



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT WITH VARIANCE
DP 21-04

To: Murray and Linda Martin
 603-181 Athletes Way
 Vancouver, BC, V5Y OE5

CC: Jamie Mullen, Willow Developments Inc.
 1662 Pritchard Drive
 Kelowna, BC, V1Y 1X3

1. This **Aquatic Development 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 B, DL 434 ODYD (FORMERLY KAMLOOPS), ODYD, PLAN 29169
 (1631 Pritchard Drive)

3. This Development Permit allows for works within an Aquatic Development Permit Area with a variance front parcel setback. Specifically, this Development Permit allows for a 76 m² garage addition and a 25 m² bedroom addition with variance to S.10.4.5(g)1. of Zoning Bylaw No. 0154, to reduce the minimum setback to front parcel boundary from 6.0 m to 5.6 m, subject to the following conditions and related schedules:
 - A. The siting and area of the additions are to be in general accordance with the site plan prepared by Hewitt Designs, titled "Plans and Notes", dated May 8, 2018, attached as Schedule "A"; and
 - B. The construction is to be in accordance with recommendations outlined in the Environmental Assessment Report, prepared by Ecoscape Environmental Consultants Ltd., dated January 22, 2021, attached as Schedule "B", including, but not limited to:
 - i. Works to be consistent with provincial **best management practices** and environmental guidelines for urban and rural land developments;
 - ii. **Avian nesting periods** to be considered within and adjacent to the proposed work area (February 18 to September 12);
 - iii. **Disturbance limits should be clearly delineated** prior to the commencement of works;
 - iv. Native trees, groundcover, shrubs, should be retained as much as possible to mitigate the establishment of additional invasive plant species,
 - v. **Silt fencing** must be staked into the ground and trenched a minimum of 15 cm to prevent flow underneath the fence and must remain taut to prevent material from moving over the fence, as directed by the Environmental Monitor; and

- vi. An **Environmental Monitor** should be retained to document compliance with the proposed mitigation measures and provide guidance during works.
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 changes be required to this permit, please ensure that you obtain written approval from City of West Kelowna prior to making any changes.
5. If this Development Permit has not been issued within one year from approval, Development Permit DP 21-04 shall be deemed to have been refused and the file will be closed.
6. **This Permit is not a Building Permit.**
7. 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 _____, 2021.

Signed on _____

City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit DP 21-04 with Variance 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 prepared by Hewitt Designs, titled "Plans and Notes", dated May 8, 2018.

B. Environmental Assessment Report, prepared by Ecoscape Environmental Consultants Ltd., dated January 22, 2021.

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