



**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 90m<sup>2</sup> to 131m<sup>2</sup> 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:

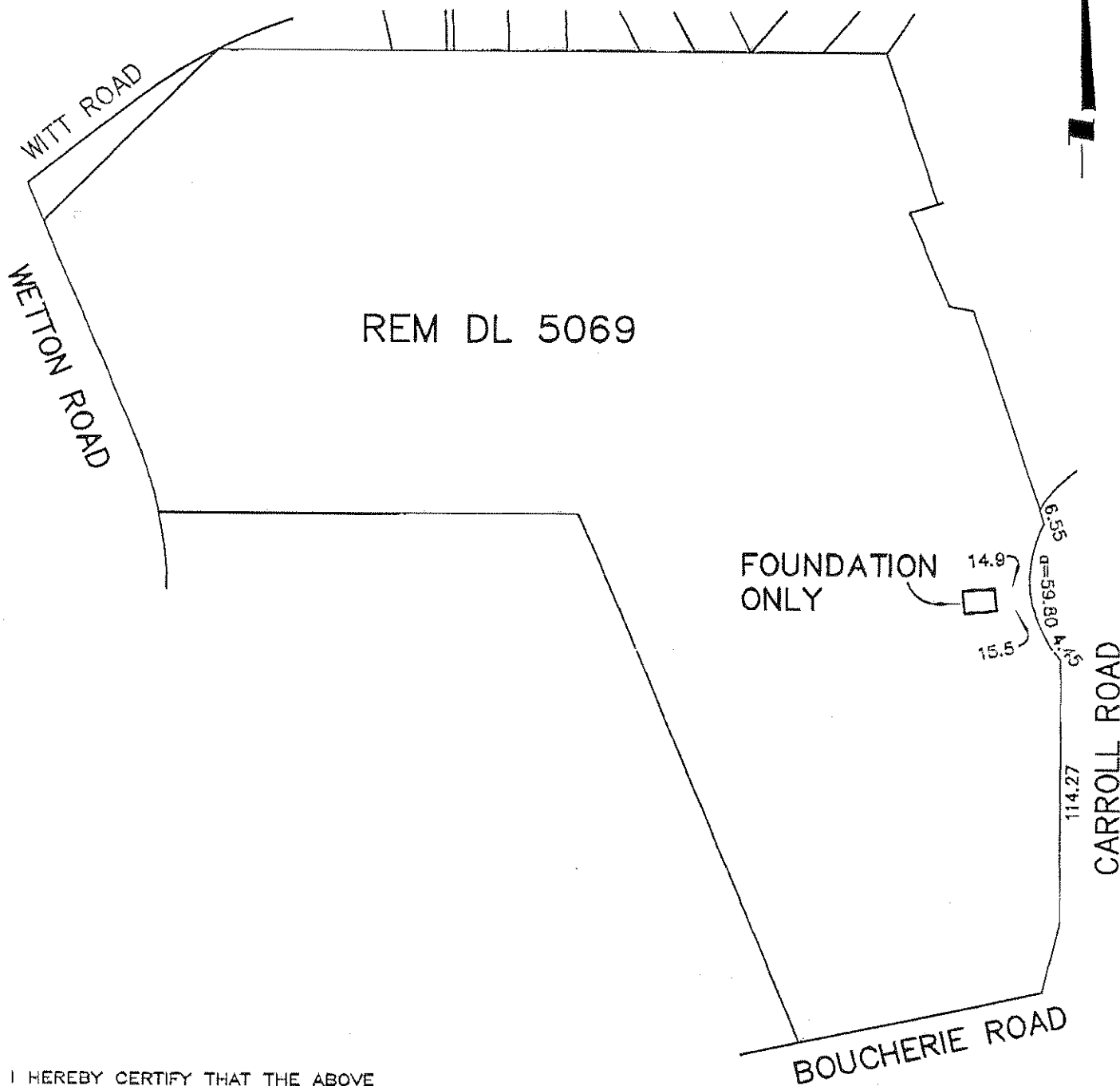
- A. Building and Site Plan (February 28, 2008)

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.

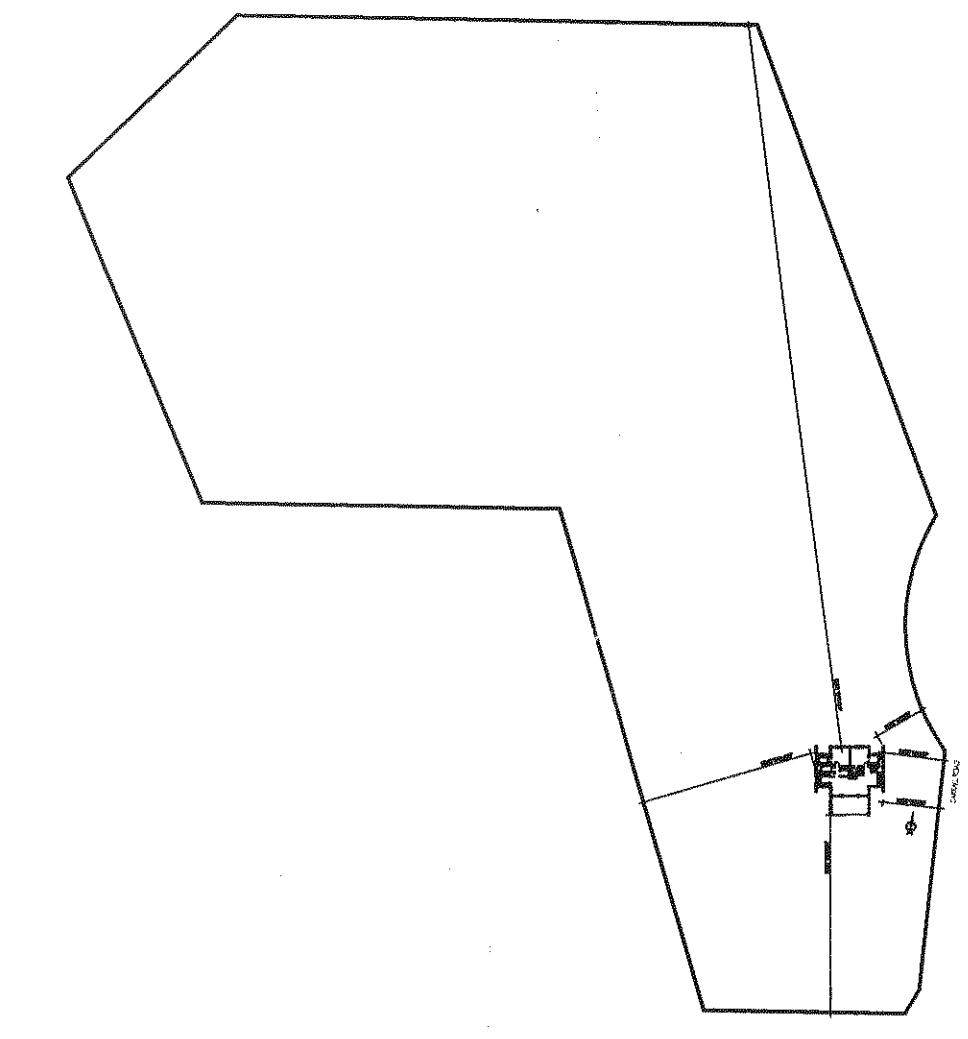
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

