



CITY OF WEST KELOWNA
DEVELOPMENT VARIANCE PERMIT
DVP 21-11

To: Jeffrey James and Anatasia Marie Fuller
710 Stuart Rd
West Kelowna, BC V1Z 1G7

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:

Lot 12 District Lot 2689 ODYD Plan 22622 (710 Stuart Rd)

3. This Permit allows for the addition to an existing accessory building to construct a carriage house. This Permit allows for the height of the carriage house to be higher than the peak of the roof of the principal detached dwelling, and also reduces the required minimum parcel area to accommodate a carriage house, in accordance with Schedule A. Specifically this permit varies the following sections of Zoning Bylaw No. 0154:
 - **S.3.26.1** to reduce the required minimum parcel area from 1,100 m² to 1,092.65 m²; and
 - **S.3.26.5** to permit the height of the carriage house 1.3 m higher than the peak of the roof of the principal detached dwelling.
4. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit.
5. **This Permit is not a Building Permit.**

AUTHORIZING RESOLUTION NO. CXXX/XX PASSED BY THE MUNICIPAL COUNCIL ON .

ISSUED ON

Signed on

City Clerk

Schedules:

- A. Development Drawings, prepared by 2-1 Drafting Solutions, dated June 4, 2020

CITY OF WEST KELOWNA
PLANNING DEPARTMENT

SCHEDULE: A

FILE NO.: DVP 21-11



Notes:
- THIS DRAWING MUST NOT BE SCALED.
- VERIFY ALL DIMENSIONS AND DATUMS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO VERIFY ALL CONSTRUCTION MEETS 2018 BRITISH COLUMBIA BUILDING CODE.

ISSUED FOR
BUILDING
PERMIT

NO. DATE BY DESCRIPTION

2-1

2-1 DRAFTING SOLUTIONS

VERNON, BRITISH COLUMBIA
TELEPHONE: (778) 930-0280
EMAIL: vncromaez@gmail.ca

CLIENT

JEFF FULLER

PROJECT

710 STUART ROAD

WEST KELOWNA, BC

SHEET TITLE

COVER SHEET

DRAWN BY:

VR

DRAWING NO.

DESIGNED BY:

OTHER

SCALE:

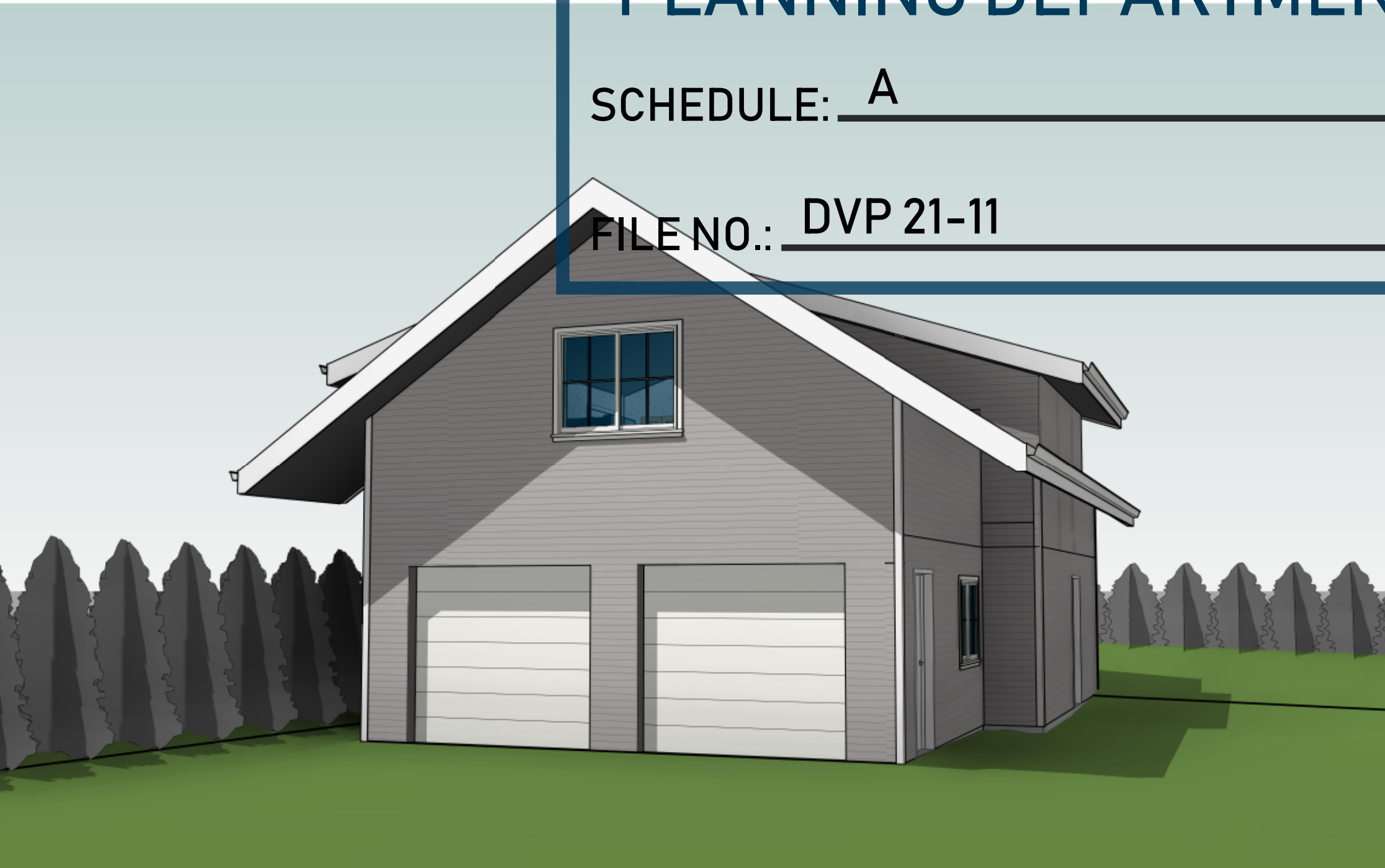
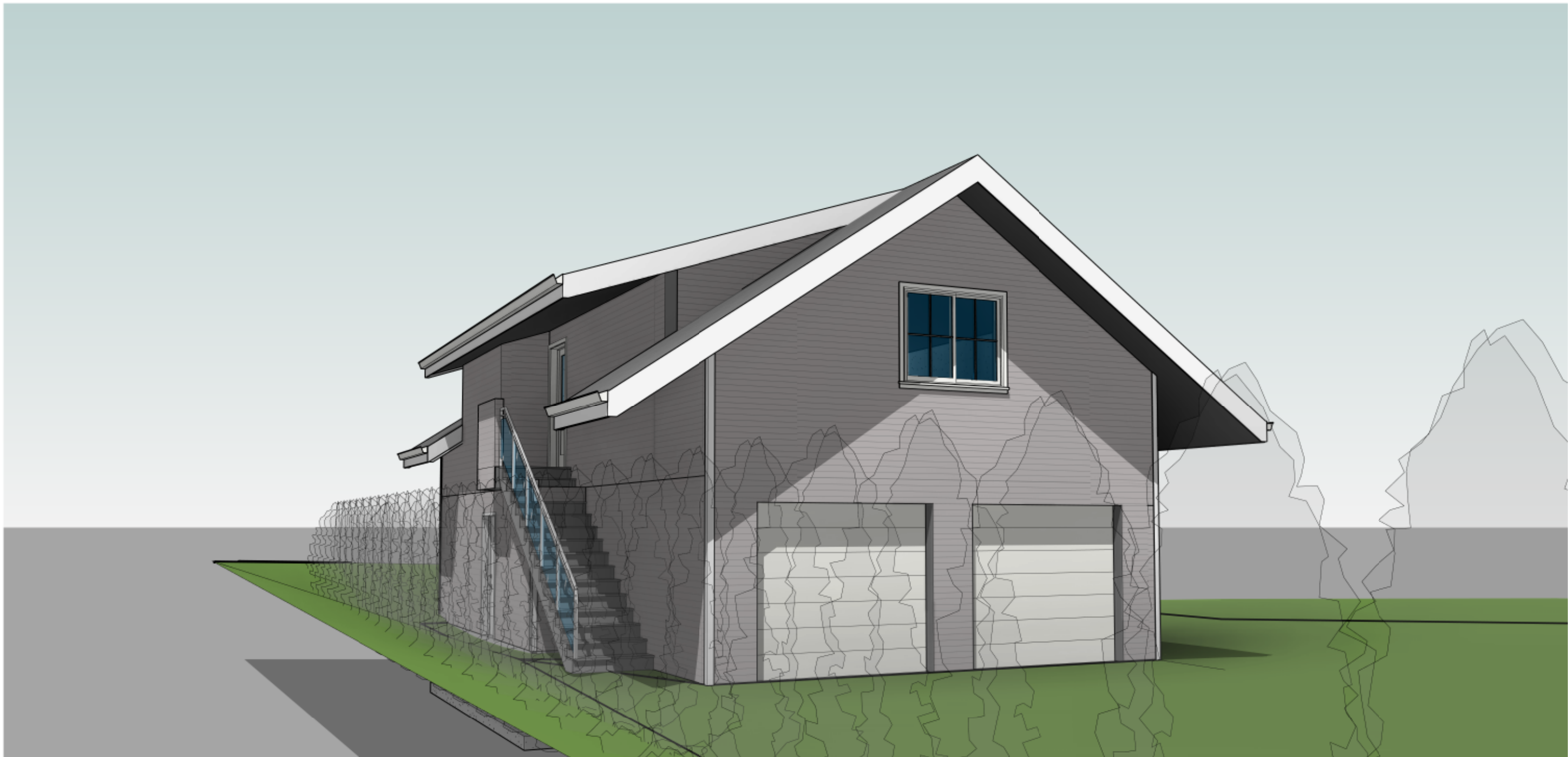
12" = 1'-0"

