



**CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT
A 21-08 w/ Variance**

To: Kirstin Wakal
3792 Carrall Road
West Kelowna, BC
V4T 2C6

**ATTACHMENT 5 - A
21-08 w/Variations**

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:

DL 5060, ODYD. Except Plan 10694, 15774 & 15878 and DI 5069, ODYD, Except Plan 15878, 19238
(3716 Carrall Road)
3. This permit allows for a Carriage House to be located within the Agricultural Land Reserve in conjunction with a Subdivision and Non-Adhering Residential Use application under the Agricultural Land Commission regulations. The permit varies S.3.19.2 and S.3.19.9 of the Zoning Bylaw No. 0265 to **increase the size of a Carriage House from 90m² to 131m² and to include a patio greater than 0.6m in height** in accordance with the original building permit and site plans – dated February 28, 2008 attached as Schedule 'A'.
4. This permit is issued based on the understanding the Covenant registered on Title (LB386881) is to be discharged prior to variance permit issuance to recognize the actual use of an accessory dwelling on the property.
5. This permit is issued subject to Agricultural Land Commission (ALC) approval of a Non-Adhering Residential Use and Subdivision application in the Agricultural Land Reserve.
6. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit.
7. **This Permit is not a Building Permit.**
8. **This permit is not considered Subdivision approval. The applicant must apply for subdivision with the City's Development Engineering department once ALC approval has been granted.**
9. **This Permit is not a Highways Permit.**
10. **This Permit is not an Archaeology Permit.** 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.

AUTHORIZING RESOLUTION, NO (____) PASSED BY THE MUNICIPAL COUNCIL ON (_____).

ISSUED ON _____

Signed on _____

CORPORATE OFFICER

Schedules:

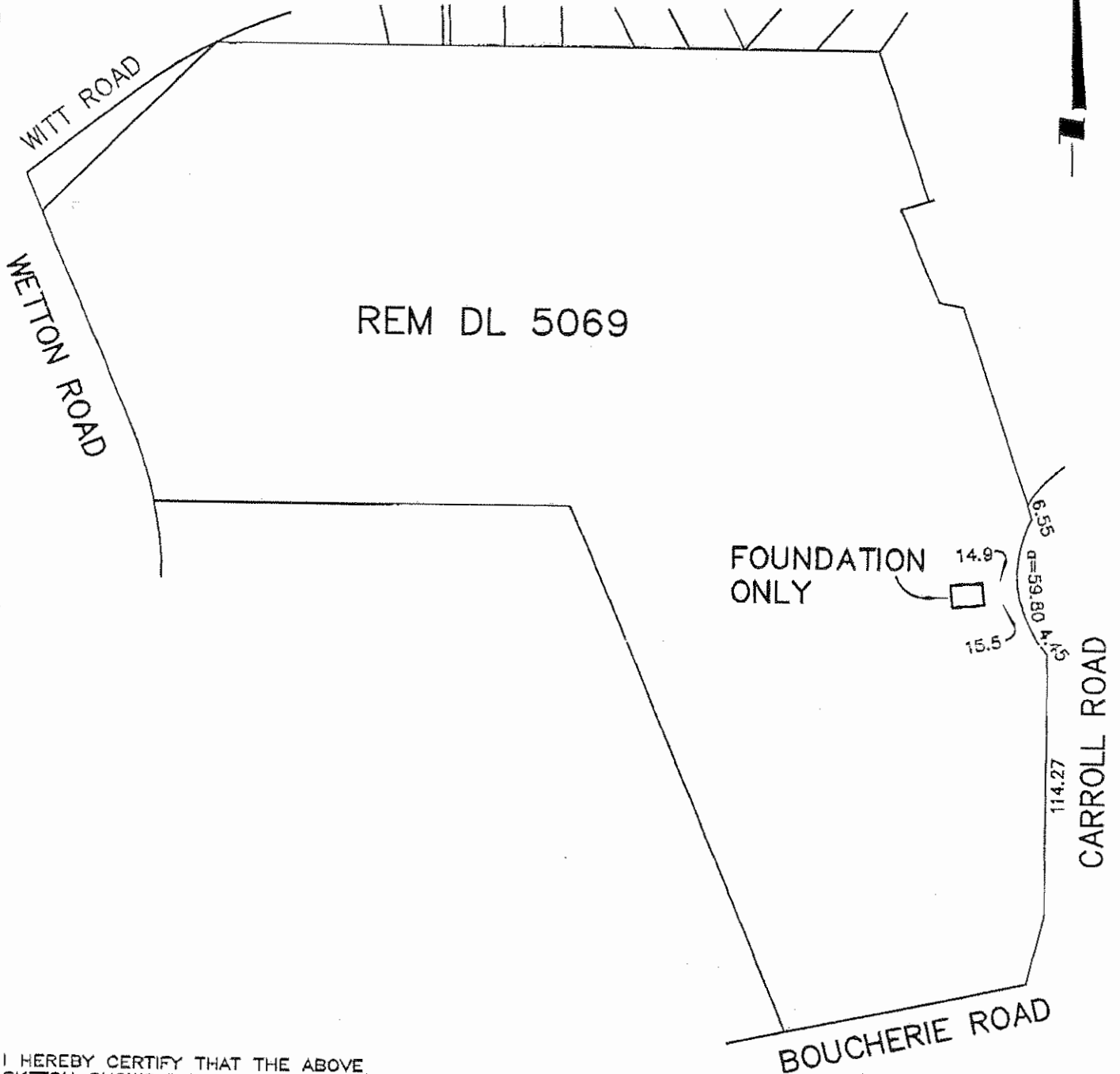
- A. Building and Site Plan (February 28, 2008)

DRAFT

B.C. LAND SURVEYORS CERTIFICATE OF LOCATION ON DISTRICT LOT 5069, ODYD EXCEPT PLANS 15878 AND 15878

CARROLL ROAD

5714



I HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND RELATIVE LOCATION OF THE BUILDINGS THEREON.

T.E. Ferguson

B.C.L.S., C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR AND/OR MORTGAGEE ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: RTC VENTURES

