



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT AMENDMENT WITH VARIANCES
DP 14-12.05

To: CERJ Shopping Centre Ltd. c/o Patrick McCusker
3430 Benvoulin Road
Kelowna, BC
V1W 4M5

1. This 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:

Lot 2 District Lot 2689, ODYD, Plan EPP76307
(Multiple Addresses – Lakeview Village on Anders Road)

3. This amendment to an existing Development Permit (DP 14-12) allows for the construction of a two storey commercial building in the **Commercial Development Permit Area (DPA 1)** subject to the following conditions and related Schedules:

- A. That the siting, exterior design, and finish of buildings are to be constructed in general accordance with the following attached Architectural Drawings prepared by Patrick McCusker Architecture Inc., dated December 2, 2019 within Schedule A:

- 1) Site Plan Drawings DP 0.01, 1.01, and 1.02
- 2) Floor Plans DP 2.01-2.05
- 3) Building Elevations and Sections DP 3.01, 3.02, 3.21, and 4.01-4.06
- 4) Colour and Materials Schedule DP 3.11

Other applicable DP requirements previously approved and outside the amendments attached in Schedule A must also be adhered to as per the respective Development Permit or Development Permit amendments.

The following variances to Zoning Bylaw No. 0154 are included as part of this Development Permit:

- i. Reduce the number of parking spaces from 15 to 7 (variance of 8 spaces) to accommodate general commercial uses (S.4.4.1(a)); and
 - ii. Reduce the number of loading spaces from 2 to 0 (S.4.10.1(a)).
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 14-12.05 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. _____ PASSED BY THE MUNICIPAL COUNCIL ON _____.

Signed on _____

City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit amendment DP 14-12.05 with Variances 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. Architectural Submission by Patrick McCusker Architecture Inc., dated December 2, 2019:
1. Site Plan Drawings DP 0.01, 1.01, and 1.02
 2. Floor Plans DP 2.01-2.05
 3. Building Elevations and Sections DP 3.01, 3.02, 3.21, and 4.01-4.06
 4. Colour and Materials Schedule DP 3.11