

2018-010



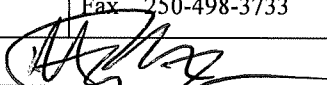
LAND USE APPLICATION TO COUNCIL OCP/Zoning/Land Use Permits/ Liquor License Consent/Appeals

1. Property Information

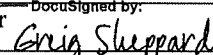
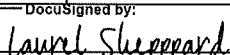
Folio 06411-030 PID 026-916-606

Street Address 6965 Mountainview Drive	Existing Zoning RS2
Legal Description Lot 6, Plan KAP 82611, DL 2450s	Existing OCP LR
Existing Land Use Single Family Dwelling	

2. Applicant

Contact Person Mark Pankratz			
Company Kingsmen Ventures Ltd.			
Mailing Address 8142 Ridgeview Road			
City Oliver	Province BC	Postal Code V0H 1T5	
Phone 250-488-1568	Fax 250-498-3733	E-mail mark@markpankratz.com	
Signature of Contact Person 			Date April 3, 2018

3. Owner Information

Does the Applicant own this property? <input type="checkbox"/> Yes (skip to Section 4) <input type="checkbox"/> No (complete the following)		
If Applicant does not own the property, Owner must complete and sign application or submit letter of consent.		
Registered Owner Greig and Laurel Sheppard		
Mailing Address 203-3740 Chatham Street		
City Richmond	Province BC	Postal Code V7E 2Z3
Signature of Owner 		Date April 3, 2018

4. Nature of Application(s)

Type of Application (check all that apply)	Complete these sections (starting next page)
<input type="checkbox"/> Official Community Plan designation change	5, 6, 7
<input type="checkbox"/> Official Community Plan text amendment	5, 6, 7
<input type="checkbox"/> Zoning Bylaw land use change	5, 6, 8
<input type="checkbox"/> Zoning Bylaw text amendment	5, 6, 8
<input type="checkbox"/> Temporary Commercial or Industrial Permit	5, 6, 9
<input type="checkbox"/> Development Permit	5, 6, 10
<input checked="" type="checkbox"/> Development Variance Permit X	5, 6, 11
<input type="checkbox"/> Liquor License Consent	5, 6, 12
<input type="checkbox"/> Appeal of Delegated Decision	5, 6, 13

Note: The personal information on this form is collected under the authority of the Local Government Act/Community Charter for the purpose of processing this application, and is subject to the Freedom of Information and Protection of Privacy Act. Any questions regarding this collection should be directed to the Corporate Services Department, Town of Oliver, phone 250-485-6200.

5. Proposed Development (complete for all applications)

Describe the extent and nature of your proposed development. Attach scale plans and additional pages as required:

We are constructing single family home and due to geotechnical requirements, we had to move the home .4 meters to the east, so that we would not undermine the neighbor's foundation. As a result, our deck will extend .3 meters beyond the allowable 1.5 meters into the setback area on the east side of the home, for a total of 1.8 meters.

6. Reasons in Support (complete for all applications)

Please supply reasons in support of your application:

We relocated our home .4 meters to the easts to avoid causing a problem with the foundation of the neighboring home, and this is reducing our deck size making it narrower and difficult to furnish and use. This is a lakeview home and we plan on using the deck as outdoor living space. If allowed to extend a farther .3 meters into the setback, there is still 1.7 meters to the property line (2 meters are usually required) and then another 1.5 meters to the sidewalk. There will still be more than adequate site-lines for traffic approaching the stop sign for a left or right turn and it will fit within the site lines of the decks of the surrounding homes. This variance if granted will not negatively affect road traffic or the visual look of the area.

7. Official Community Plan Amendment Application

Requested new Land Use designation is:

Requested text amendment to the OCP Bylaw is:

8. Zoning Bylaw Amendment Application

Requested new Zoning is:

Requested text amendment to the Zoning Bylaw is:

9. Temporary Commercial or Industrial Permit Application

Check one: Commercial Permit OR Industrial Permit

Describe the nature of permit and proposed term of permit.

Applicant Initials _____

10. Development Permit Application

Indicate the total estimated value of your development. Include all phases covered by this application.	\$
Development Permit Area (check all that apply):	
<input type="checkbox"/> Multi-Family Residential Area	<input type="checkbox"/> Industrial Park Area
<input type="checkbox"/> General or Tourist Commercial Area	<input type="checkbox"/> Environmentally Area
<input type="checkbox"/> Downtown Commercial Area	<input type="checkbox"/> Riparian Area

11. Development Variance Permit Application

Describe all variances requested (Attach additional sheets if required):
Variance # 1: We are requesting a variance of .3 meters (30 cm) into the setback area for our deck on the east side of our home.
Variance # 2:
Variance # 3:
Variance # 4:

12. Liquor License Consent Application

Describe license application being requested:
Describe what consent is being sought from council:

13. Appeal of Delegated Decision

Describe staff decision that is being appealed:
Provide reasons for your appeal:

Application Checklist

Please ensure the following items are included with your application. Incomplete applications may be rejected or create unnecessary delays or incur additional costs.