DATE: MAY 5, 2008

SCALE: 1:2500 METRES

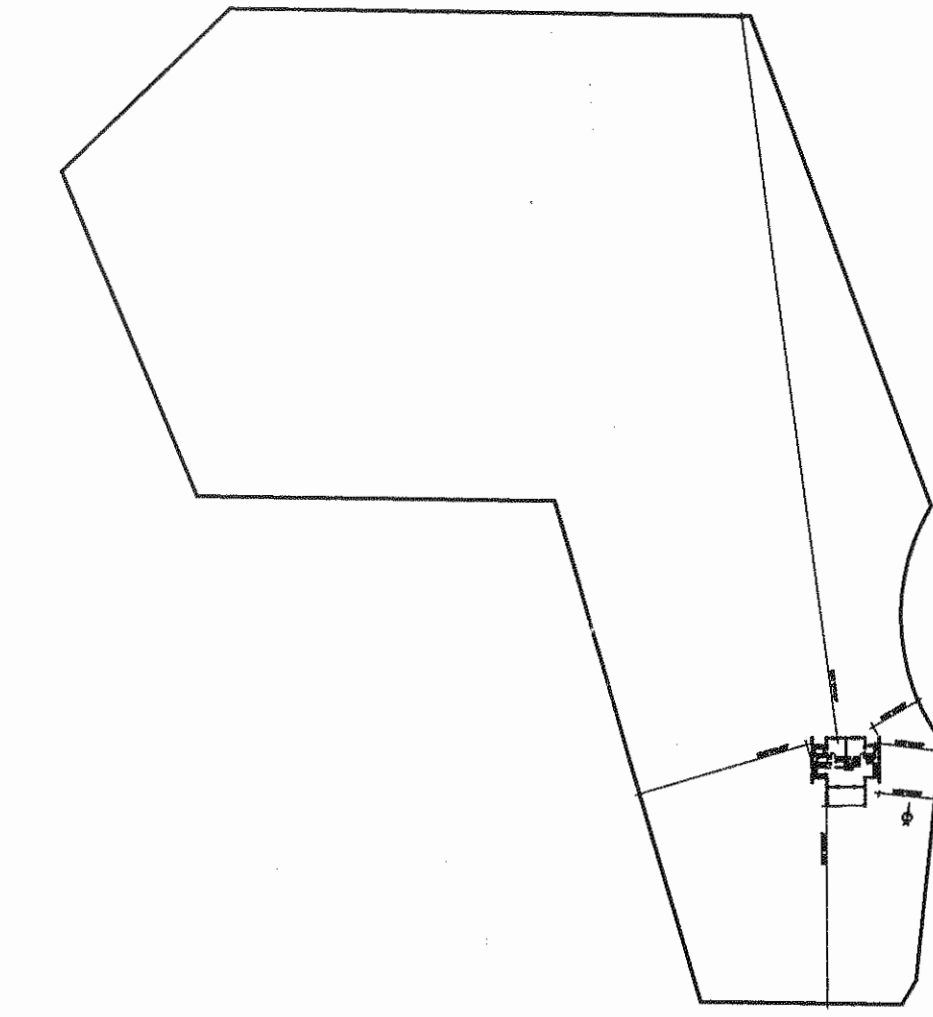
FILE: 18020

© T.E. FERGUSON LAND SURVEYING LTD.

T.E. Ferguson Land Surveying Ltd.
B.C. AND CANADA LAND SURVEYORS
215-1626 RICHTER STREET, KELOWNA, B.C.
TELEPHONE: (250) 763-3115
FAX: (250) 763-0321

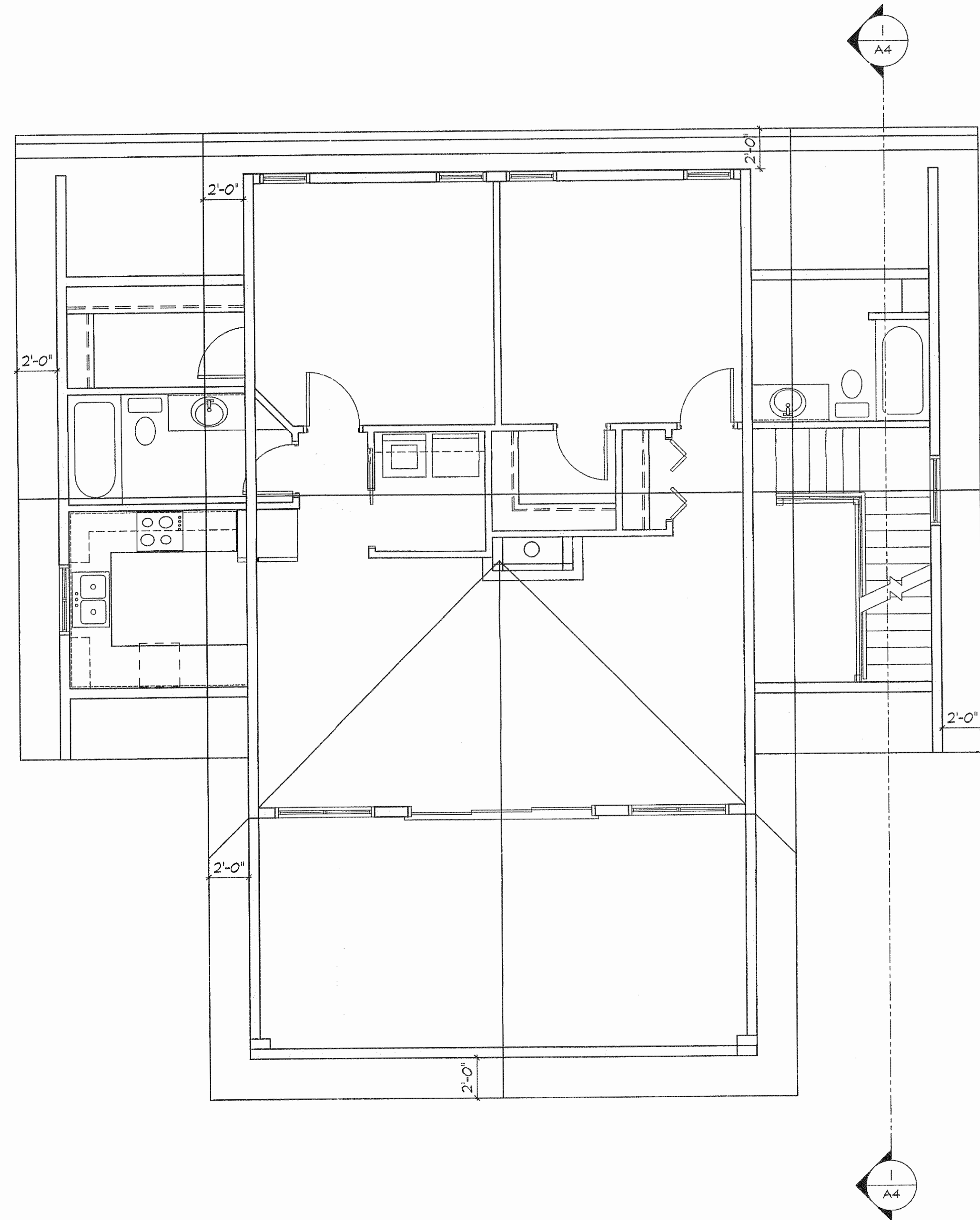
NOTE: THE UNDERSIGNED DISCLAIMS ANY LIABILITY WHATSOEVER FOR CLAIMS RESULTING FROM ANY VARIATIONS FROM THE SPECIFICATIONS INCLUDED HEREIN. IF CHANGES ARE CONTEMPLATED PLEASE CONTACT THE UNDERSIGNED. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES.

SITE CALCULATIONS:		LIST OF DRAWINGS:	
FLOOR AREAS:		ARCHITECTURAL DRAWINGS:	
LOWER FLOOR:	268 SQ. FT.	A1	SITE & ROOF PLAN
MAIN FLOOR:	1,143 SQ. FT.	A2	GARAGE & UPPER FLOOR PLANS
TOTAL LIVING AREA:	1,411 SQ. FT.	A3	ELEVATIONS
LOT SIZE:	25 ACRES	A4	SECTION
SITE COVERAGE:	MINIMAL		



