



**CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT
DVP 23-12**

To: Jenifer Berkhiem
105-1932 Summit Drive
Kelowna, BC
V1V 3E9

1. This Development Variance 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:

**PLAN EPP67384 LOT 14 DISTRICT LOT 3496 OSOYOOS DIV OF YALE DISTRICT
(3053 Wales Rd)**

3. This Permit allows for the variance of S.10.5.5(g)i. of the Zoning Bylaw to reduce the front parcel boundary setback from 6.0 m to 0.9 m for the garage and 4.5m to 3.0 m for the dwelling and is subject to the following conditions and related Schedules:
 - A. The siting of the single family dwelling is to be in accordance with Schedule 'A';
4. 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.
5. If this Development Variance Permit has not been issued within one year from approval, Permit (DVP 23-12) shall be deemed to have been refused and the file will be closed.
6. **This Permit is not a Building Permit.**
7. **This Permit is not a Municipal Highway Permit.**
8. **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.

AUTHORIZING RESOLUTION NO (XXXXXXX) PASSED BY THE MUNICIPAL COUNCIL ON

(DATE).

Signed on _____

Corporate Officer

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.

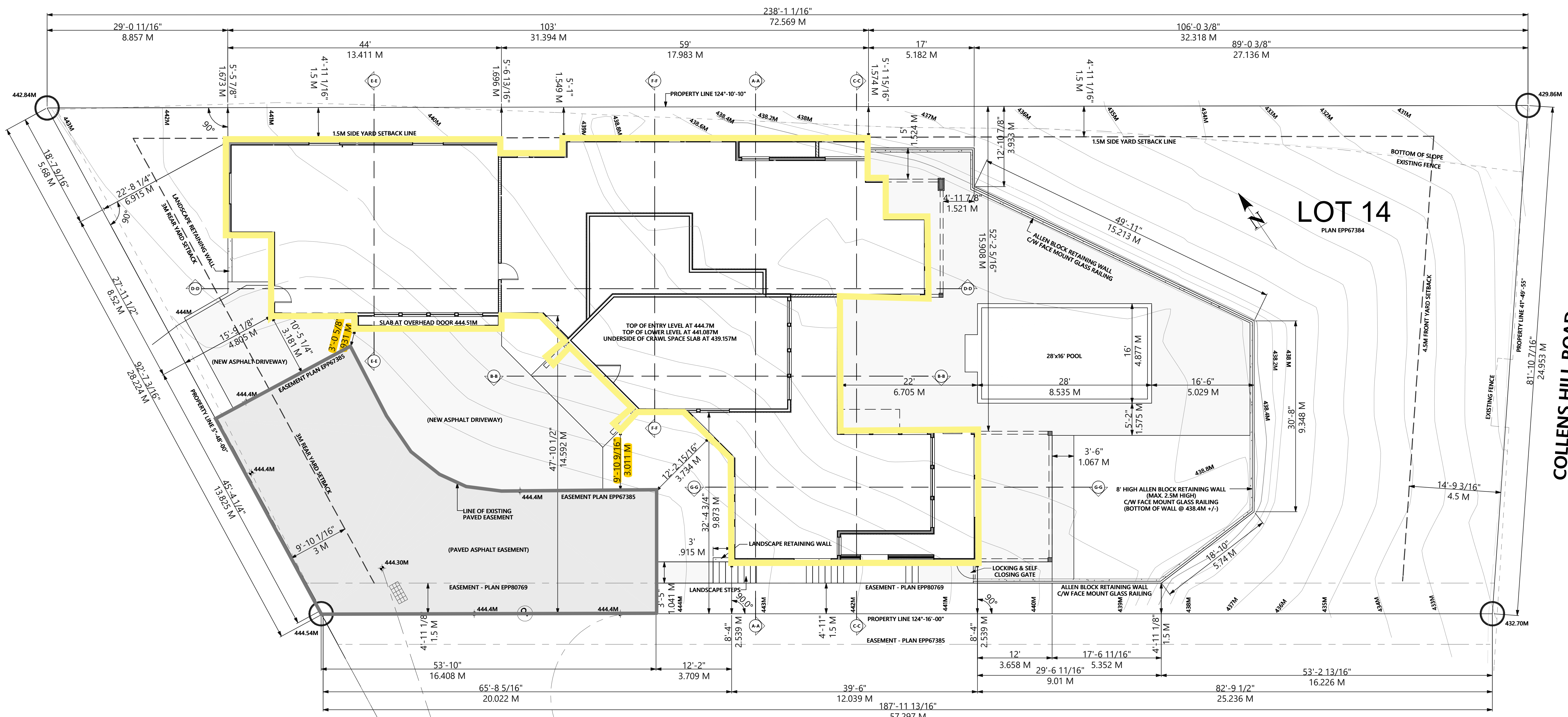
Signed on _____

Property Owner or Agent

ISSUED on _____

Schedules:

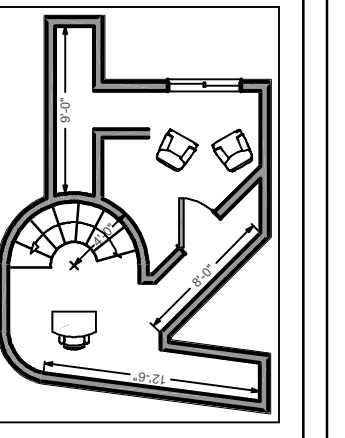
Schedule A: Site Plan prepared by R-Tistry Home Design on August 31st, 2023.



PLOT PLAN
SCALE: 1/8" = 1'

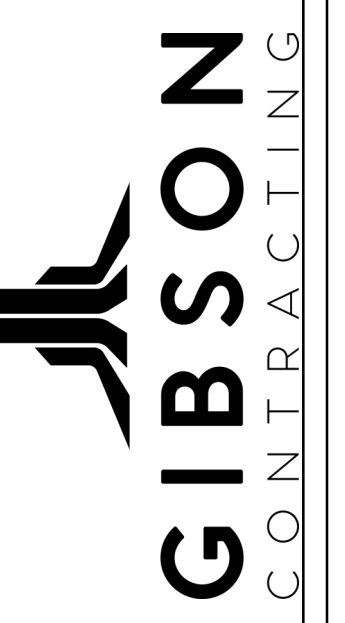
PROJECT SUMMARY

LEGAL DESCRIPTION	LOT 14, DISTRICT LOT 3496 O.D.Y.D., PLAN EPP67384	
CIVIC ADDRESS	3053 WALES ROAD, WEST KELOWNA, BC	
ZONING	R1	
SETBACKS	PROPOSED	PERMITTED
FRONT YARD	4.5M	4.5M EXCEPT IT IS 6.0M TO A GARAGE DOOR
INTERIOR SIDE PARCEL	1.5M	1.5M EXCEPT IT IS 3.0M FROM A PRIVATE ACCESS EASEMENT
EXTERIOR SIDE PARCEL	3.0M & 0.9M	4.5M EXCEPT IT IS 6.0M TO A GARAGE DOOR
REAR YARD	3.0M	3.0M
BUILDING HEIGHT	12.8M	10.0M
STOREYS	2	3
BUILDING FOOTPRINT	491.18M	
LOT AREA	1,613.91M	
SITE COVERAGE	30.43%	40%
SITE COVERAGE C/W DRIVEWAY	48.08%	50%
PARKING SPACES	4	2 PER UNIT
HOUSE AREA		
FINISHED LOWER	3,005 SQ.FT.	
FINISHED MAIN	2,651 SQ.FT.	
TOTAL FINISHED AREA		5,656 SQ.FT.
UNFINISHED LOWER & STORAGE	1,150 SQ.FT.	
GARAGE MAIN	1,188 SQ.FT.	
COVERED DECKS AND PATIOS	922 SQ.FT.	
TOTAL UNLIVABLE AREA		3,260 SQ.FT.
TOTAL BUILDING AREA		8,916 SQ.FT.



R-tistry Home Design
design@rtistryhomedesign.com
PH: 250-469-1641

ISSUED PLANS:	
NO.3 FOUNDATION/CRAWL SPACE REV.	AUG. 8-2023
NO.4 BUILDING HEIGHT VARIANCE	AUG. 9-2023
NO.5 PROJECT SUMMARY UPDATE	AUG. 31-2023



PROJECT TITLE:
**3053 WALES RD.
WEST KELOWNA, BC**

DATE:
2023-08-31

SCALE:
1/8" = 1'

SHEET:
11/11

COLLENS HILL ROAD

LOT 14
PLAN EPP67384