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		T.E. Ferguson Land Surveying Ltd. B.C. AND CANADA LAND SURVEYORS 216-1526 RICHTER STREET, KELOWNA, B.C. TELEPHONE: (250) 763-3115 FAX: (250) 763-0321
DATE: MAY 5, 2008		
SCALE: 1:2500 METRES		
FILE: 18020		
©T.E. FERGUSON LAND SURVEYING LTD.		

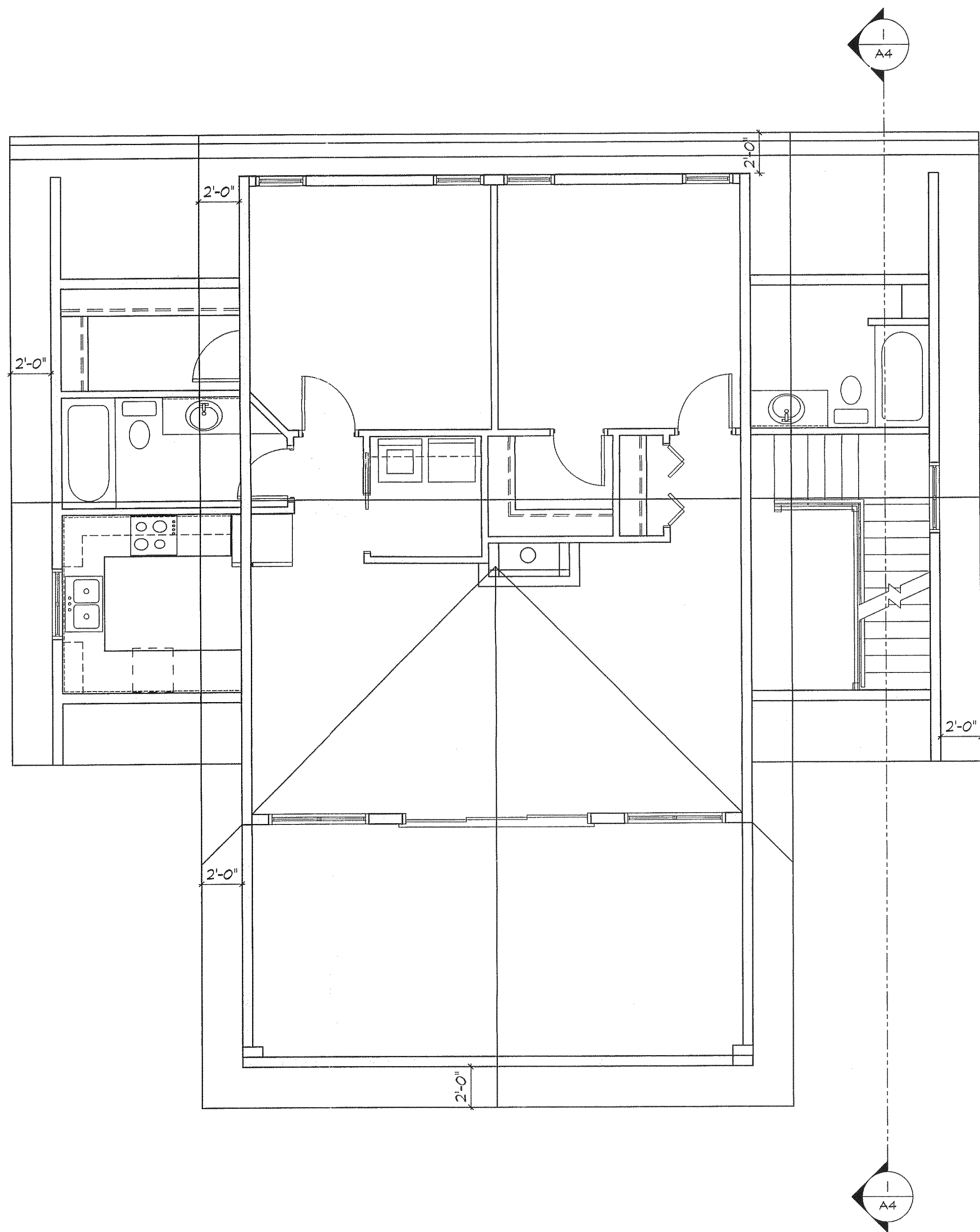
NOTE: THE UNDERSIGNED DISCLAIMS ANY LIABILITY WHATSOEVER FOR CLAIMS RESULTING FROM ANY VARIATIONS FROM THE SPECIFICATIONS INCLUDED HEREIN. IF CHANGES ARE CONTEMPLATED PLEASE CONTACT THE UNDERSIGNED. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN INCHES.