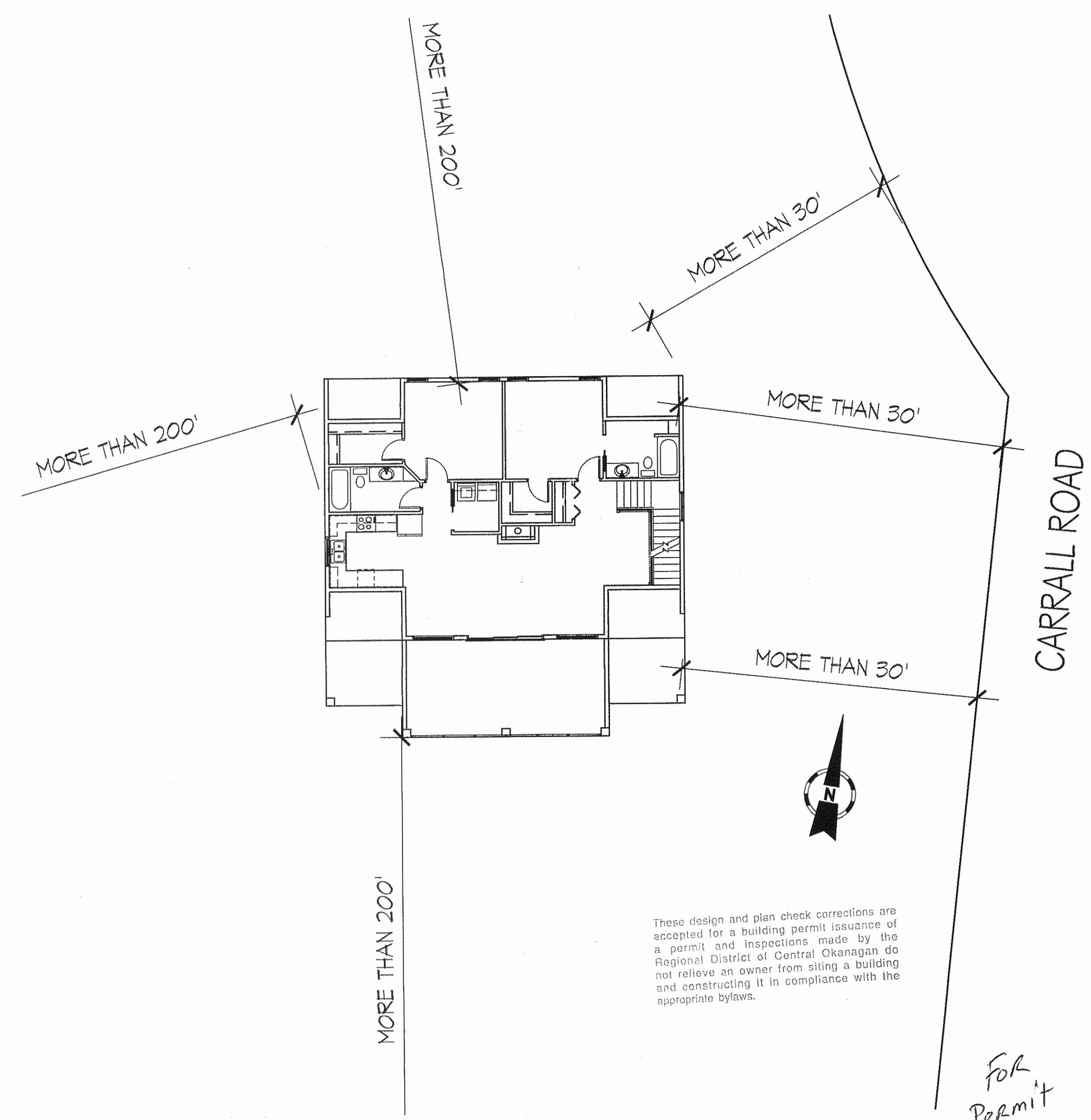
CONSTRUCTION DRAWINGS
ISSUED FEB. 29, 2008

5714



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

1 SITE PLAN
SCALE: N/A" = 1'-0"



3 SITE PLAN
SCALE: N/A" = 1'-0"

These design and plan check corrections are accepted for a building permit issuance of a permit and inspections made by the Regional District of Central Okanagan do not relieve an owner from siting a building and constructing it in compliance with the appropriate bylaws.

For Permit

PLOT DATE: 29-Feb-2008

VINTAGE
DESIGN LTD.
2128 CHILCOTTIN CRES. KELOWNA, B.C. V1Y 2N9 250-869-9345
E mail: jimilamb@shaw.ca

PROJECT: **TIMBERNEST HOMES**
SHEET TITLE: **SITE & ROOF PLAN**

CUSTOMER: WAKFAM INC.
CIVIC: DL 5069 EXCEPT PLANS 15878& 19238
LEGAL: WESTBANK BC. O.D.Y.D.

SCALE: 1/4" = 1'-0"
DATE: FEB. 28 2008
DRAWN BY: **JIM LAMB**
REVISED: N/A

SHEET: **A1**
OF: 4 SHEETS

NOTE: THE UNDERSIGNED DISCLAIMS ANY LIABILITY WHATSOEVER FOR CLAIMS RESULTING FROM ANY VARIATIONS FROM THE SPECIFICATIONS INCLUDED HEREIN. IF CHANGES ARE CONTEMPLATED PLEASE CONTACT THE UNDERSIGNED. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES.

5714
CONSTRUCTION DRAWINGS
ISSUED FEB. 29, 2008

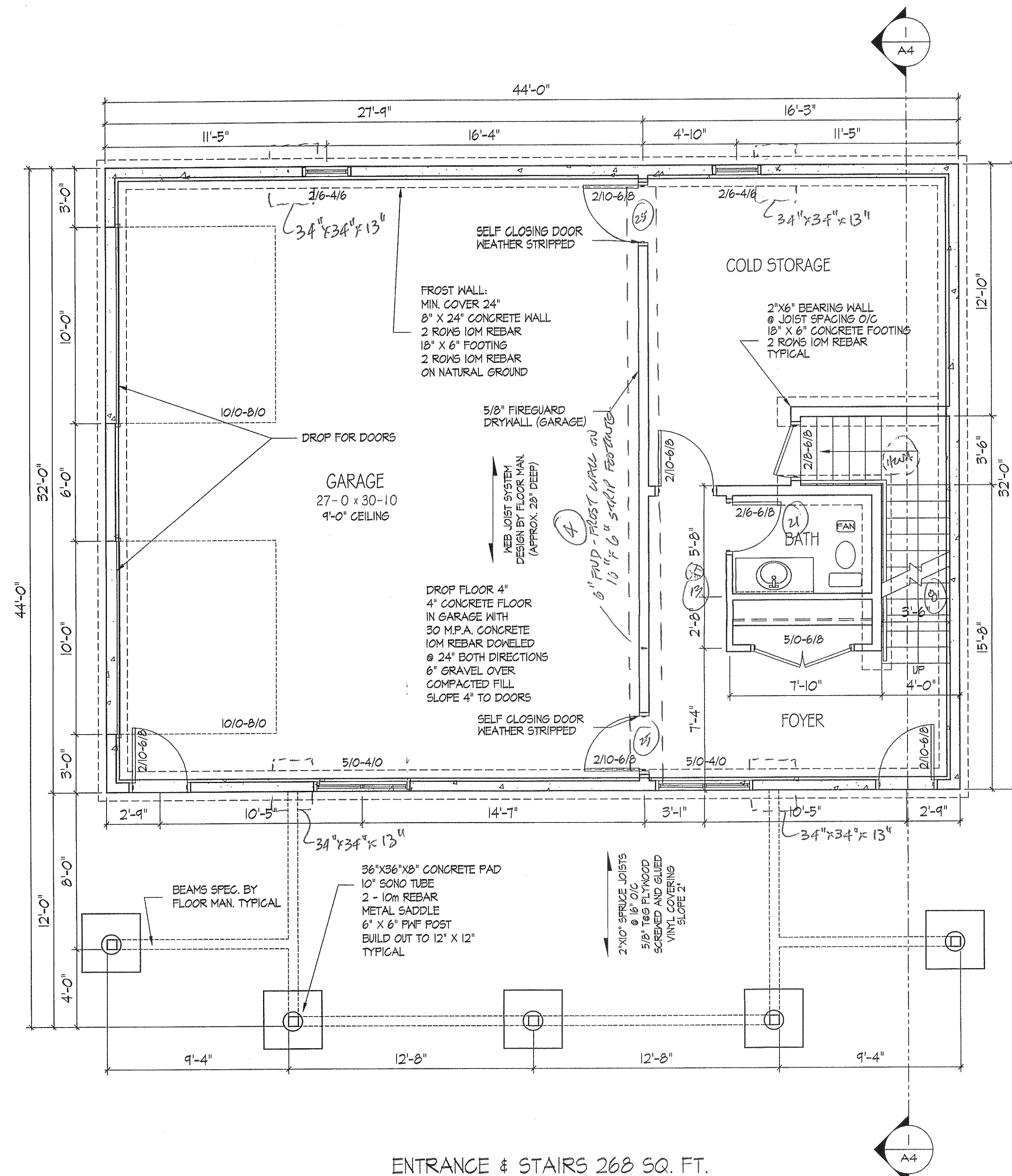
VINTAGE DESIGN LTD.
2128 CHILCOTIN CRES. KELOWNA, B.C. V1V 2N9 250-869-9945
E mail: jimilamb@shaw.ca