DATE:

20/06/04

FILE: VR2101

A0.0



FULLER RESIDENCE

710 STUART ROAD, WEST KELOWNA, BC

LOCATION MAP



SYMBOL LEGEND:

	GRID LINE:		ASSEMBLY TYPE		DOOR NO.		DOOR TYPE REFERENCE
	DRAWING NUMBER		STRUCTURAL MATERIAL		ROOM NAME		ROOM FINISH REFERENCE
	SHEET NUMBER		DRAWING NUMBER		ROOM REFERENCE		CEILING TYPE
	DRAWING NUMBER		SHEET NUMBER		ROOM NUMBER		ABOVE FINISHED FLOOR
	REFERENCING SHEET NUMBER		SHEET NUMBER		CEILING HEIGHT		
	DETAIL REFERENCE		ASSEMBLY TYPE				
			WINDOW TYPE REFERENCE				

PROJECT INFO:

CIVIL ADDRESS:
710 STUART ROAD,
WEST KELOWNA, BC

LEGAL DESCRIPTION:
PLAN: KAP22622
LOT: 12

ZONING:
R1 - SINGLE DETACHED
RESIDENTIAL ZONE

LOT AREA:
1092.65 m²
PID:
006-793-410

FLOOR AREAS:

ACCESSORY BUILDING
(EXISTING GARAGE + PROPOSED ADDITION + CARRIAGE HOME)

EXISTING GARAGE: 528.00 ft²
PROPOSED ADDITION: 381.61 ft²
TOTAL PROP. MAIN FLOOR: 909.61 ft²

SECOND FLOOR:
PROPOSED SECOND FLOOR: 683.25 ft²

TOTAL FLOOR AREA: 1619.26 ft²

LIST OF DRAWINGS:

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A1.1	SITE PLAN
A2.1	DEMOLITION PLAN
A2.2	MAIN & SECOND FLOOR PLANS
A2.4	ROOF PLAN & ENERGY COMPLIANCE
A3.1	ELEVATIONS
A4.1	BUILDING SECTIONS

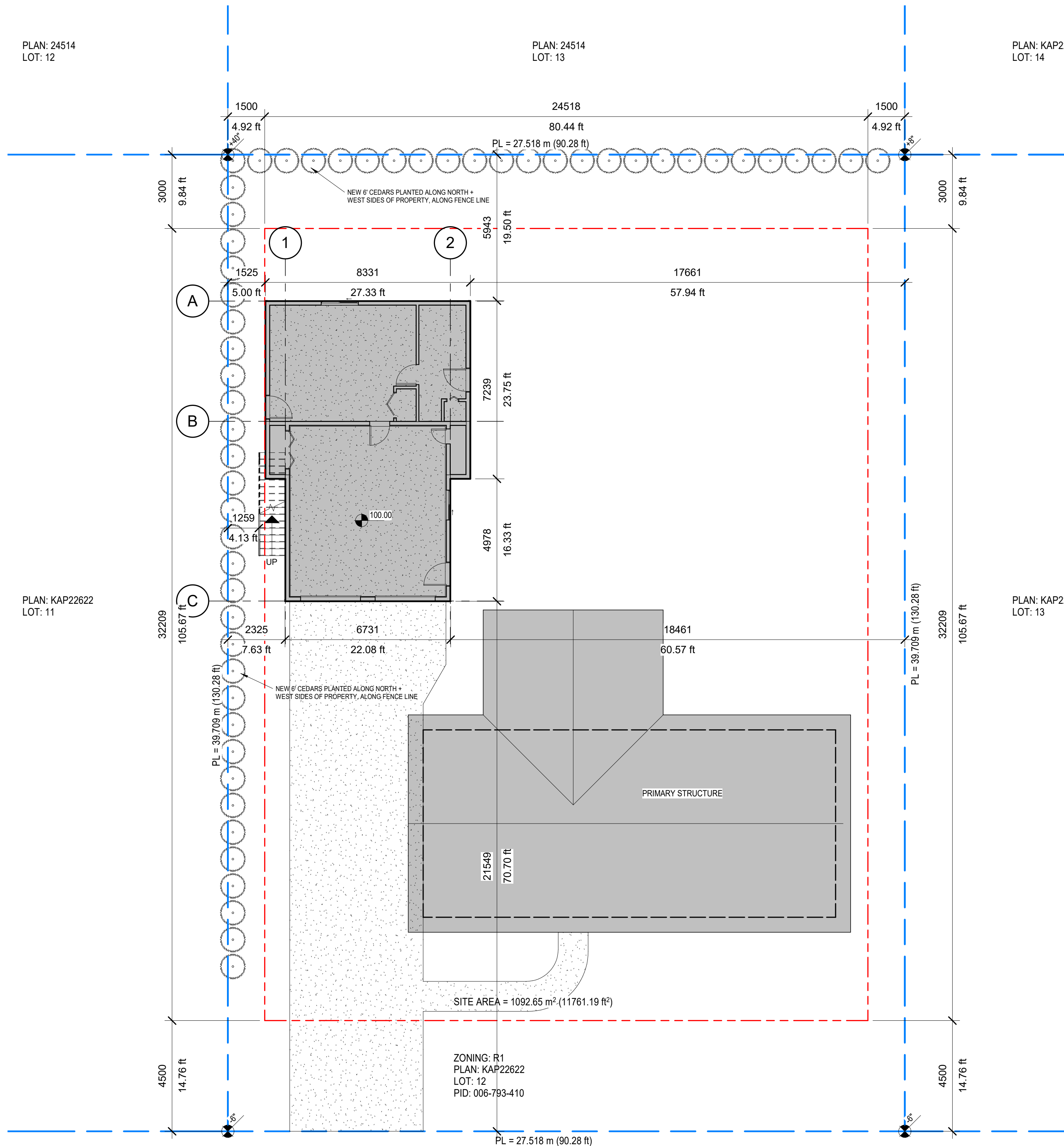
PLAN: 24514
LOT: 12

PLAN: 24514
LOT: 13

PLAN: KAP22622
LOT: 14

PLAN: KAP22622
LOT: 11

PLAN: KAP22622
LOT: 13



STUART ROAD

1 SITE PLAN
A1.1 1:100

SITE PLAN LEGEND

	PROPERTY LINE		S.O.D.
	SETBACK LINE		DISPLAY VEHICLE PAD
	3m LANDSCAPED BUFFER OFFSET		ASPHALT GROUND
	SRW		
	DISTRICT LOT LINE		
	TRUCK SWING TRACK LINE		

PART 10 - RESIDENTIAL ZONES

10.4 - SINGLE DETACHED RESIDENTIAL ZONE (R1)

2. PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

EXISTING: SINGLE DETACHED DWELLING

3. SECONDARY USES

(a) ACCESSORY USES, BUILDINGS AND STRUCTURES
(d) CARRIAGE HOUSE

EXISTING: 2-CAR GARAGE
PROP: CARRIAGE HOUSE OVER GARAGE

5. SUBDIVISION REGULATIONS

(a) MIN. PARCEL AREA: 550m²
(b) MIN. USABLE PARCEL AREA: 330.0m²
(c) MIN. LOT FRONTAGE: 16.0m

PROP: 1092.65 m² (11761.19 ft²)
PROP: 46.93m
PROP: 19.43m

DEVELOPMENT REGULATIONS

(d) MAXIMUM DENSITY:
.1 SINGLE DETACHED DWELLING: 1 PER PARCEL
.2 CARRIAGE HOUSE: 1 CARRIAGE
(e) MAX. PARCEL COVERAGE: 40%
(f) MAXIMUM BUILDING HEIGHT:
.1 SINGLE DETACHED DWELLING: 9.0m (29.5 ft) MAX 3 STOREYS
.3 CARRIAGE HOUSE: 6.5 m (21.3 ft) MAX 1.5 STOREYS

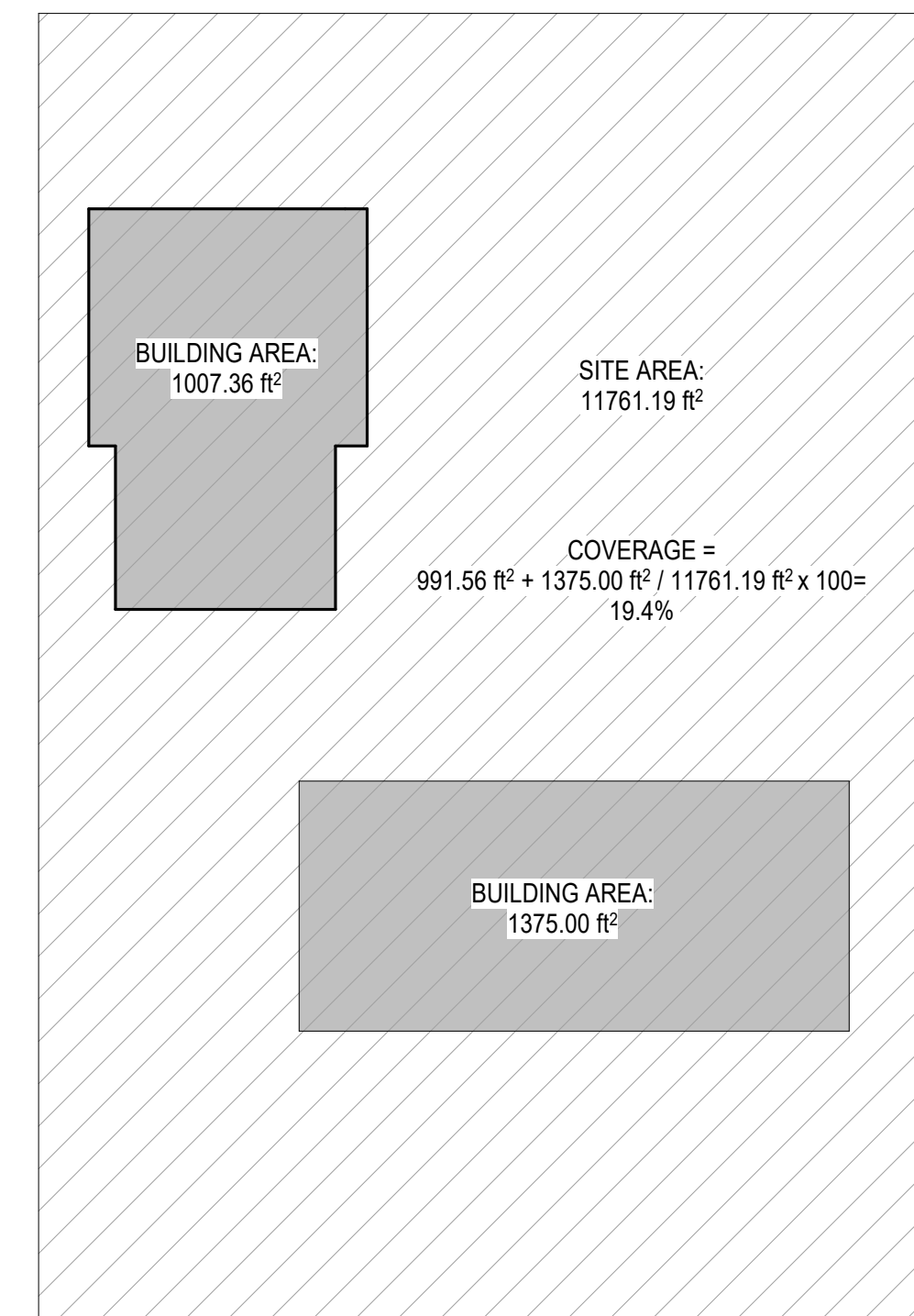
EXISTING: 1 DWELLING
PROPOSED: 1 CARRIAGE OVER GARAGE
PROP: 19.4%

EXISTING: COMPLIES
PROP: 6.5 m (21.3 ft)

SITING REGULATIONS

(g) SETBACKS:
.1 FRONT BOUNDARY: 4.5 m (14.8 ft) HOUSE
6.0 m (19.7 ft) GARAGE
.2 REAR BOUNDARY: 3.0 m (9.8 ft)
.3 INTERIOR SIDE BOUNDARY: 1.5 m (4.9 ft)

EXISTING:
PROP: 21.55m
PROP: 7.11m
PROP: 1.52m



Notes:
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VERNON, BRITISH COLUMBIA
TELEPHONE: (778) 930-0280
EMAIL: vincomaraz@gmail.ca

CLIENT

JEFF FULLER

PROJECT

710 STUART ROAD

WEST KELOWNA, BC

SHEET TITLE

SITE PLAN

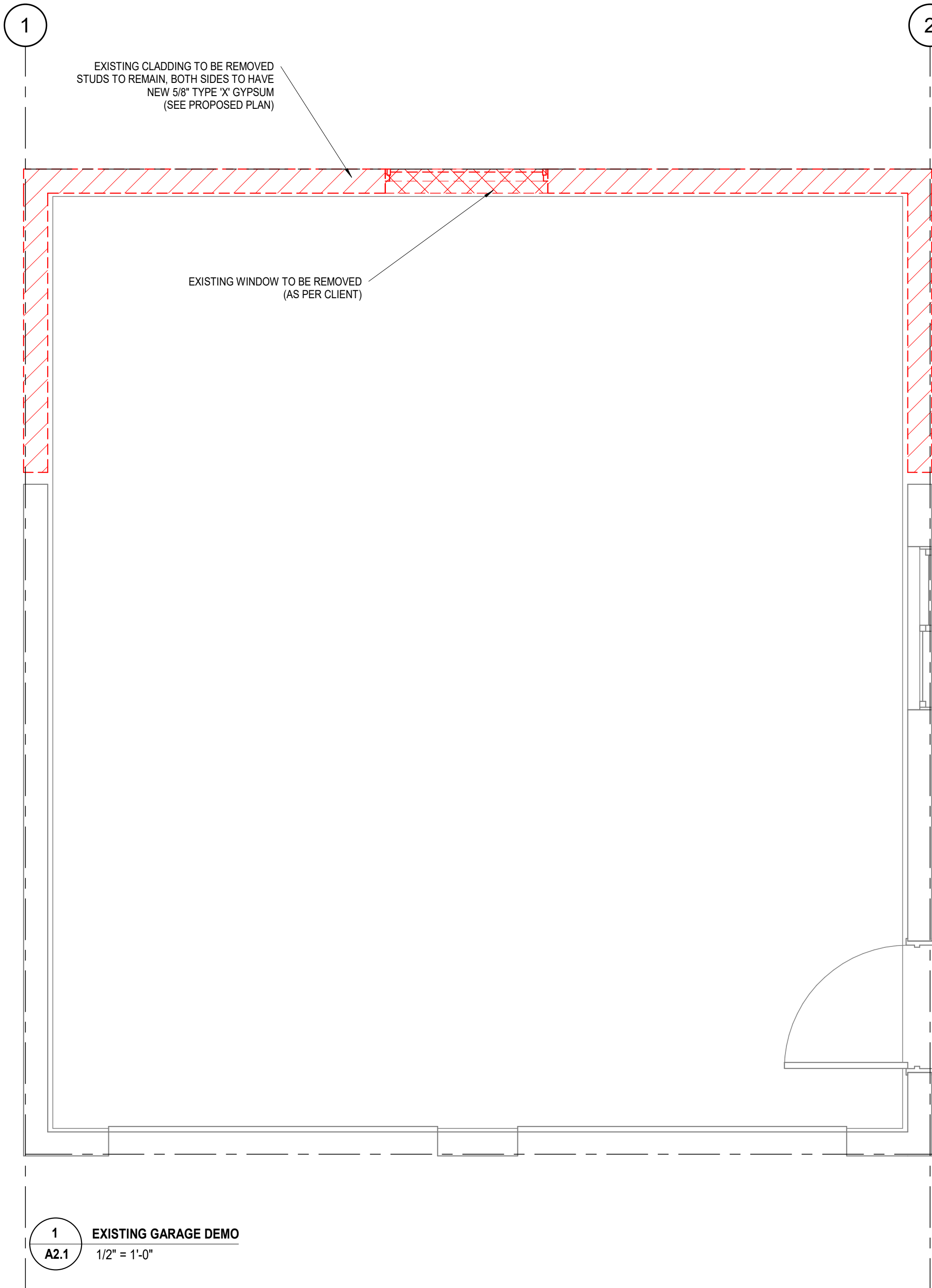
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DESIGNED BY: CLIENT