SITE CALCULATIONS:		LIST OF DRAWINGS:	
<b>FLOOR AREAS:</b>		<b>ARCHITECTURAL DRAWINGS:</b>	
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
		A4	SECTION
LOT SIZE:	25 ACRES		
SITE COVERAGE:	MINIMAL		



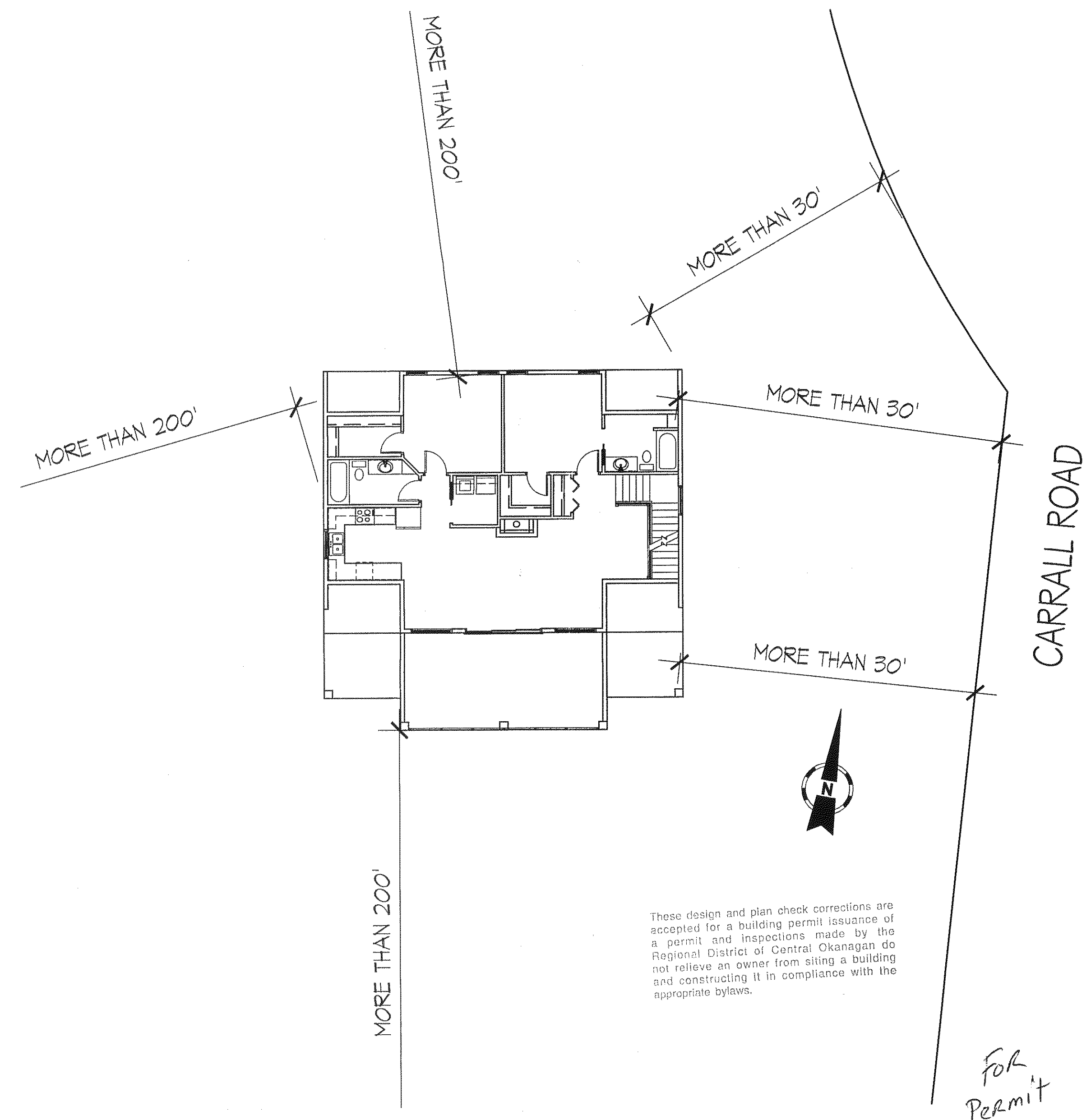
CONSTRUCTION DRAWINGS  
ISSUED FEB. 29, 2008  
**5714**

**VINTAGE**  
DESIGN LTD.  
2128 CHILCOTIN CRES. KELOWNA, B.C. V1V 2N9 250-869-9945  
E mail: jimlamb@shaw.ca FAX 250-868-9447



**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

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

CUSTOMER: WAKFAM INC.  
CIVIC: DL 5069 EXCEPT PLANS 1587& 19238  
SUBDIVISION: WESTBANK BC. O.D.Y.D.