TIMBERNEST HOMES
PROJECT: GARAGE & UPPER FLOOR PLANS
SHEET TITLE: GARAGE & UPPER FLOOR PLANS

CUSTOMER: WAKFAM INC.
CIVIC: DL-5069 EXCEPT PLANS 15878& 19238
LEGAL: WESTBANK BC. O.D.Y.D.
SUBDIVISION:

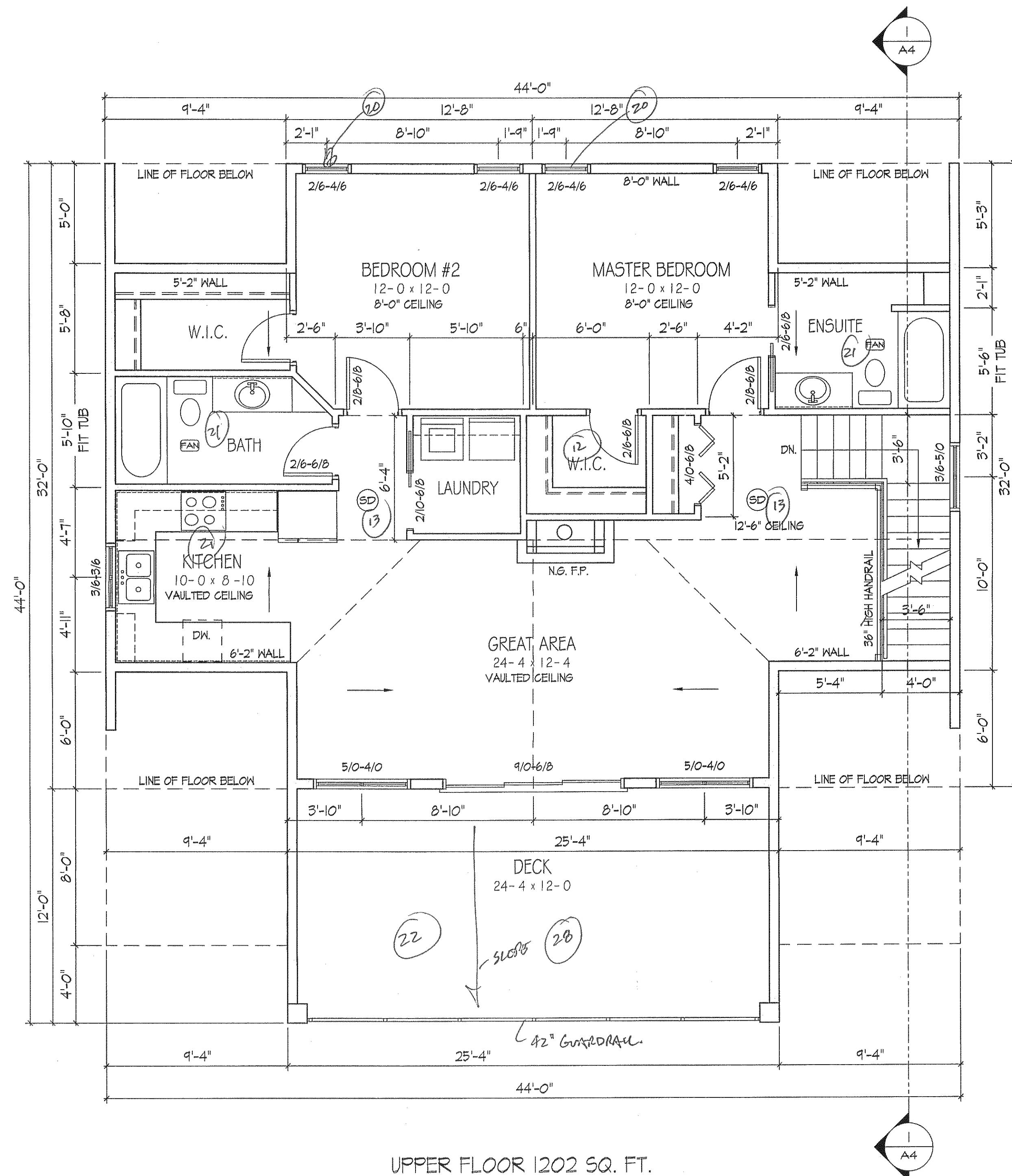
SCALE: 1/4" = 1'-0"
DATE: FEB. 28 2008
DRAWN BY: jim LAMB
REVISED: N/A

SHEET: A2
OF: 4 SHEETS



1 GARAGE PLAN
SCALE: 1/4" = 1'-0"

- PARTY GAS REQUIREMENTS
- MINIMUM TORSION CORSE
- CLEAR GRANULAR FILL
- 6 MIL POLY
- SEAL PERIMETER OF SLABS WITH FLEXIBLE SEALANT
- SEAL ALL PROTRUSIONS THRU CONCRETE SLABS