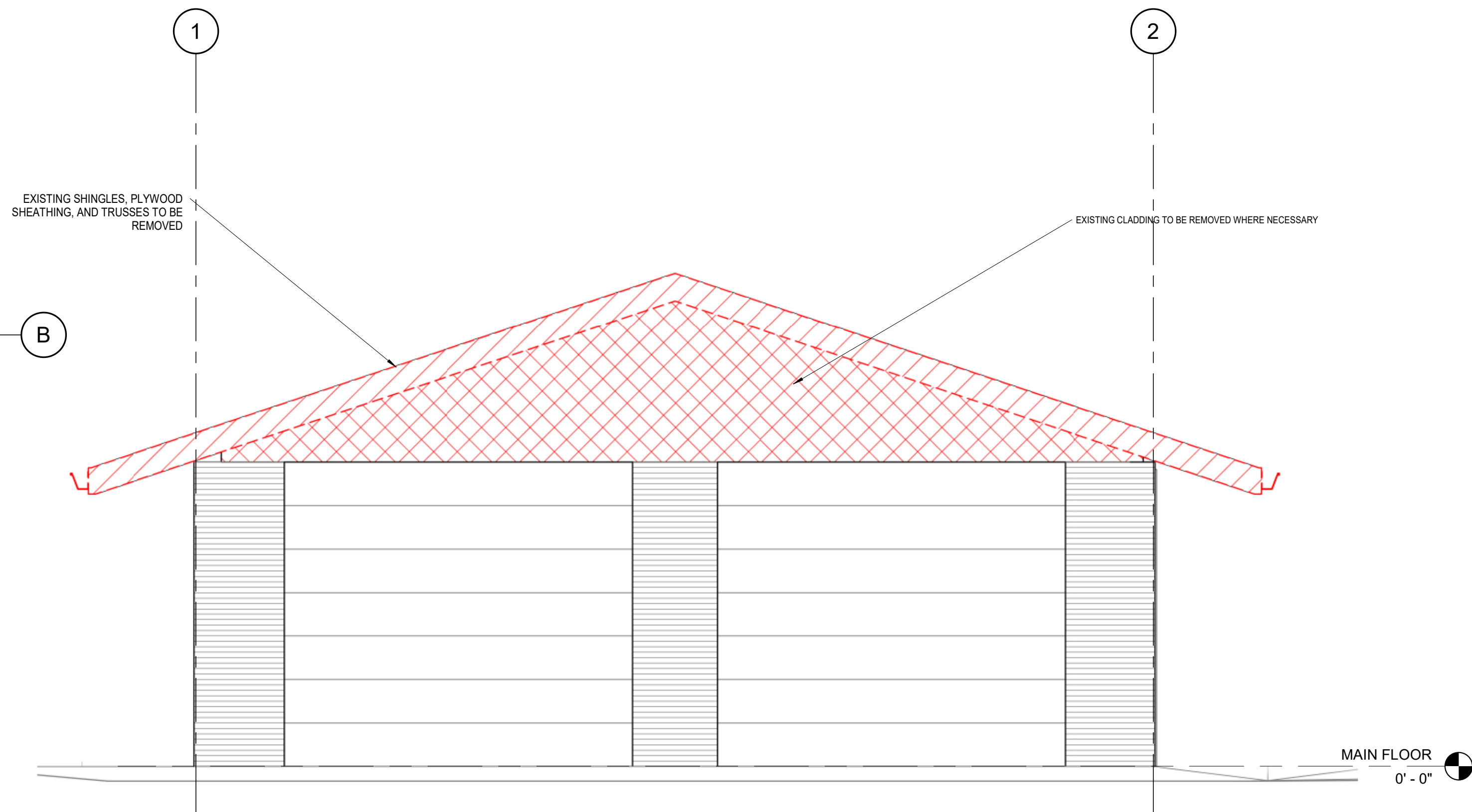
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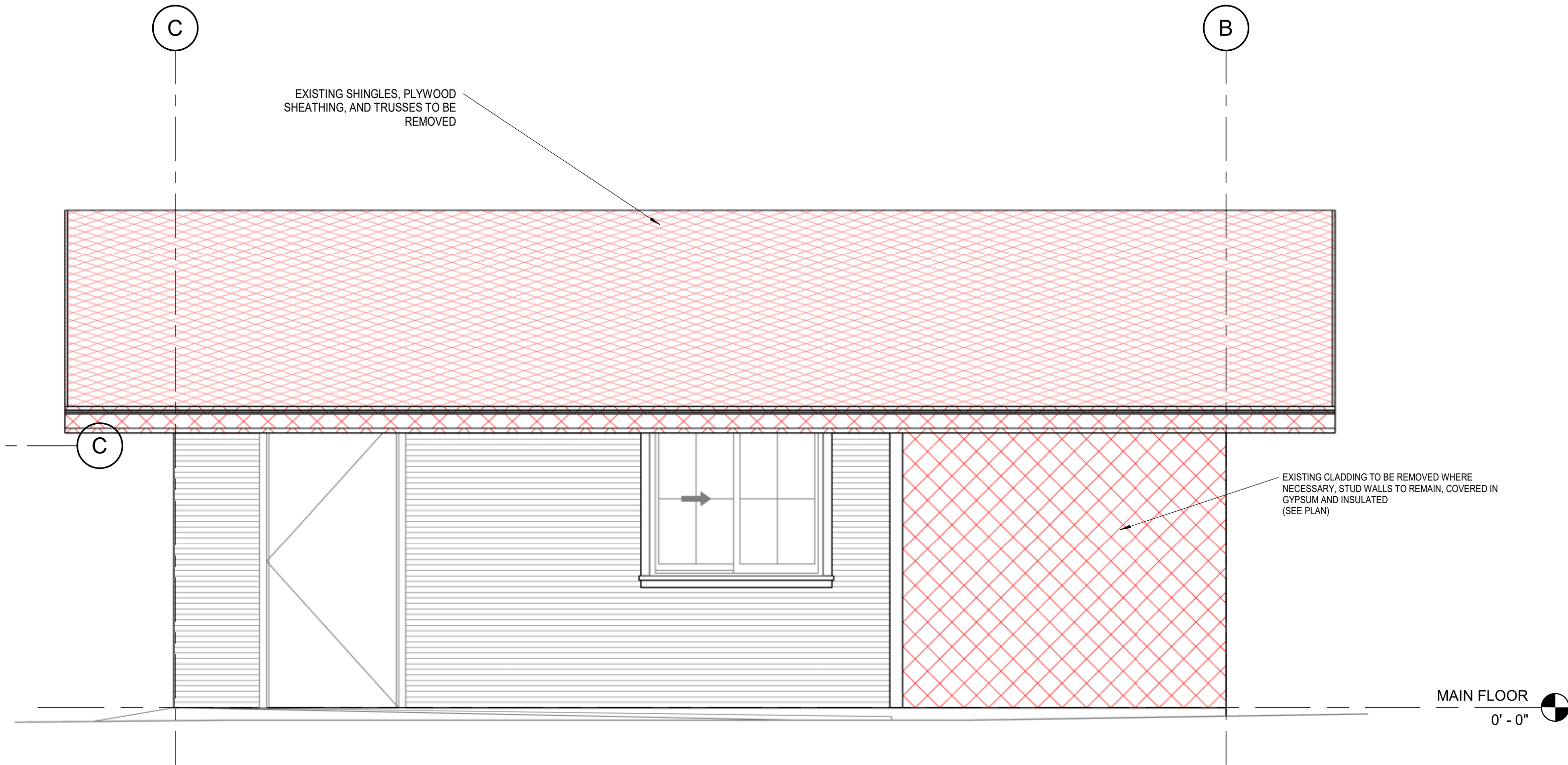
A1.1