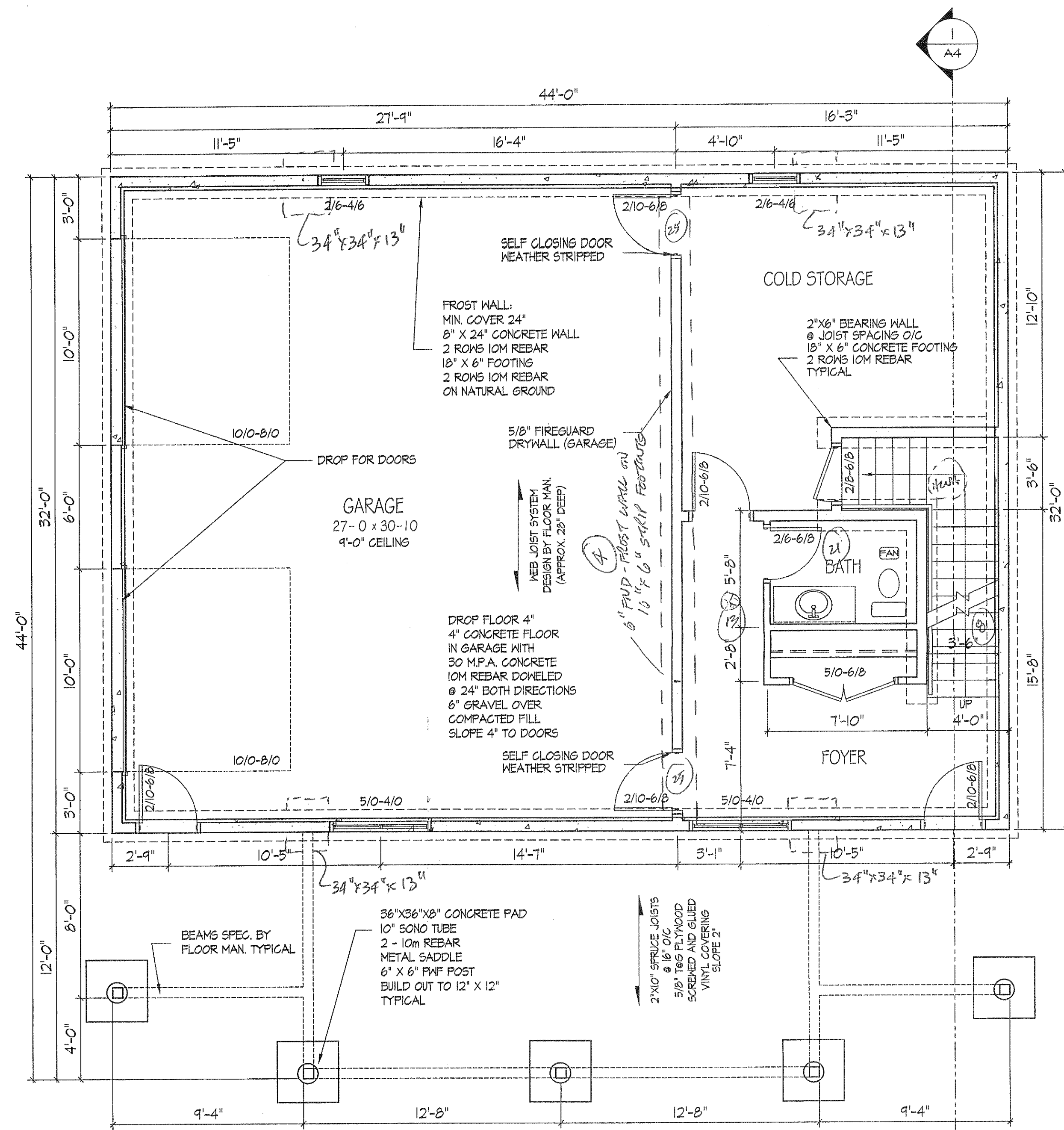
SCALE: 1/4" = 1'-0"  
DATE: FEB 28 2008  
DRAWN BY: **Jim LAMB**  
REVISED: N/A

SHEET: **A1**  
OF: 4 SHEETS

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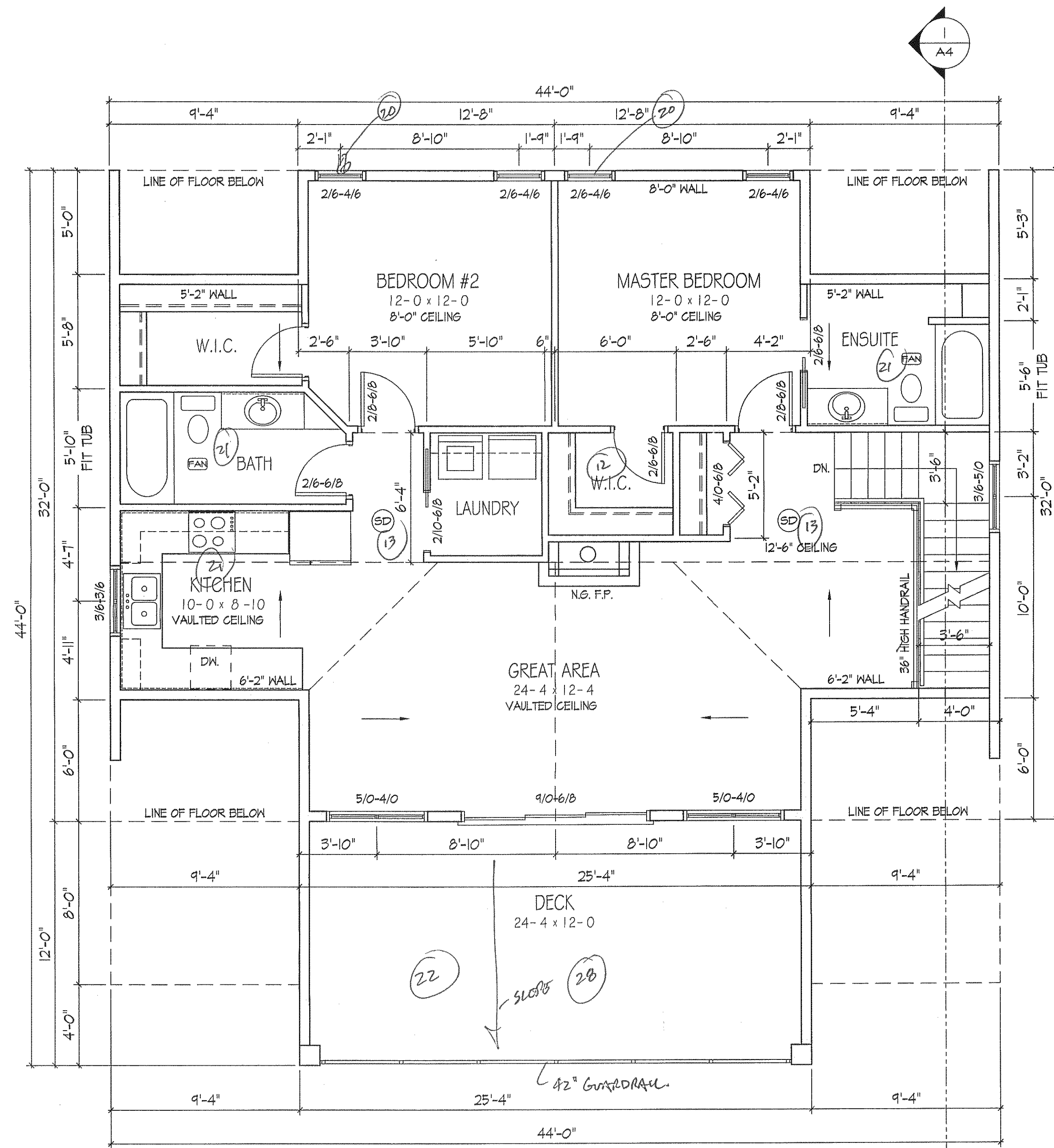
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 ISSUED FEB. 29, 2008

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ENTRANCE & STAIRS 268 SQ. FT.  
 UPPER FLOOR 1143 SQ. FT.  
 TOTAL LIVING AREA = 1411 SQ. FT.