2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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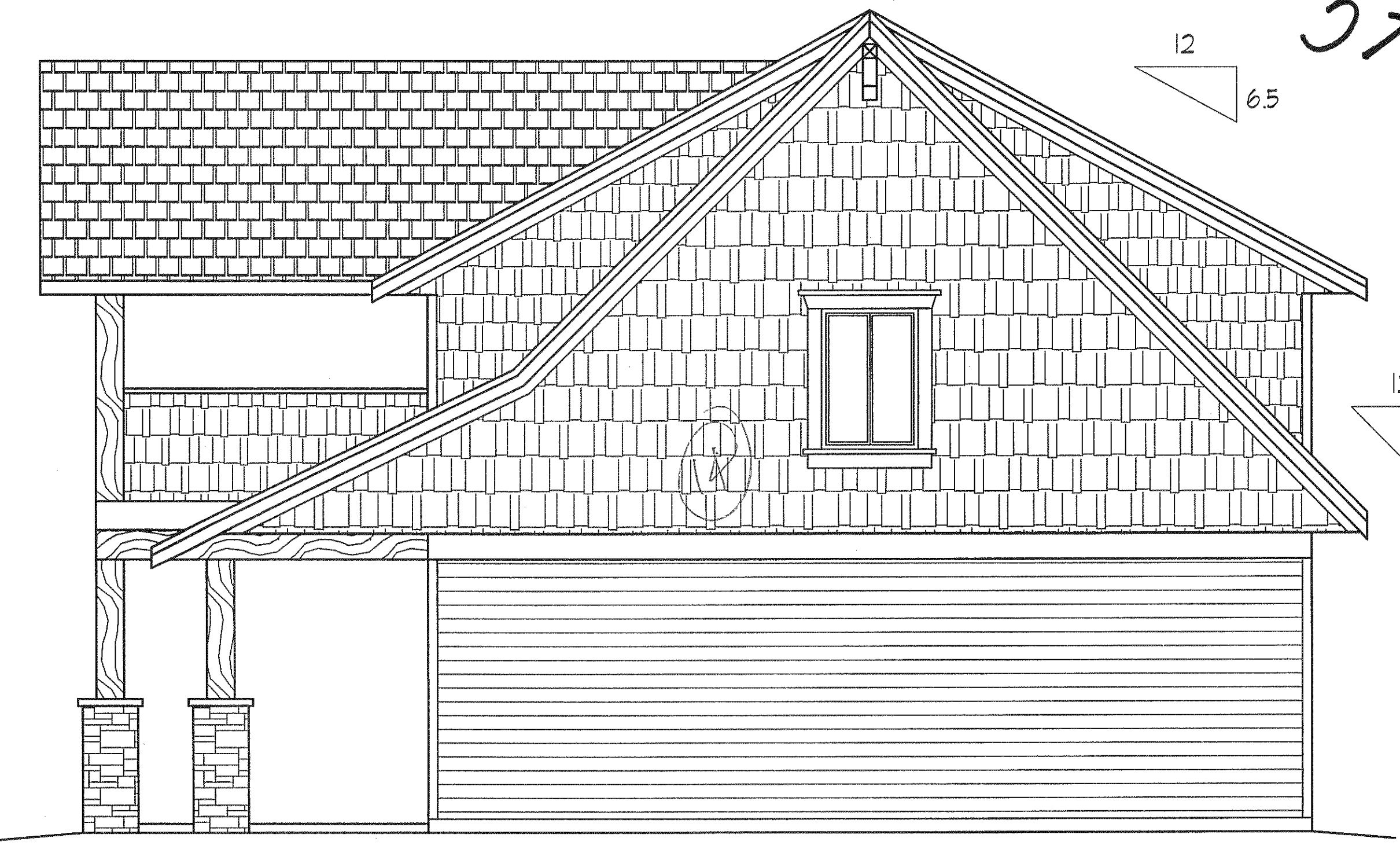
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CONSTRUCTION DRAWINGS ISSUED FEB. 29, 2008

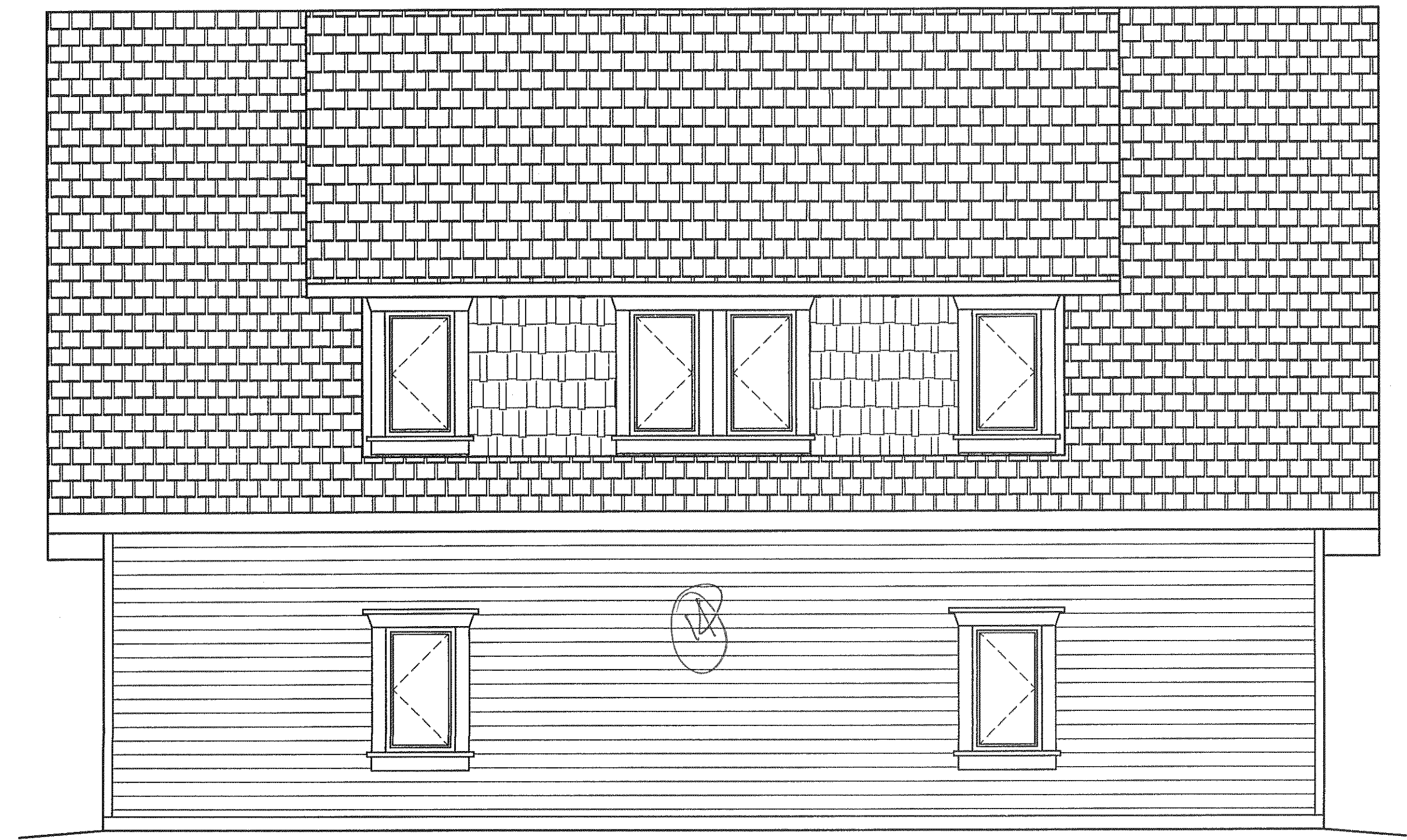
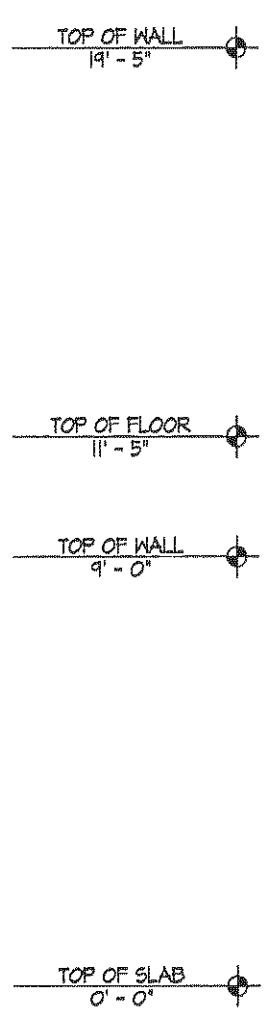
5714



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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VINTAGE DESIGN LTD.
2128 CHILCOTIN CRES. KELOWNA, B.C. V1V 2N9 250-868-9345
E mail: jim@vintage-shaw.ca 250-868-9447