1
A2.1
EXISTING GARAGE DEMO
1/2" = 1'-0"



2
A2.1
SOUTH ELEVATION GARAGE DEMO
1/2" = 1'-0"



3
A2.1
EAST ELEVATION GARAGE DEMO
1/2" = 1'-0"

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710 STUART ROAD

WEST KELOWNA, BC

SHEET TITLE

DEMOLITION PLAN

DRAWN BY: VR

DESIGNED BY: Designer

SCALE: 1/2" = 1'-0"

DATE: 02/11/21

DRAWING NO.

A2.1

FILE: VR2101



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PROJECT

710 STUART ROAD

WEST KELOWNA, BC

SHEET TITLE

MAIN & SECOND
FLOOR PLANS

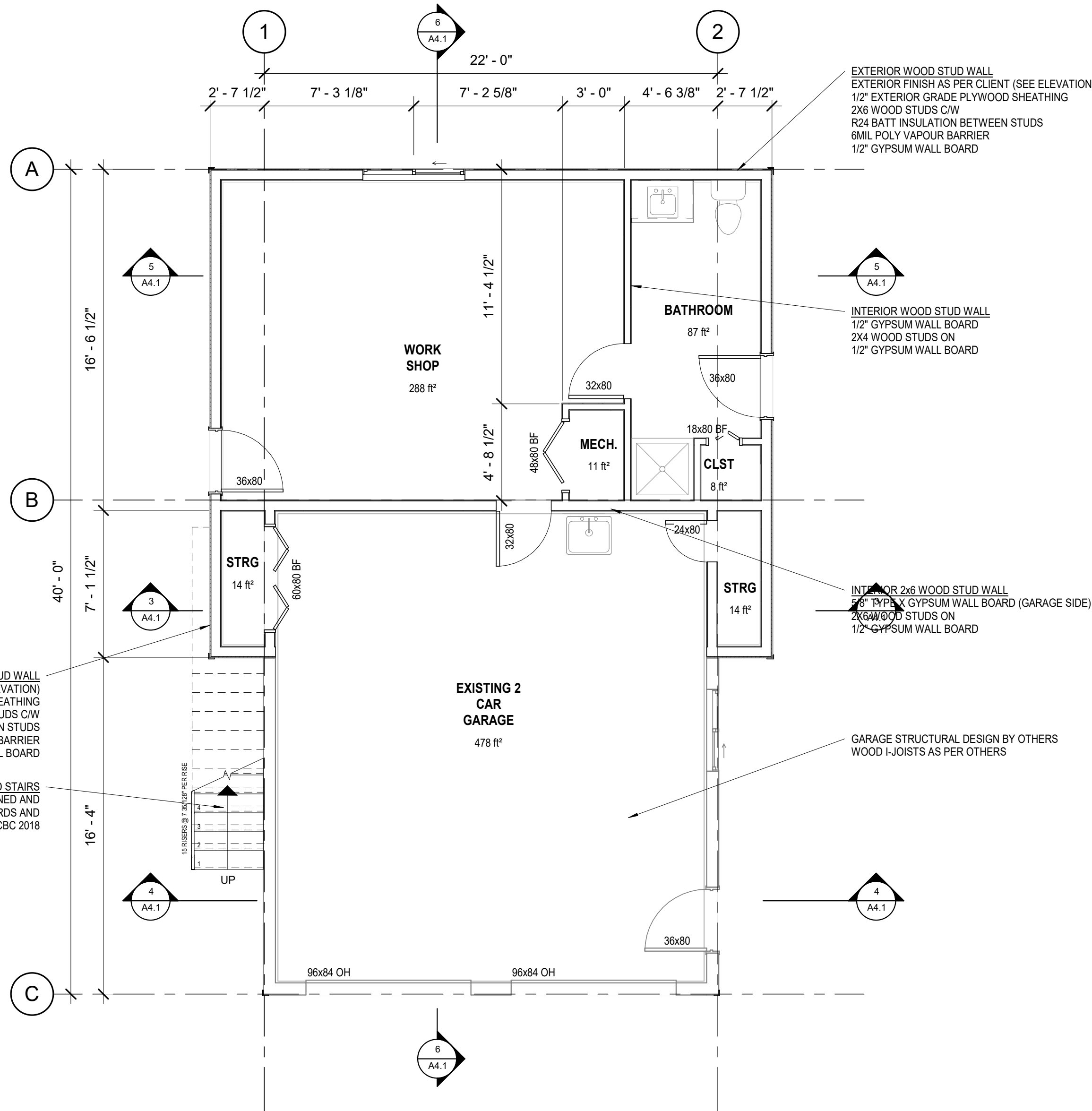
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SCALE: As indicated

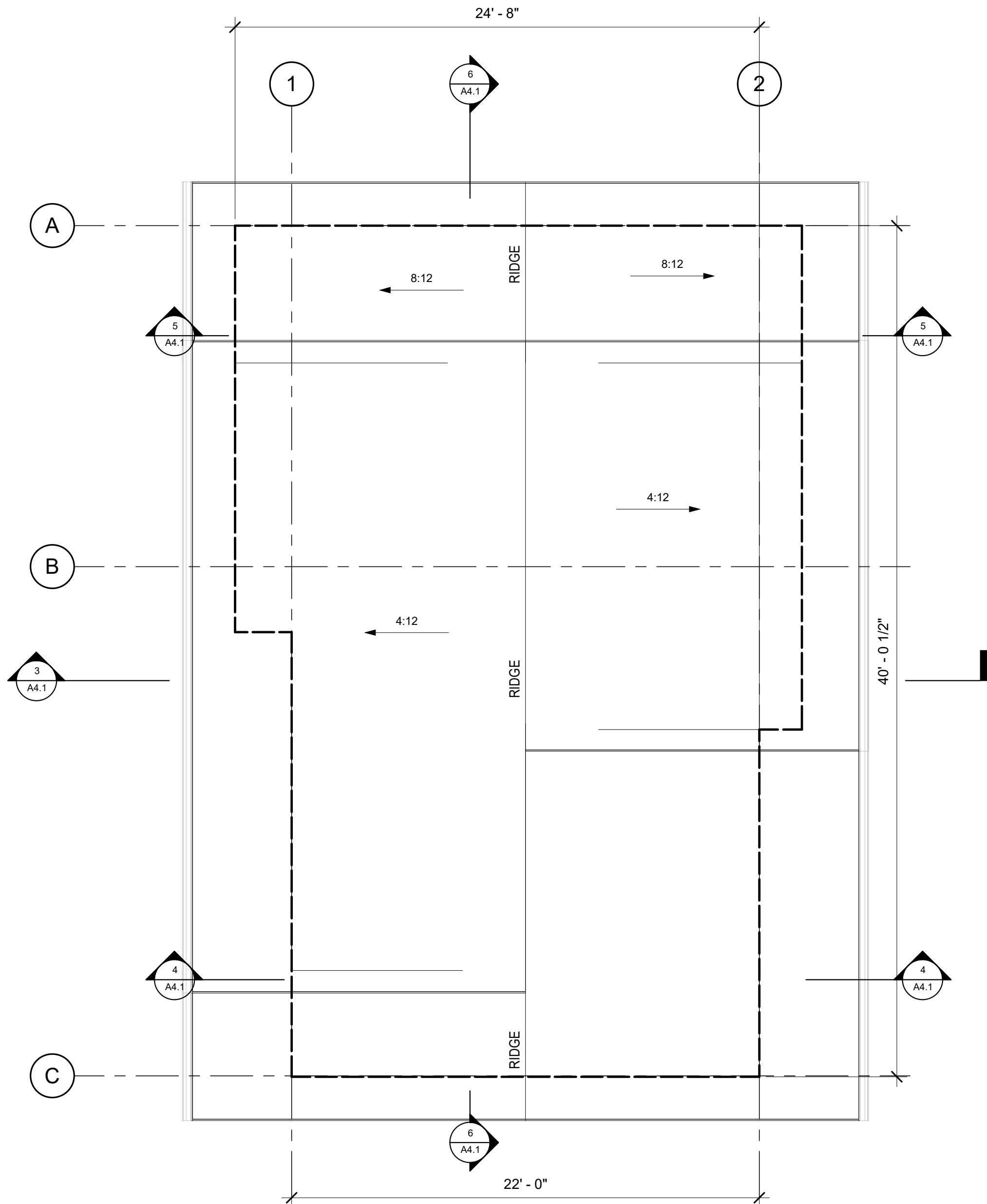
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A2.2