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



UPPER FLOOR 1202 SQ. FT.  
 STAIRS SUBTRACT 59 SQ. FT.  
 UPPER FLOOR 1143 SQ. FT.

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

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

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PLOT DATE: 29-Feb-2008

PROJECT: **TIMBERNEST HOMES**  
 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

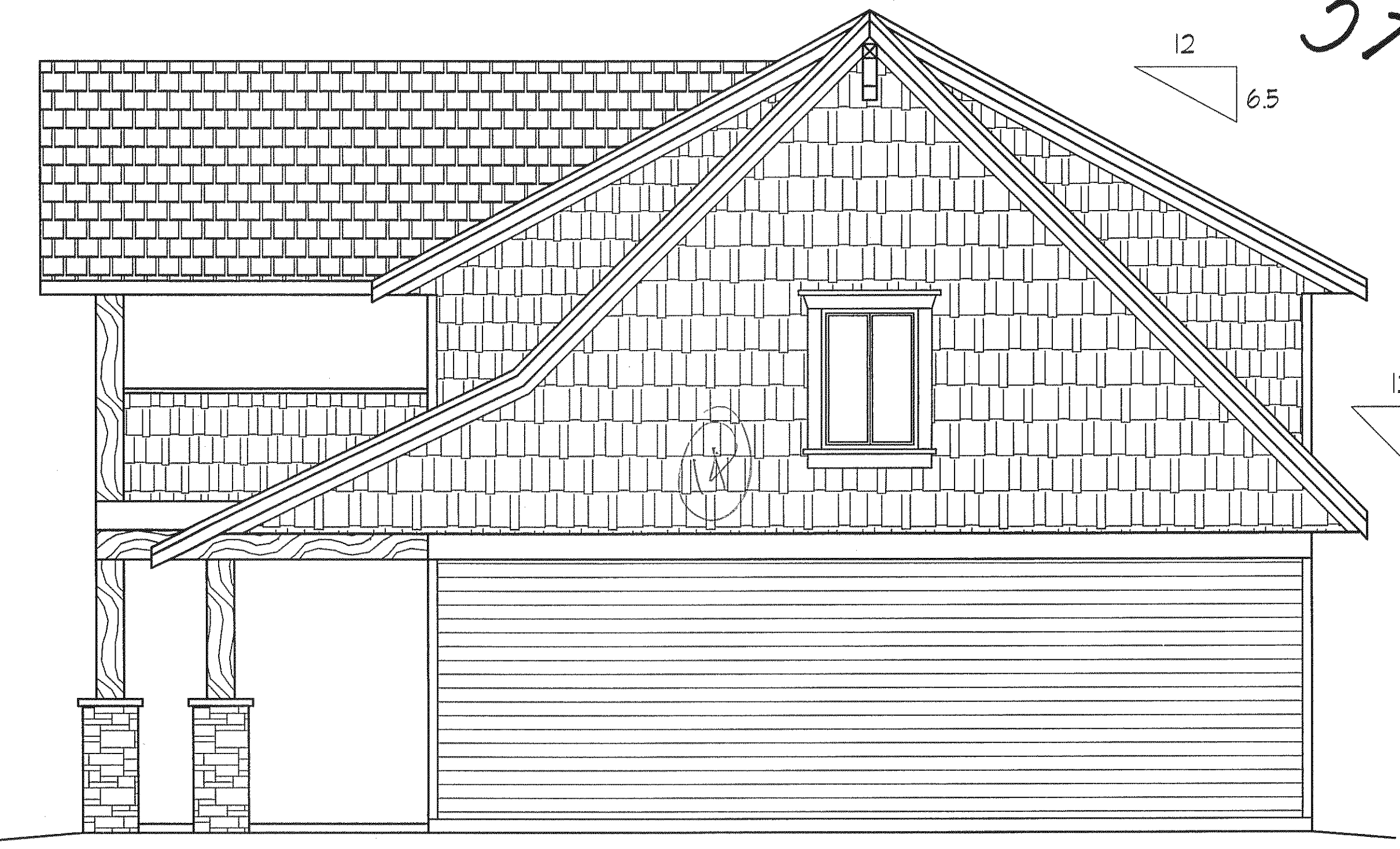
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CONSTRUCTION DRAWINGS ISSUED FEB. 29, 2008