PROJECT: TIMBERNEST HOMES
SHEET TITLE: ELEVATIONS

CUSTOMER: WAKEAM INC.
CIVIC: DL 5069 EXCEPT PLANS 15878& 19238
LEGAL: WESTBANK BC. O.D.Y.D

SCALE: 1/4" = 1'-0"
DATE: FEB. 28 2008
DRAWN BY: jim LAMB
REVISED: N/A

SHEET: A3
OF: 4 SHEETS

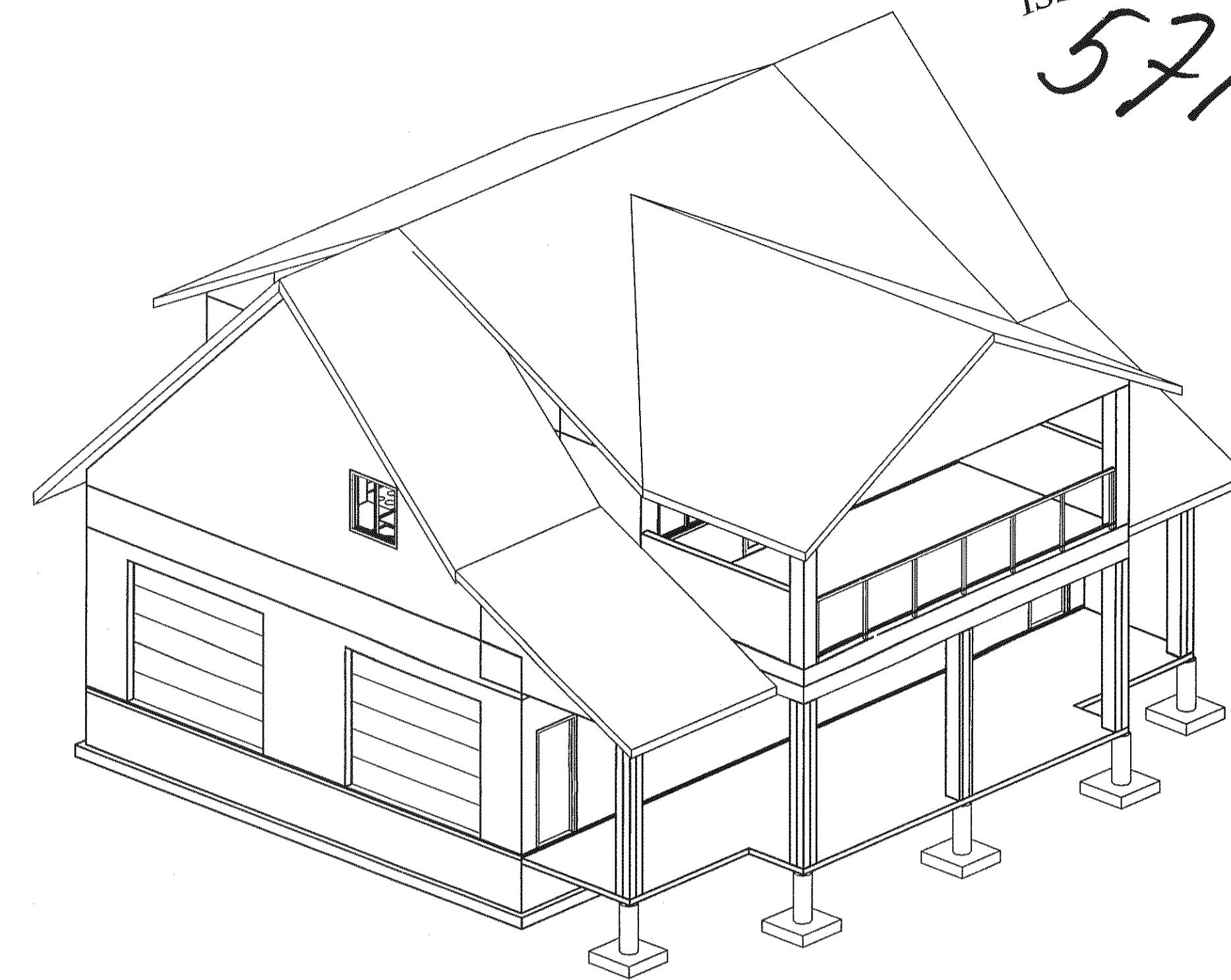
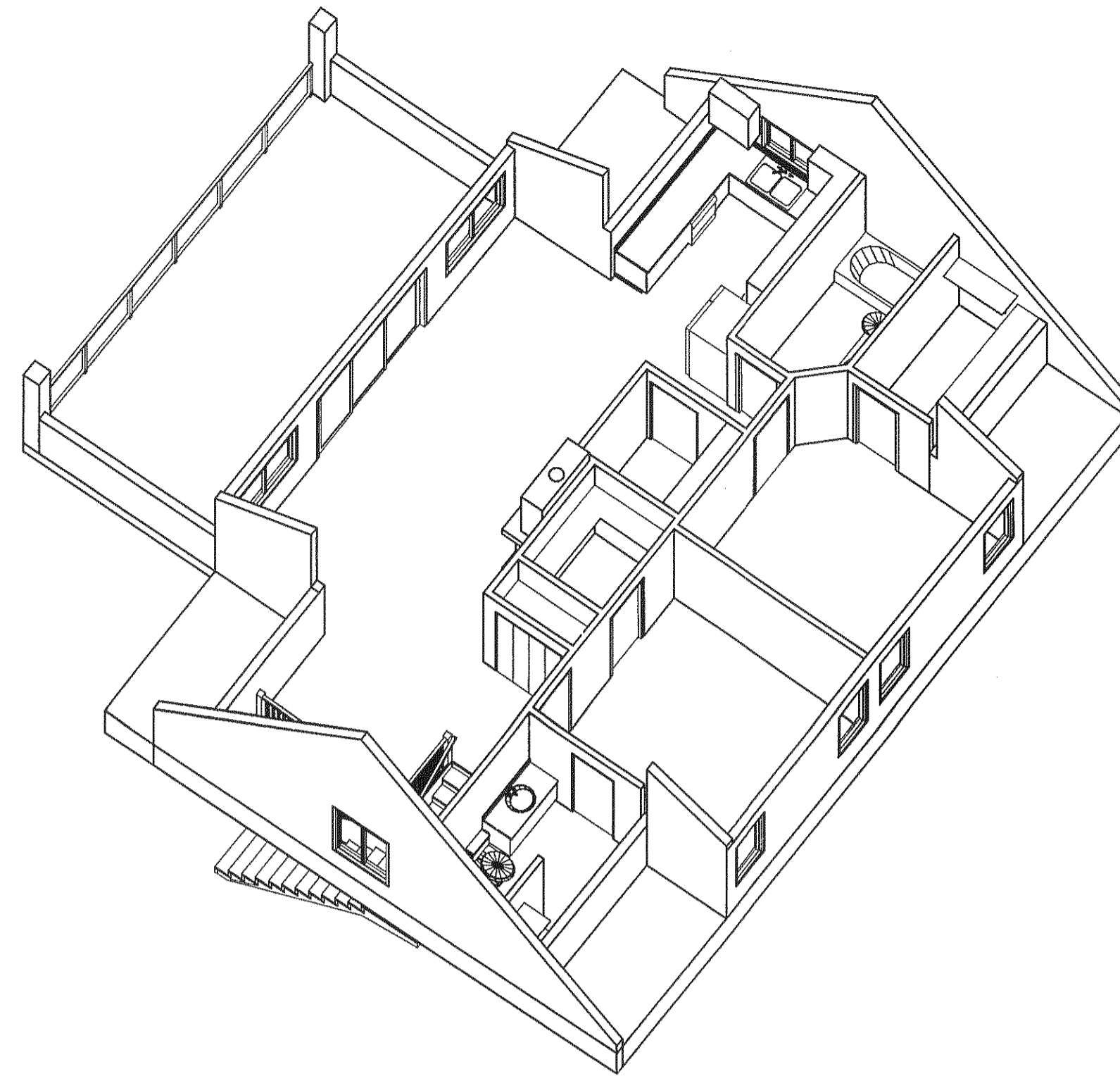
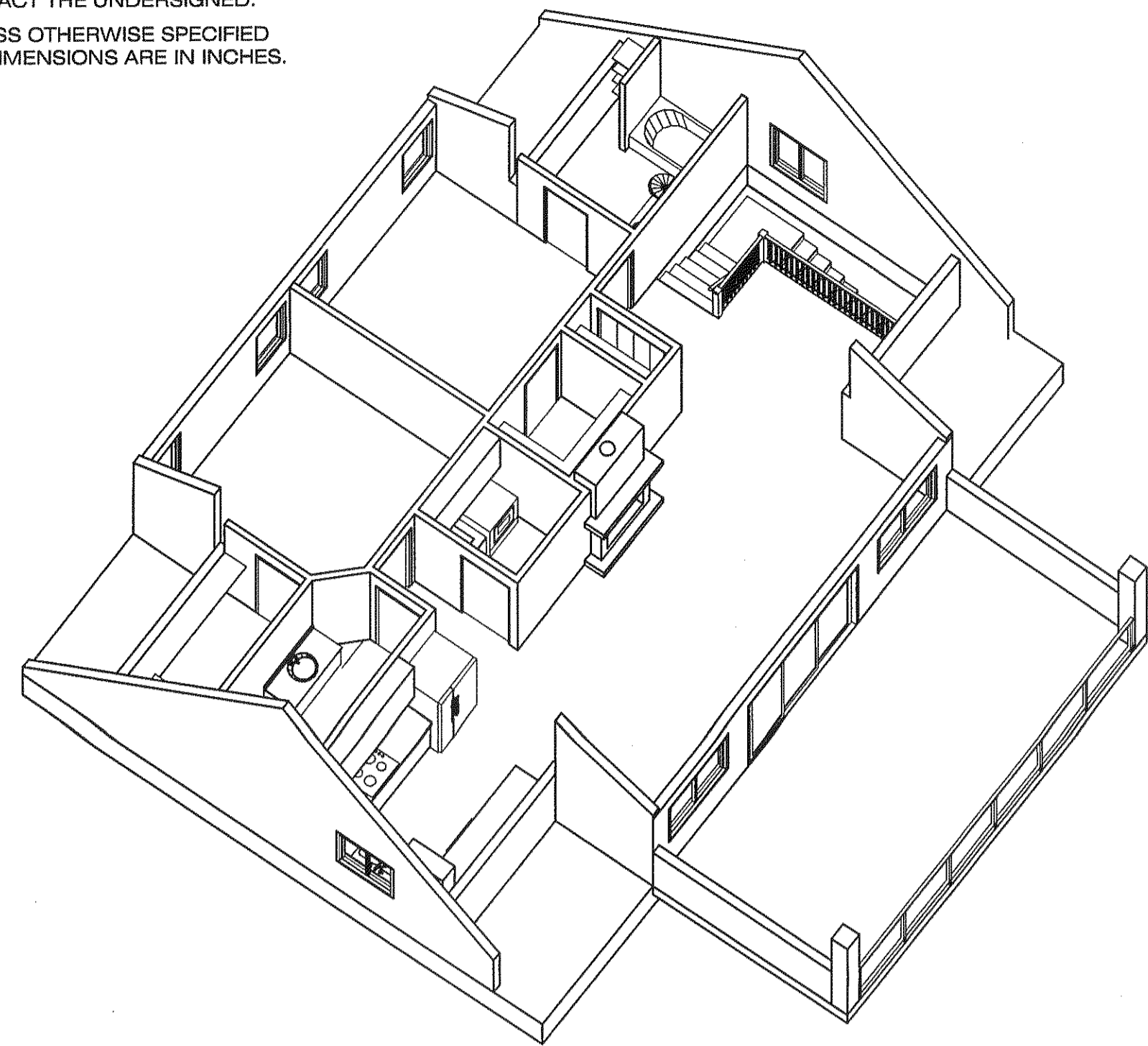
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IF CHANGES ARE CONTEMPLATED PLEASE CONTACT THE UNDERSIGNED.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES.