<input checked="" type="checkbox"/> fully completed application form <input checked="" type="checkbox"/> owner's signature if different from applicant <input type="checkbox"/> current state of title certificate <i>to be emailed</i> <input type="checkbox"/> copy of all relevant charges registered on the property <input type="checkbox"/> landscaping plan/plant list complete with cost estimate (including installation costs)	<input type="checkbox"/> initial fee as calculated by municipal staff <input checked="" type="checkbox"/> renderings/plans to illustrate application (11' x 17") <input type="checkbox"/> a list of exterior building materials proposed <i>N/A</i> <input type="checkbox"/> a list of exterior building colors (including paint chips) <i>N/A</i> <input type="checkbox"/> any other documentation required to describe or support your application
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Office Use Only

<i>Initial fee received \$</i>	<i>Receipt #</i>
<i>Collector signature</i>	<i>Date</i>
<i>Backflow Prevention Assembly required:</i> RP / DCVA / None <i>Comments:</i> <i>Public Works approval</i> _____ <i>Date:</i> _____	

LAND USE APPLICATION FEES AND CHARGES

Zoning and Official Community Plan Applications	
OCP Amendment application fee	1,000.00
Zoning Amendment application fee	1,000.00
OCP & Zoning Amendment application fee	1,500.00
Temporary Use Permit	
Application Fee	700.00
Renewal Fee	350.00
Development Permit – Application Fees	
Non-delegated development permit	750.00
Delegated development permit	375.00
Development permit with variances	1,150.00
Development Variance Permit	
Application fee	400.00
Board of Variance Appeal	
Application fee	500.00
Floodplain Exemption	
Application fee	400.00
Strata Title Conversion	
Application Fee	150.00
i) Plus \$150.00 for each proposed strata unit	
Manufactured Home Park (MHP) Permit	
Application Fee	250.00
i) Plus \$25.00 for each proposed manufactured home space	
Subdivisions	
Application Fee	400.00
i) Plus \$100.00 for each addition parcel proposed	
ii) Plus \$25.00 for each parcel line to be adjusted	
Liquor License Consent	
Application Fee	500.00
i) Plus \$500.00 if public consultation is required	
Legal Documents	
Title Search	\$35.00/search
Document retrieval	\$20.00/each

LAND USE APPLICATION FEES AND CHARGES (cont'd)

Covenants	
Discharge of a Statutory Covenant or right-of-way	\$250.00
Preparation or Amendment of a Statutory Covenant	\$500.00
Preparation of Amendment of a Statutory right-of-way	\$500.00
Legal Review of Statutory Covenant or right-of-way	\$250.00/hour
Preparation of a Survey Plan	At Cost
Comfort Letter (for compliance with land use bylaws)	
Application fee	\$100.00/parcel
TOTAL INITIAL FEE	

Initial fees are based on the above noted table. Actual fees may vary depending on the complexity of your application, the value of your development or requirements for land title searches and preparation or review of survey plans and legal documents. Once calculated, all fees must be paid in full prior to final approval of your application.