CEILING BELOW CATHEDRAL & FLAT ROOFS AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
ITEM	NORMAL	EFFECTIVE
R-28 BATT INSULATION IN 2x12 WOOD FRAMING @ 24" O.C.	RSI 4.93 (R-28)	RSI 4.47 (R-25.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1.0 EXTERIOR AIR FILM	0.03	
2.0 POLYETHYLENE	N/A	RSI 0.24 (R-1.36)
3.0 5/8" GYPSUM WALL BOARD	0.10	
4.0 INTERIOR AIR FILM	0.11	
TOTAL	0.24	
TOTAL EFFECTIVE INSULATION VALUE		RSI 4.71 (R-26.76)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILING BELOW CATHEDRAL & FLAT CEILING		RSI 4.67 (R-26.5)

ABOVE GRADE WALL ASSEMBLY (6.35MM FIBRE-CEMENT BOARD SIDING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR		
ITEM	NORMAL	EFFECTIVE
R-24 BATT INSULATION IN 2x6 WOOD FRAMING @ 24" O.C.	RSI 4.23 (R-24)	RSI 3.64 (R-15.9)
R-24 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" O.C.	RSI 4.23 (R-24)	RSI 3.55 (R-15.9)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1.0 EXTERIOR AIR FILM	0.03	
2.0 6.35MM FIBRE-CEMENT BOARD SIDING	0.026	
3.0 SHEATHING MEMBRANE	N/A	
4.0 1/2" PLYWOOD SHEATHING	0.11	
5.0 POLYETHYLENE	N/A	
6.0 1/2" GYPSUM WALL BOARD	0.08	
7.0 INTERIOR AIR FILM	0.12	
TOTAL	0.366	
TOTAL EFFECTIVE INSULATION VALUE (24" O.C. FRAMING)		RSI 4.006 (R-22.74)
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		RSI 3.916 (R-22.23)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 3.08 (R-17.5)



1
A2.4
ROOF PLAN
1/4" = 1'-0"

- ROOF NOTES:**
- CONTRACTOR TO VERIFY ALL ROOF CONSTRUCTION HAS BEEN COMPLETED TO THE STANDARDS OF THE BCBC 2019.
 - ALL ROOF STRUCTURES TO BE INSTALLED AS PER THE ENGINEERED ROOF PACKAGE. REFER TO ROOF PACKAGE FOR TRUSS DIMENSIONS, SPACING, LOAD SPECIFICATIONS, SLOPES AND EAVE DESIGN.
 - ROOF DESIGN MAY VERIFY FROM THIS DRAWING PACKAGE. RIDGE, HIP AND VALLEY LOCATIONS MAY DIFFER SLIGHTLY. REFER TO ENGINEERED DRAWINGS.
 - ROOF CONSTRUCTION TO MEET THE BCBC 2018 STANDARDS, AS PER PART 9 - SECTION 9.26. THIS INCLUDES NAILING, FLASHING AT INTERSECTIONS, EAVE PROTECTION AND RAIN WATER DRAINAGE.
 - ROOF VENTILATION TO MEET BCBC 2018 REQUIREMENTS, AS PER PART 9 - SECTION 9.19. THIS INCLUDES:
 - 9.19.1.2 PROVIDING AN UNOBSTRUCTED VENT AREA EQUAL TO 1/300 OF THE TOTAL INSULATION CEILING AREA
 - 9.19.1.3 PROVIDING NOT LESS THAN 63mm CLEANACE BETWEEN THE TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING
 - 9.19.2.1 PROVIDING ACCESS TO MOST ATTIC OR ROOF SPACES, AS PER THE CODE, VIA A HATCH.



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WEST KELOWNA, BC

SHEET TITLE

ROOF PLAN &
ENERGY
COMPLIANCE

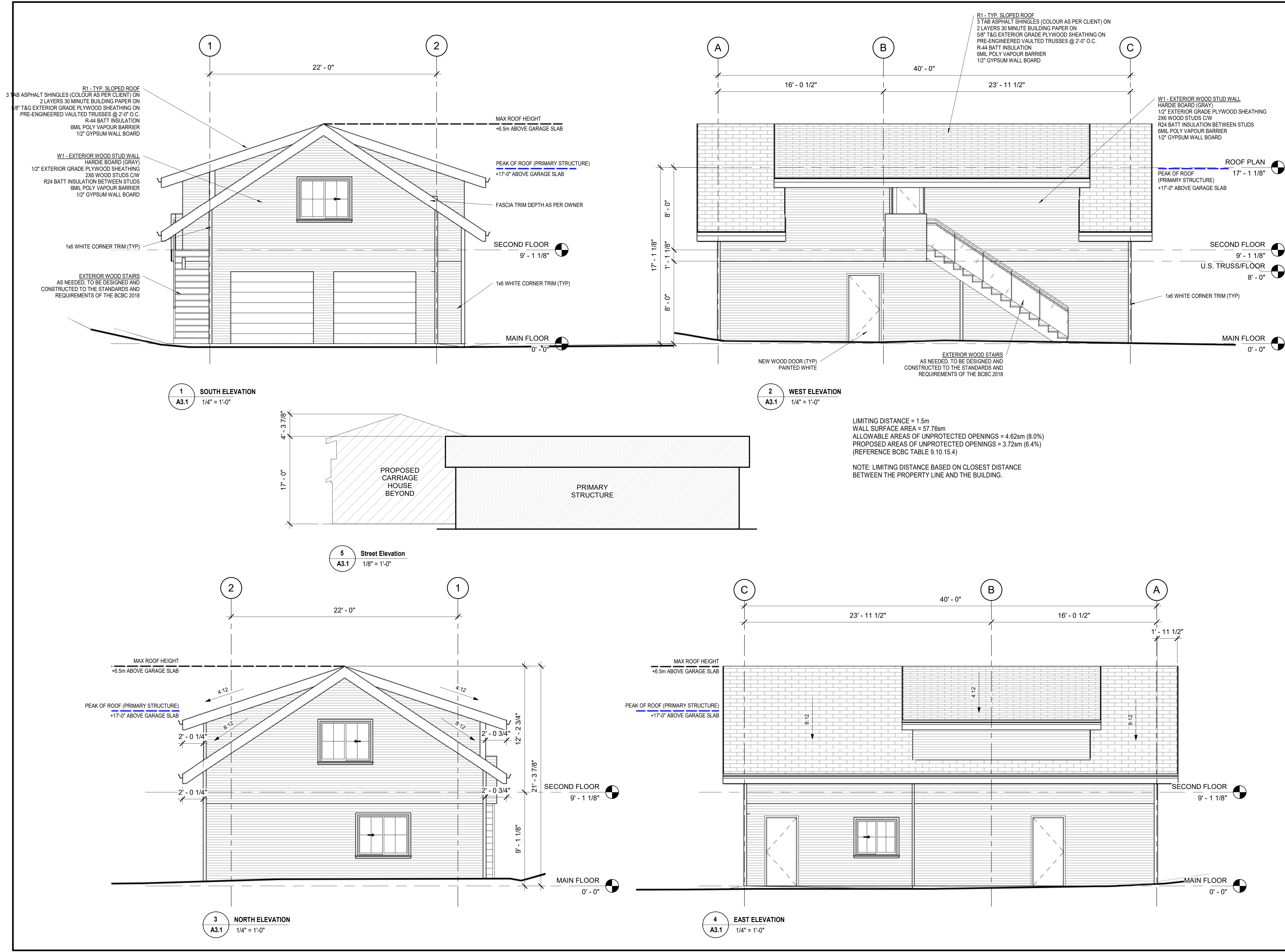
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DESIGNED BY: OTHER

SCALE: As indicated

DATE: 20/06/04 FILE: VR2101

A2.4



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WEST KELOWNA, BC

SHEET TITLE

ELEVATIONS

DRAWN BY: VR

DRAWING NO.