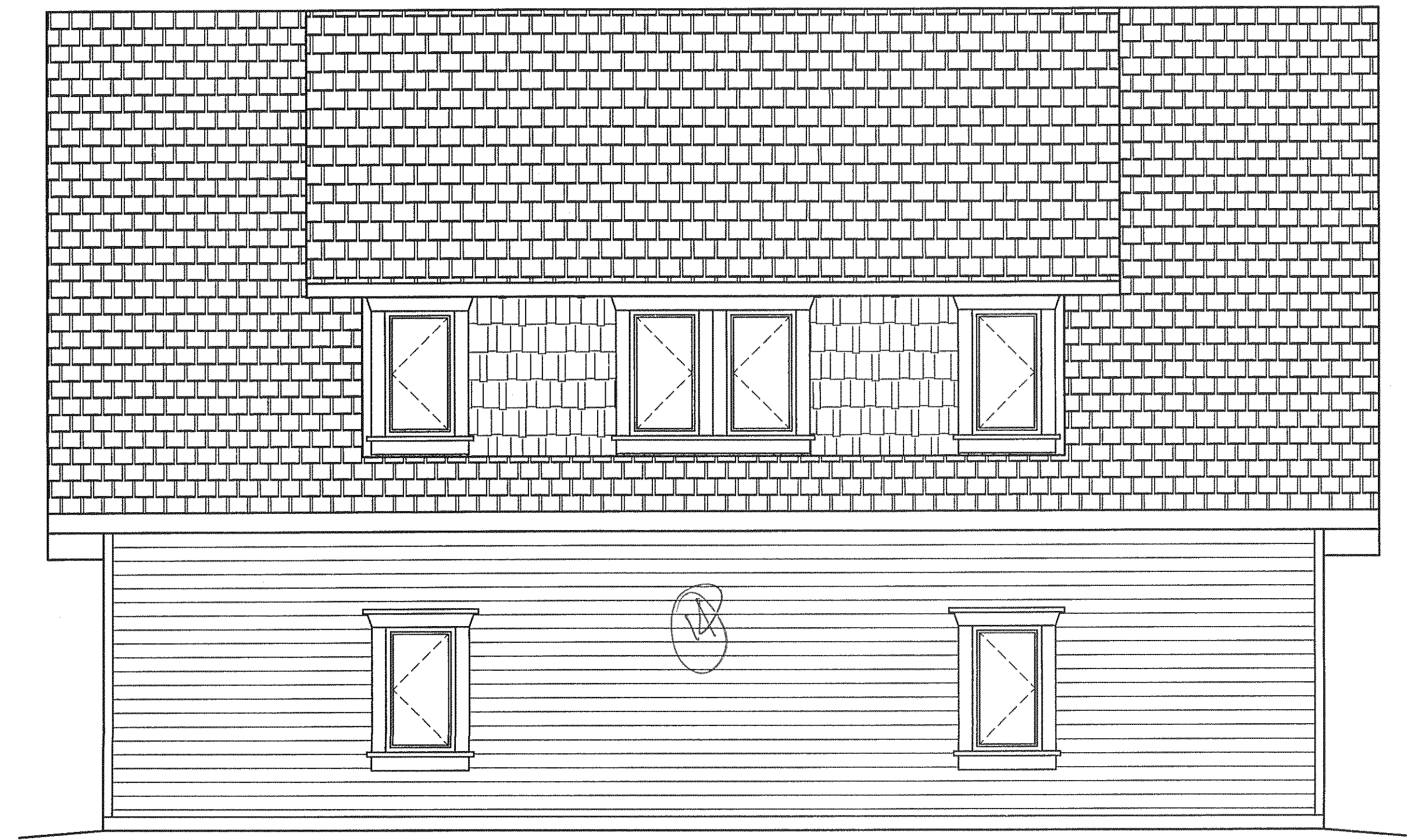
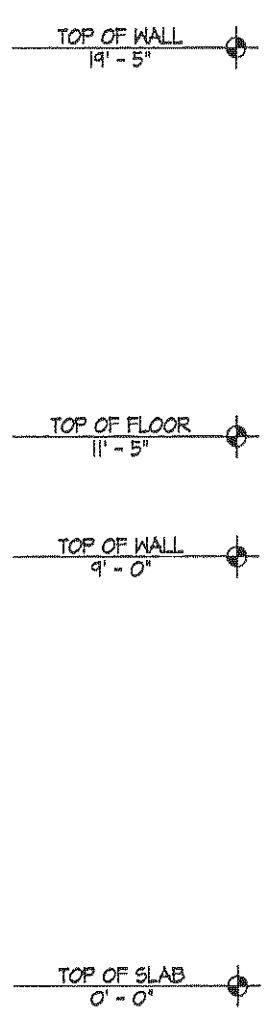
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1 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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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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