RECEIPT RECORD

TOWN OF OLIVER
6150 MAIN ST BOX 638
OLIVER, BC V0H 1T0
Phone No. : (250)495-6200
Fax No. : (250)498-4466

--- Item ID #0001 ---
DEVP : DEVELOPMENT PERMIT

1@ 400.00 400.00

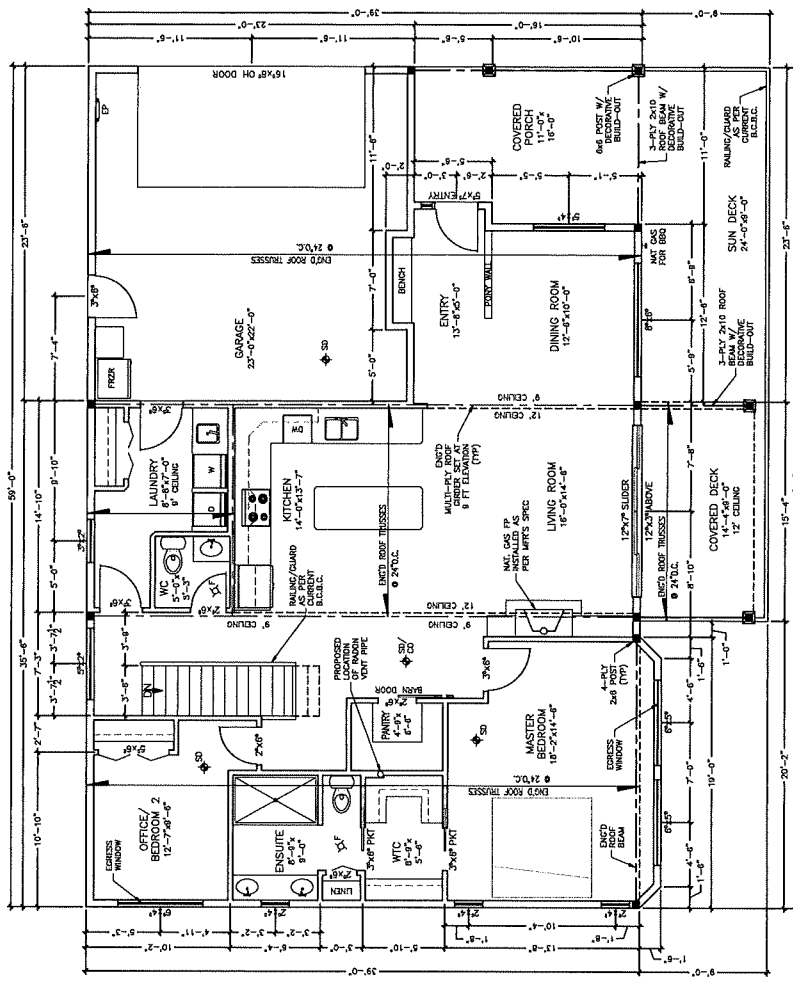
Payment Subtotal 400.00
PST 0.00
GST106985559 RT000 0.00

Payment Total 400.00
=====

CHEQUES 400.00
NAME: KINGSMEN VENTURES LTD
CHEQUE NUMBER: 7715
DESCRIPTION: DVP APPLICATION - 6965
MOUNTAINVIEW
Change 0.00

04-Apr-18 15:25:56
D:000009286 B:2018040401
NANCY R:0000118548

WELCOME TO WINE COUNTRY



MAIN FLOOR PLAN
1636 SQ FT

NOTE: ALL DETAILS WITHIN THIS PLAN SHALL BE TO CONFORM TO THE LATEST EDITIONS OF THE CANADIAN B.C.B.C. UNLESS OTHERWISE SPECIFIED.

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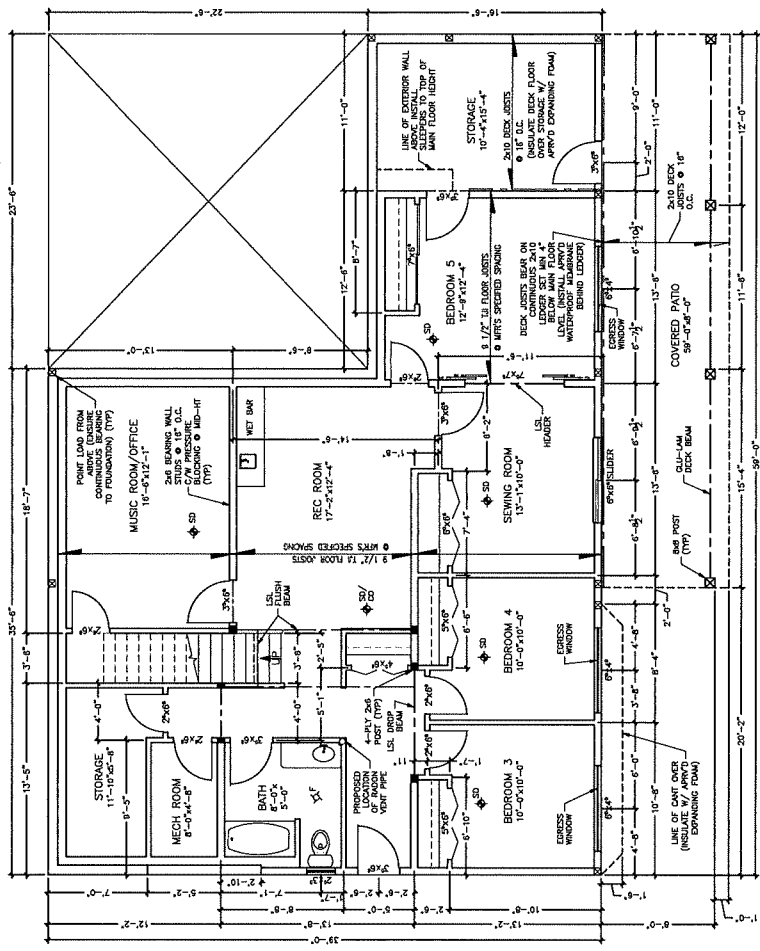
EXTERIOR WALL (REQUIRED RSI FOR ZONE 5 W/ HRV = 2.97)		FOUNDATION WALL (REQUIRED RSI FOR ZONE 5 W/ HRV = 2.98)		ROOF (REQUIRED RSI FOR ZONE 5 W/ HRV = 6.91)		FLOOR SLAB ABOVE FROST LINE (REQUIRED RSI FOR ZONE 5 W/ HRV = 1.98)	
EXTERIOR AIR FILM	0.03	CONCRETE	0.08	ASPHALT/SHINGLES	0.15	CONCRETE	0.08
CONTINUOUS BUILDING WRAP	0.00	INSULATION	1.32	11" BLOWN-IN GLASS FIBER INSULATION	6.70	4" POLYURETHANE INSULATION	1.78
2x4 WOOD STUDS @ 16" O.C. W/ R-22 BATT INSULATION	2.11	FOUNDATION WALL	1.58	1" GYP-SUM BOARD	0.08	4" POLYURETHANE INSULATION	1.78
6 mil POLY V.E. MEMBRANE	0.00	FOUNDATION WALL	1.32	INTERIOR AIR FILM	0.10	4" POLYURETHANE INSULATION	1.78
INTERIOR AIR FILM	0.12	FOUNDATION WALL	1.32	TOTAL	7.34	4" POLYURETHANE INSULATION	1.78
TOTAL	3.34	TOTAL	3.60	TOTAL	7.34	TOTAL	3.56

