97'. Supply and install of heavy weedmate and decorative rock to all other areas. 16 yards.	1	4,992.00	4,992.00
	Landscaping	Supply and install of 2 benches 4' wide. Benches are made of concrete and has been stamped to look like wood grain pattern.	1	2,900.00	2,900.00

SUBTOTAL 24,106.21
 GST @ 5% 1,205.31

TOTAL \$25,311.52

THANK YOU.

CITY OF WEST KELOWNA
 PLANNING DEPARTMENT

Schedule B

ATTACHMENT: **DP 22-28**

FILE NO.: **DP 22-28**



TAX SUMMARY

	RATE	TAX	NET
	GST @ 5%	1,205.31	24,106.21

Accepted By

Accepted Date