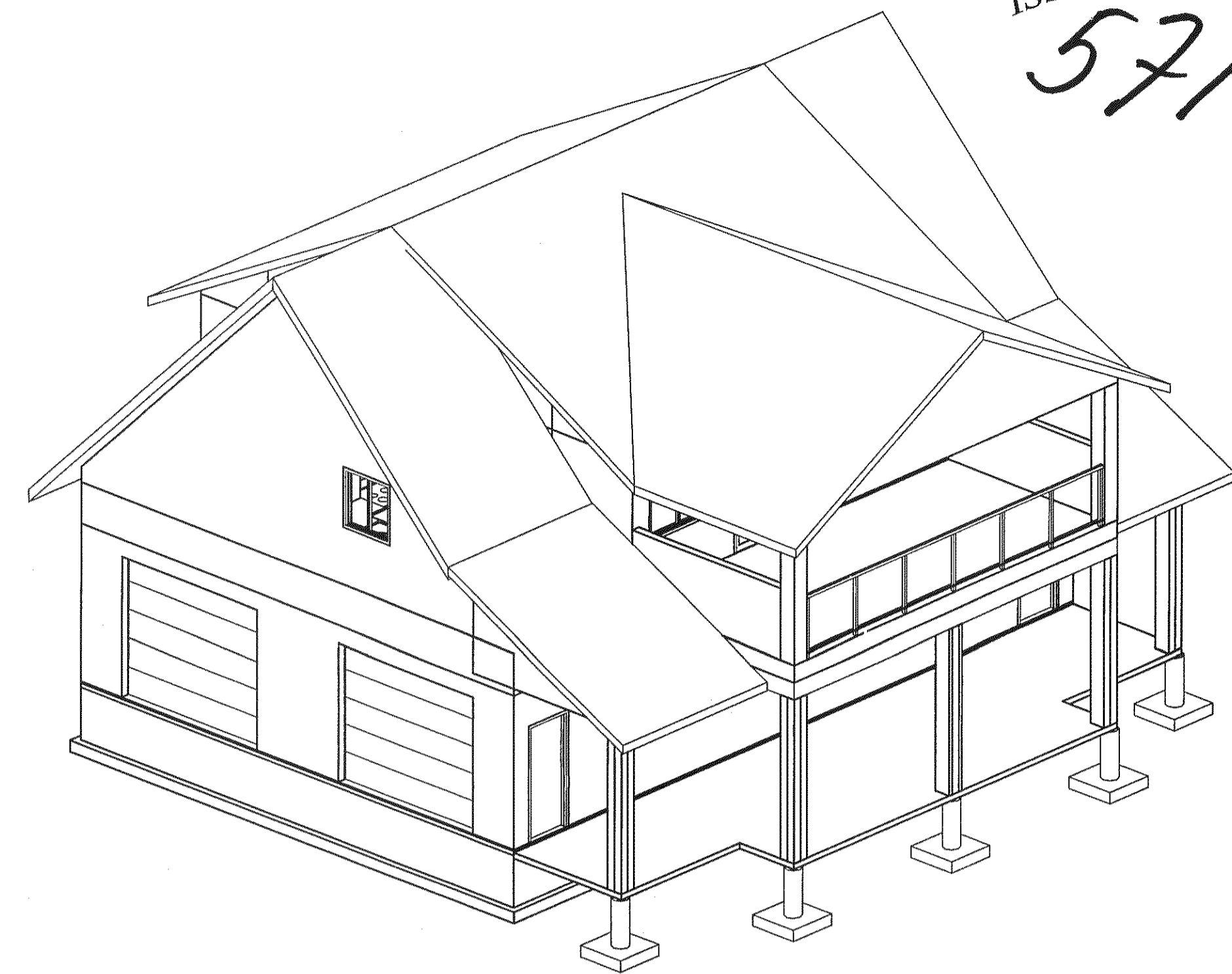
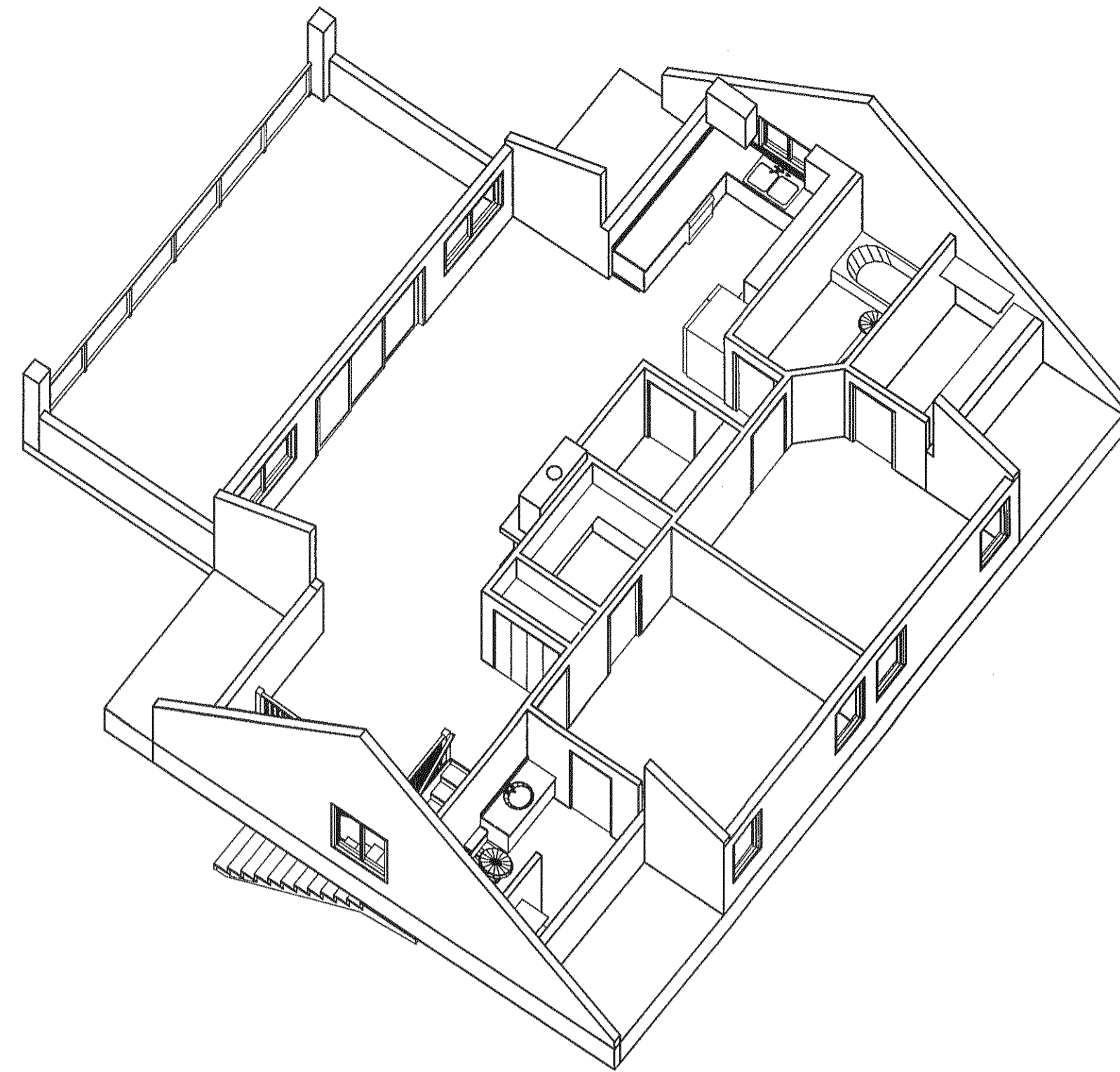
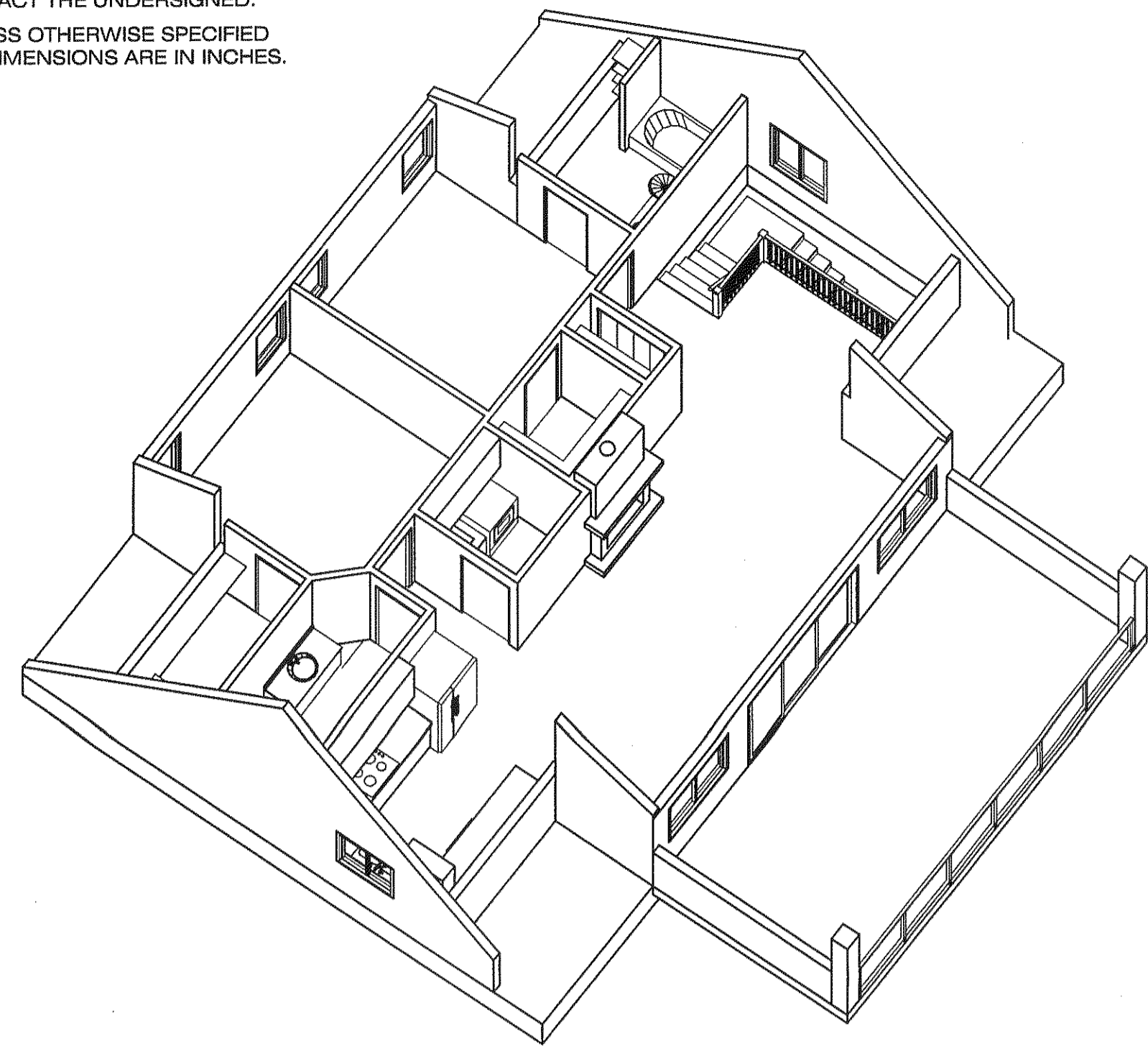
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CONSTRUCTION DRAWINGS  
ISSUED FEB. 29, 2008