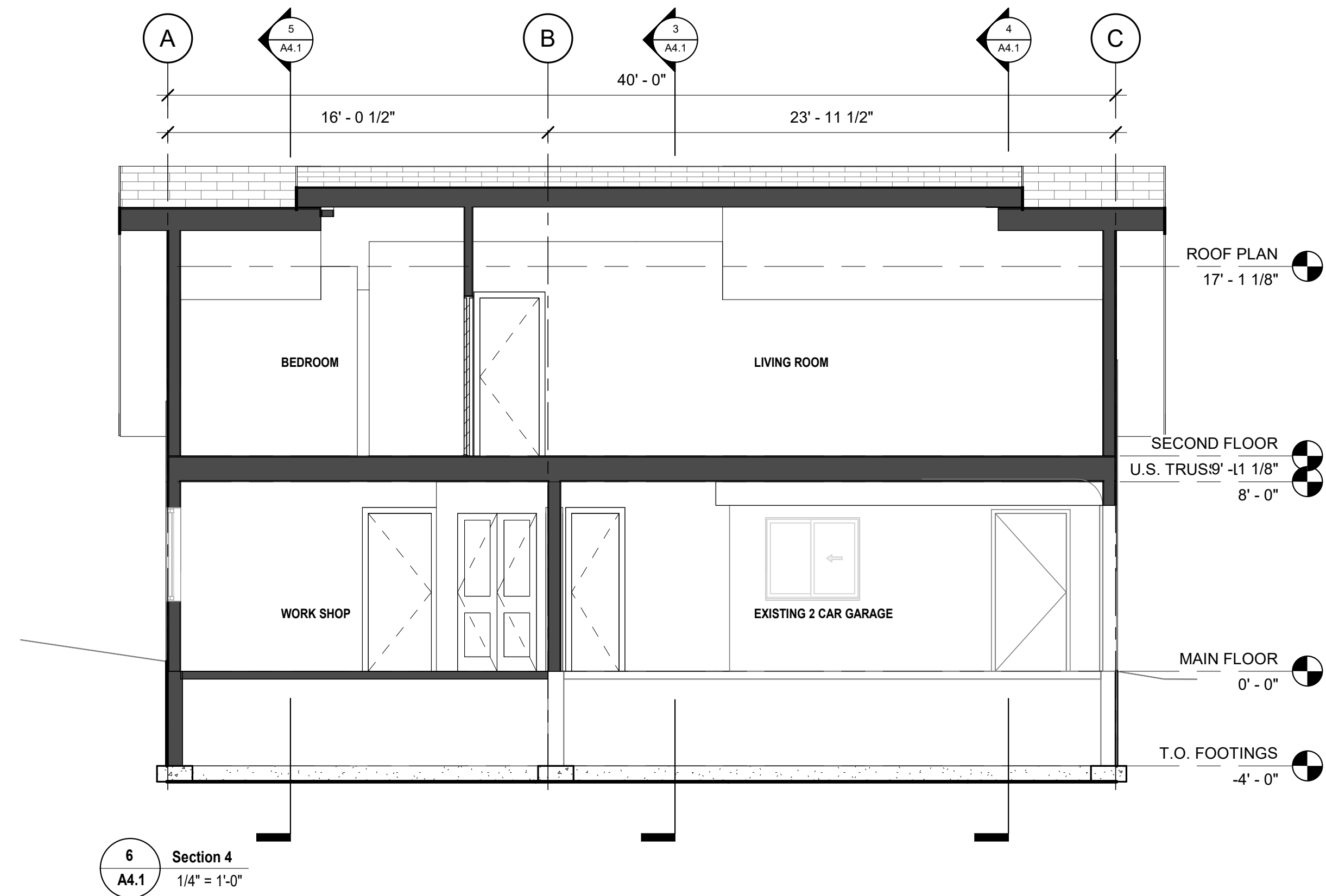
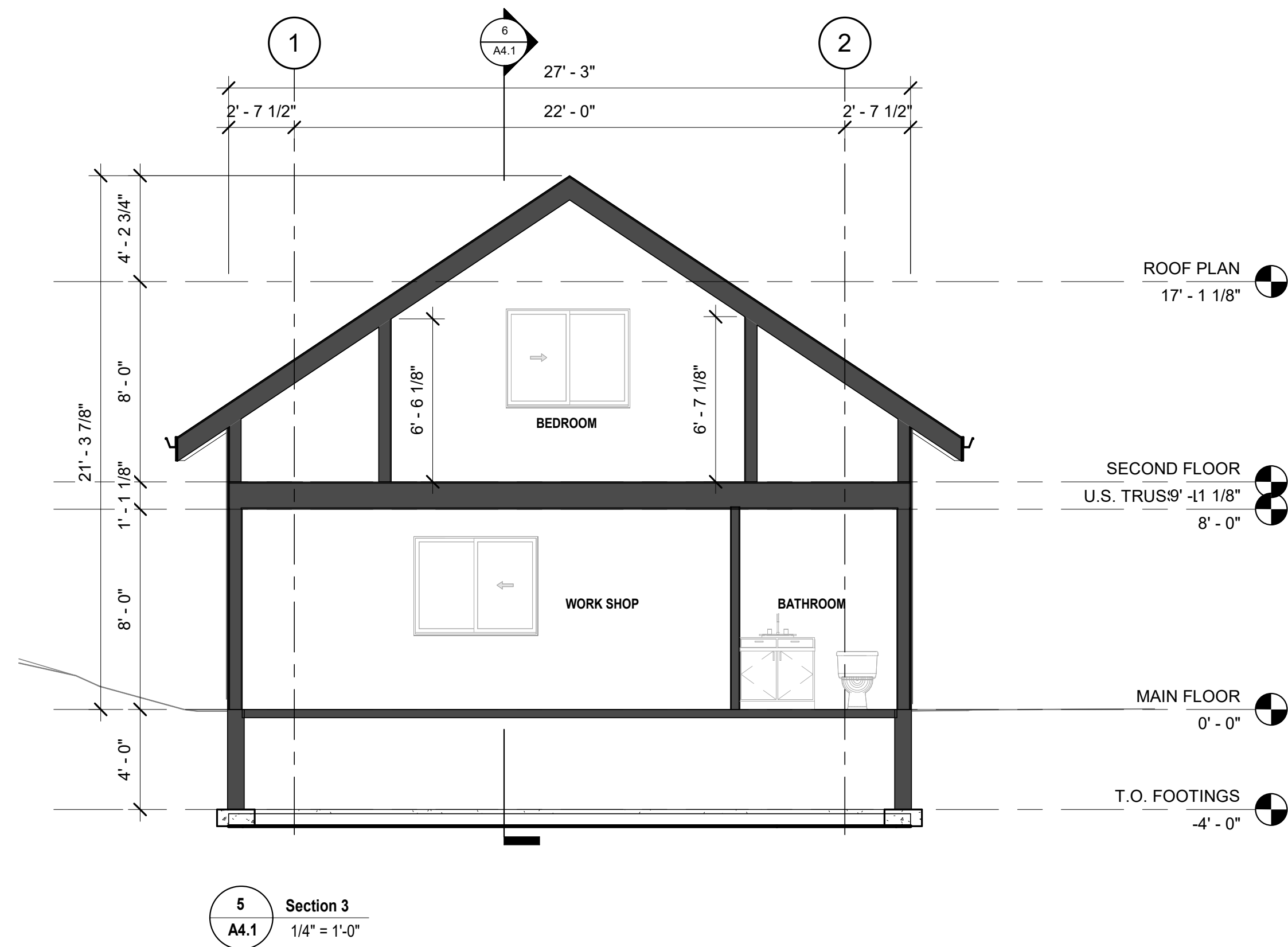
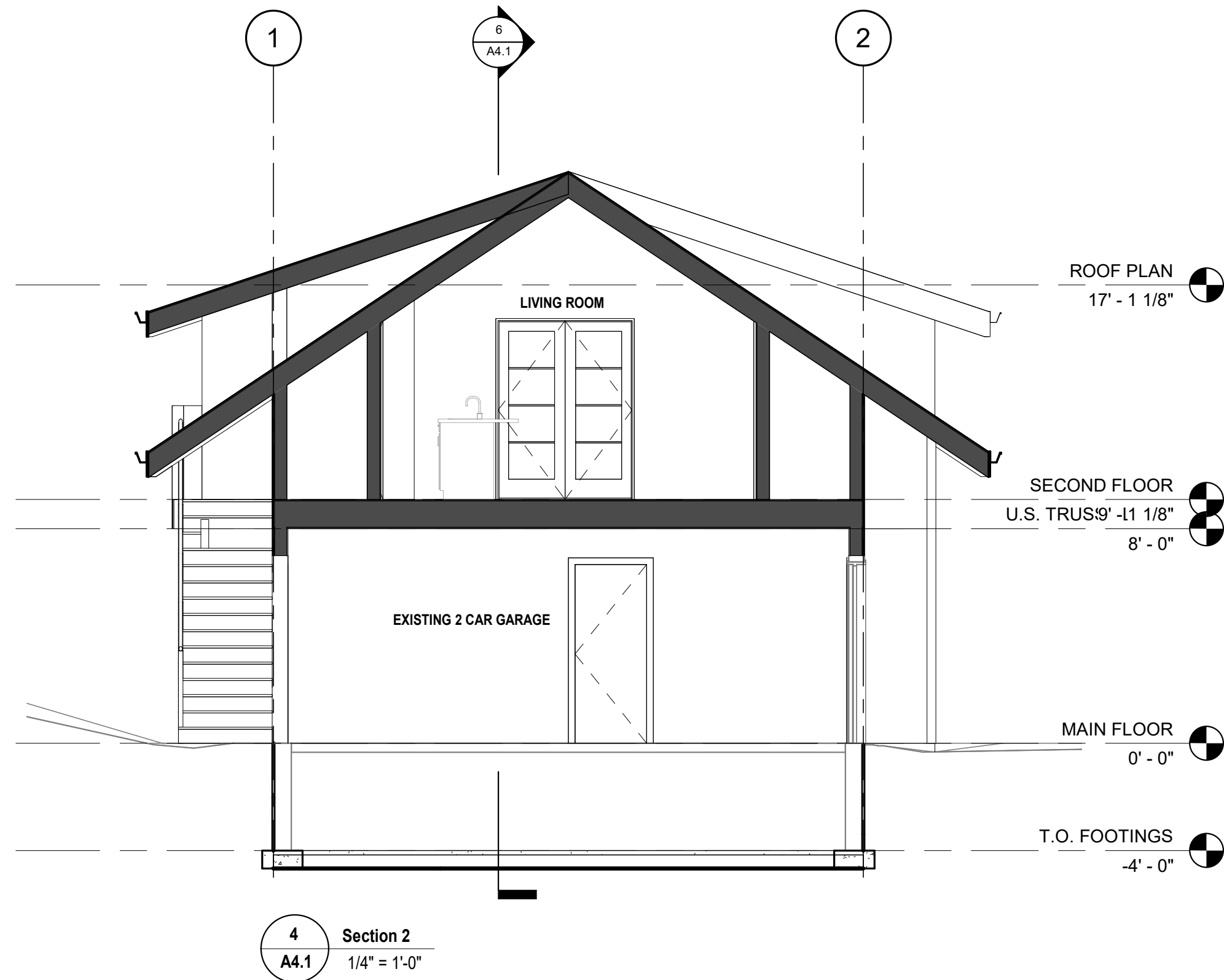
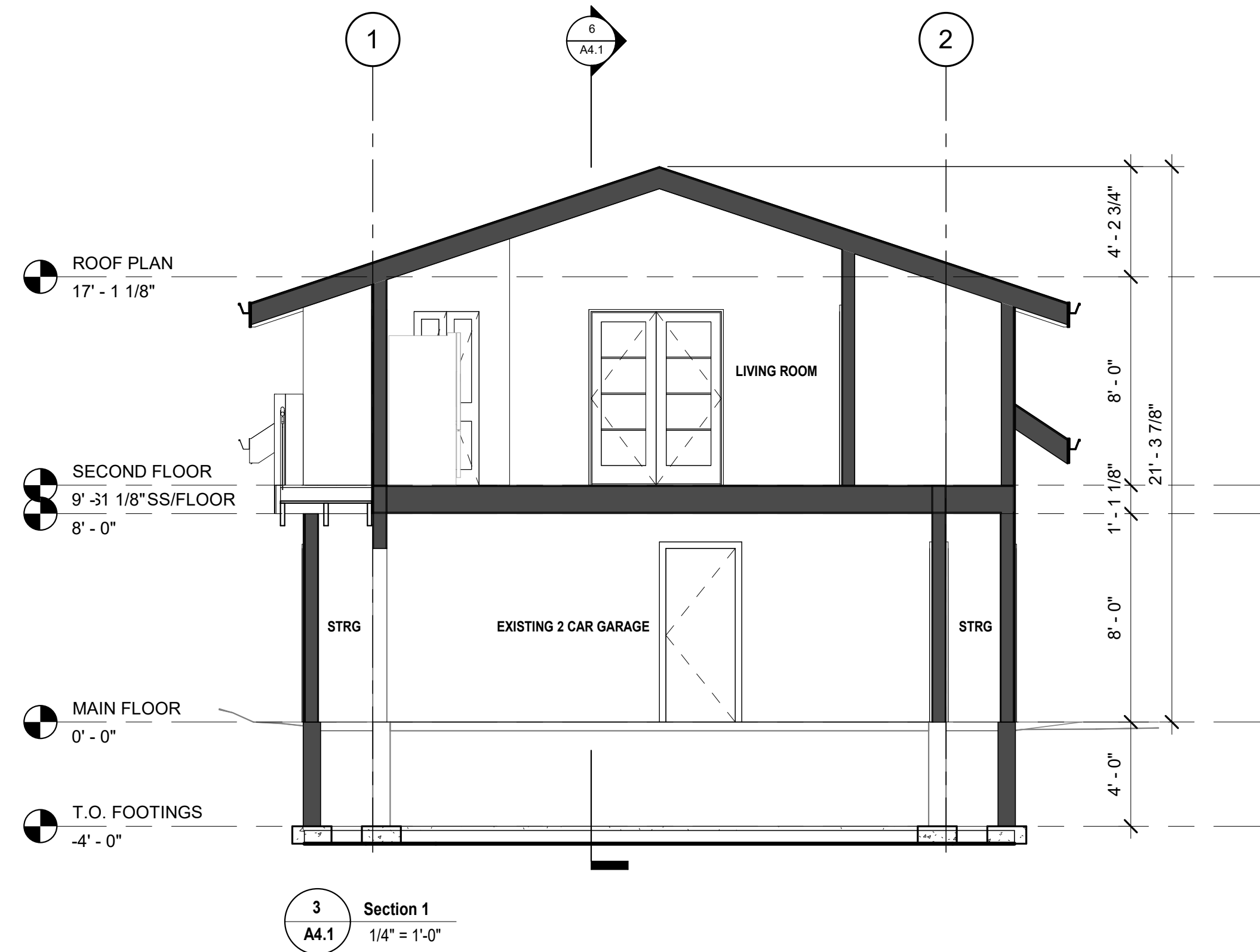
DESIGNED BY: OTHER

SCALE: As indicated

DATE: 21/05/30

FILE: VR2101

A3.1



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CLIENT
JEFF FULLER

PROJECT
710 STUART ROAD

WEST KELOWNA, BC

SHEET TITLE
BUILDING SECTIONS

DRAWN BY: VR	DRAWING NO. A4.1
DESIGNED BY: OTHER	
SCALE: 1/4" = 1'-0"	
DATE: 21/02/26	FILE: VR2101