CONSTRUCTION DRAWINGS
ISSUED FEB. 29, 2008

5714



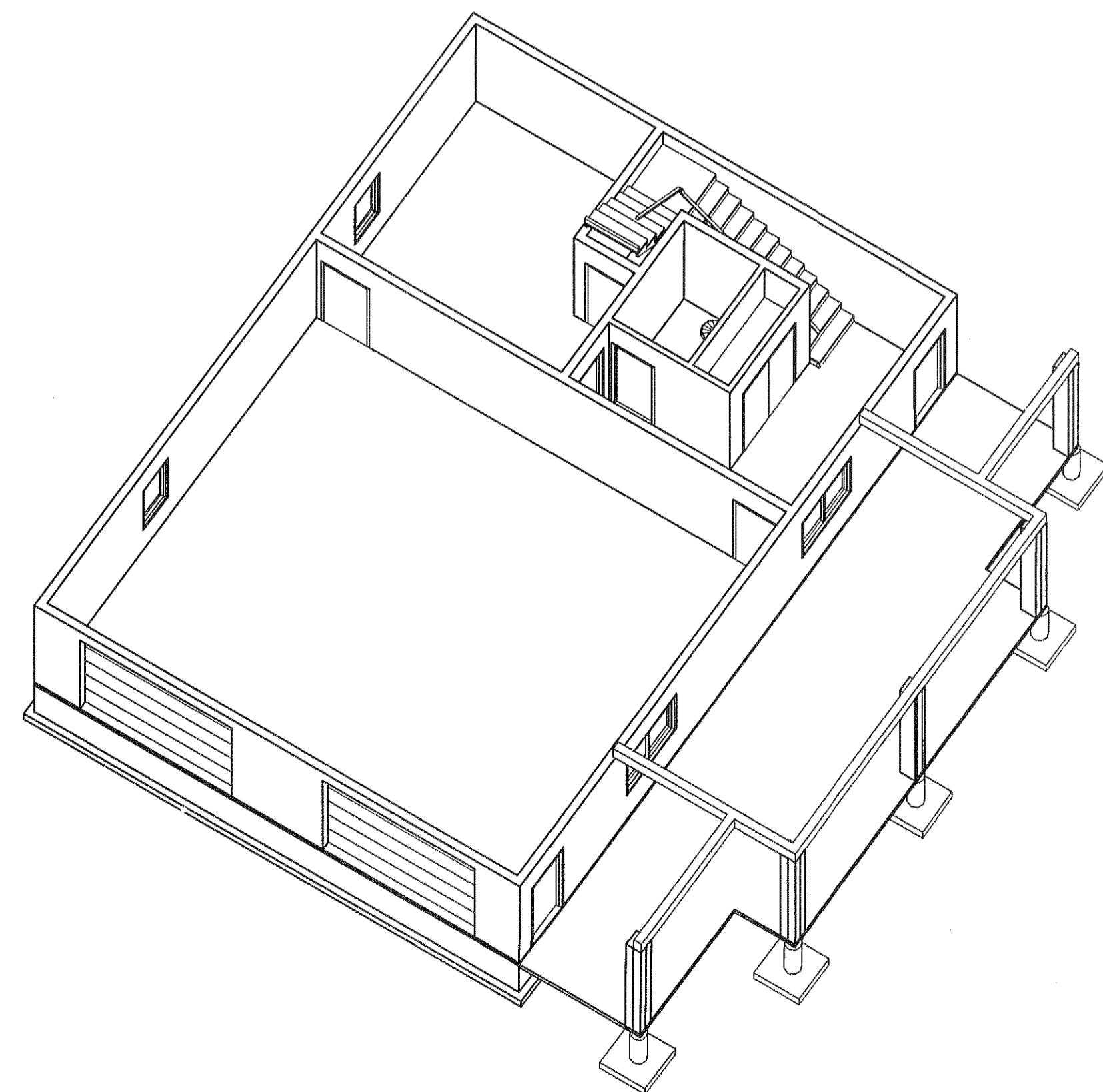
VINTAGE
DESIGN LTD.
2128 CHILCOTIN CRES. KELOWNA, B.C. V1V 2N9 250-869-9545
E mail: jimlamb@shaw.ca FAX: 250-868-9447