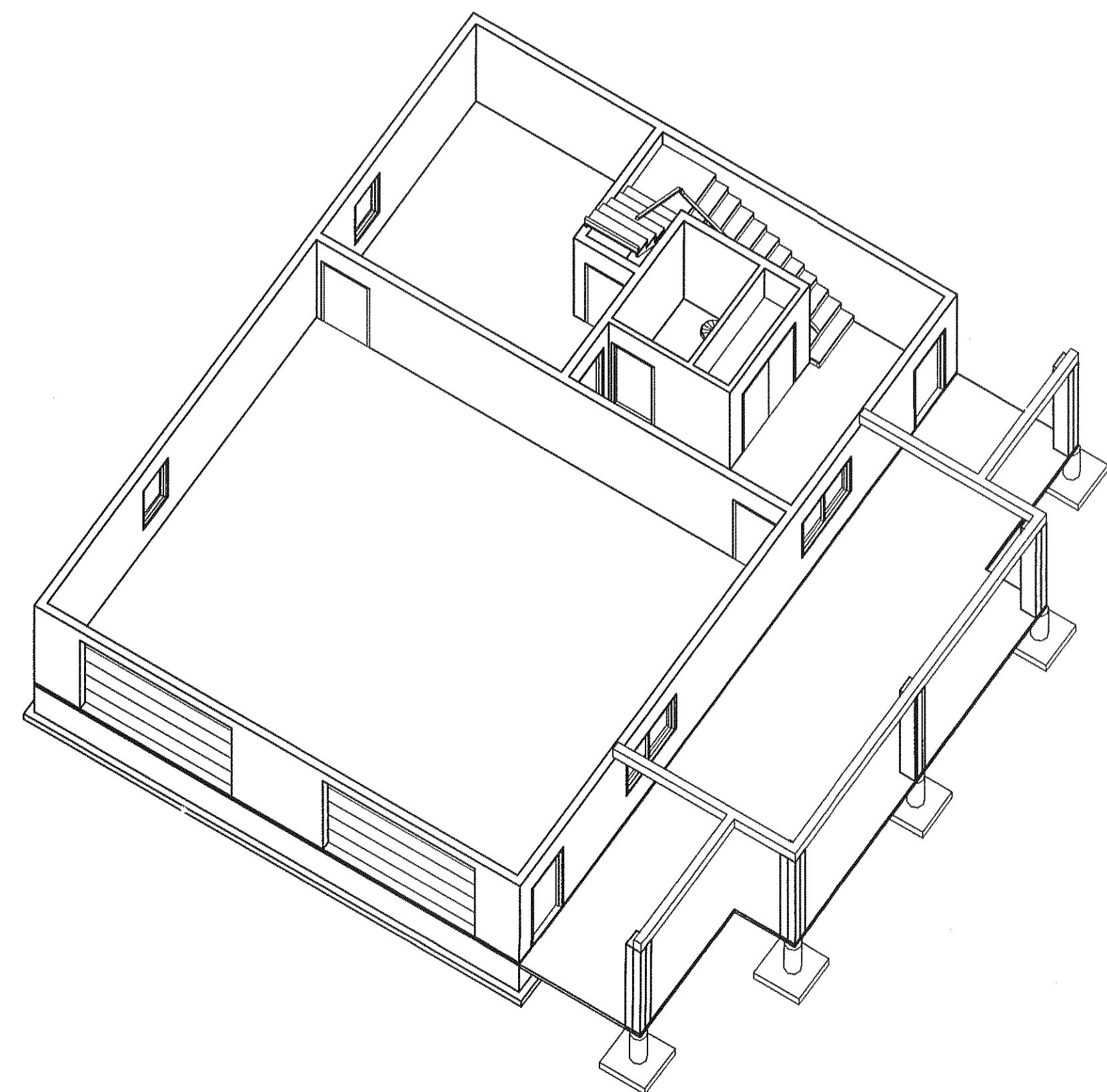
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TIMBERNEST HOMES

SECTION



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

2'-0" OUTSIDE OF STONE

4'-6"

1'-0"

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