PROJECT: **TIMBERNEST HOMES**
SHEET TITLE: **SECTION**

CUSTOMER: **WAKFAM INC.**
CIVIC: **DL 5069 EXCEPT PLANS 15878& 19238**
LEGAL: **WESTBANK BC. O.D.Y.D**

SCALE: **1/4" = 1'-0"**
DATE: **FEB. 28 2008**
DRAWN BY: **jim LAMB**
REVISED: **N/A**

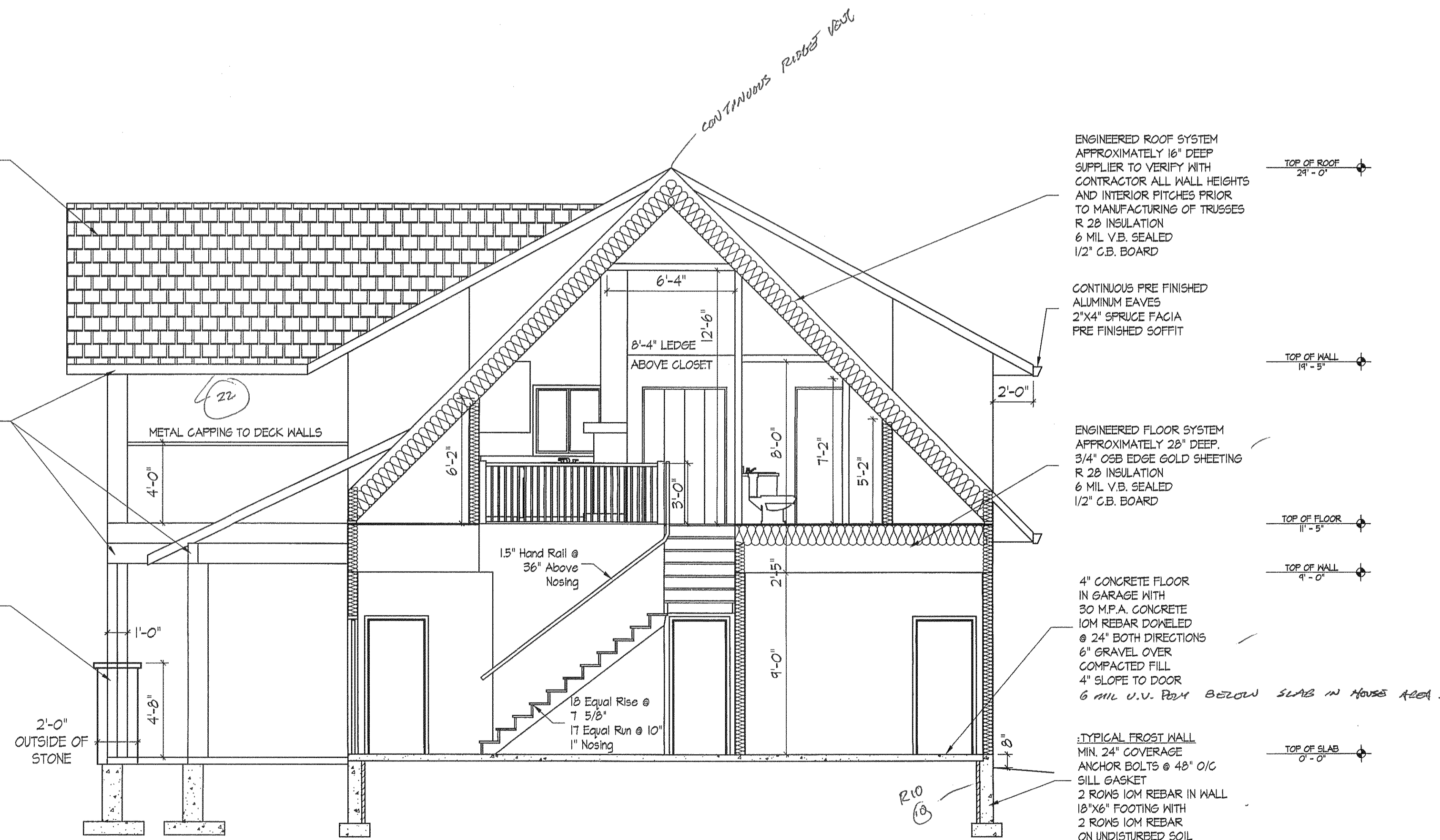
SHEET: **A4**
OF: **4** SHEETS



30 YEAR FIBERGLASS SHINGLES
BUILDING PAPER AS PER MAN. SPECS.
7/16" OSB SHEETING
1" CLIPS
SUPPLY VENTING PER CODE

ALL BEAM SIZES SUPPLIED
BY FLOOR AND ROOF MAN.

TYPICAL POST:
3 @ 2" X 6" PWF
METAL SADDLE
BUILT OUT TO 12" X 12"
10" SOND TUBE
36" X 36" X 8" PAD FOOTING
25 MPA CONCRETE
WITH 3 - 10M REBAR
BOTH DIRECTIONS
CULTURED STONE INSTALLED
AS PER MAN. SPECIFICATIONS



ENGINEERED ROOF SYSTEM
APPROXIMATELY 16" DEEP
SUPPLIER TO VERIFY WITH
CONTRACTOR ALL WALL HEIGHTS
AND INTERIOR PITCHES PRIOR
TO MANUFACTURING OF TRUSSES
R 28 INSULATION
6 MIL V.B. SEALED
1/2" G.B. BOARD

CONTINUOUS PRE FINISHED
ALUMINUM EAVES
2'X4" SPRUCE FACIA
PRE FINISHED SOFFIT

ENGINEERED FLOOR SYSTEM
APPROXIMATELY 28" DEEP
3/4" OSB EDGE GOLD SHEETING
R 28 INSULATION
6 MIL V.B. SEALED
1/2" G.B. BOARD

4" CONCRETE FLOOR
IN GARAGE WITH
30 MPA CONCRETE
10M REBAR DOWNED
@ 24" BOTH DIRECTIONS
6" GRAVEL OVER
COMPACTED FILL
4" SLOPE TO DOOR

TYPICAL FROST WALL
MIN. 24" COVERAGE
ANCHOR BOLTS @ 48" O/C
SILL GASKET
2 ROWS 10M REBAR IN WALL
18"X6" FOOTING WITH
2 ROWS 10M REBAR
ON UNDISTURBED SOIL
25 MPA CONCRETE
THERMAL BREAK AT SLAB

RADON GAS REQUIREMENTS
MINIMUM 100ZPA COARSE
CLEAN GRANULAR FILL
3 MIL POLY
SEAL PERIMETER OF SLABS
WITH FLEXIBLE SEALANT
SEAL ALL PROTRUSIONS THRU CONCRETE
SLABS

1 SECTION
SCALE: 1/4" = 1'-0"

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