NOTES
Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.
Contractor to confirm window style and x-ris locations with Owner prior to construction. Ensure x-ris for egress are provided as required by the current B.C.B.C.
All bearing wall openings supported with 2-ply 2x10 sppfz on double cripples unless otherwise noted.
Install interconnected smoke alarms and carbon monoxide detectors located as per current B.C.B.C.
All bathrooms equipped with min. 1.5 gpm exhaust fan, connected to timer as per current B.C.B.C.
All new exterior wall and roof assemblies to conform to RSI values as per current B.C.B.C.
Flash all exterior wall penetrations as per current B.C.B.C.
Contractor to ensure all construction and installation meets the requirements set forth in the current B.C.B.C.
These plans do not show all details of the requirements of the current B.C.B.C. and have not been prepared with the responsibility of the Owner/Contractor to ensure compliance with the Code and all local municipal options.
These drawings have been checked by the Owner/Contractor, Aztech Drafting holds no responsibility for any errors or omissions related to design or otherwise.

ISSUED FOR BUILDING PERMIT

MAIN FLOOR PLAN	
SHEPPARD RESIDENCE	
8905 MOUNTAIN DRIVE OLIVER, BC	
DATE: JUNE 27/17	DOWN BY: MBW
PROJECT No: 161647	REVISION:
FILE No:	NO. DATE DESCRIPTION
SHEET No: 1 OF 5	1 01/17

AZTECH DRAFTING SERVICES
496 Van Horne St. Penticon, B.C.
Phone: 250-892-3344 e-mail: service@aztechdrafting.com



LOWER FLOOR PLAN
1722 SQ FT

EXTERIOR WALL (REQUIRED RSI FOR ZONE 5 W/ HRV = 2.97)		ROOF (REQUIRED RSI FOR ZONE 5 W/ HRV = 6.81)	
RSI	0.03	RSI	0.15
MATERIAL	1/2" GYPSUM BOARD	MATERIAL	2x12 JOIST
RSI	0.03	INSULATION	1" POLYURETHANE
MATERIAL	1/2" GYPSUM BOARD	RSI	0.09
RSI	0.03	MATERIAL	2x12 JOIST
MATERIAL	1/2" GYPSUM BOARD	INSULATION	1" POLYURETHANE
RSI	0.03	RSI	0.09
MATERIAL	1/2" GYPSUM BOARD	MATERIAL	2x12 JOIST
RSI	0.03	INSULATION	1" POLYURETHANE
TOTAL	0.09	TOTAL	0.11
	3.14		7.84
FOUNDATION WALL (REQUIRED RSI FOR ZONE 5 W/ HRV = 2.98)		FLOOR SLAB ABOVE FROST LINE (REQUIRED RSI FOR ZONE 5 W/ HRV = 1.98)	
RSI	0.08	RSI	0.16
MATERIAL	8" REINFORCED CONCRETE	MATERIAL	1" POLYURETHANE
RSI	0.08	INSULATION	1" POLYURETHANE
MATERIAL	8" REINFORCED CONCRETE	RSI	0.16
RSI	0.08	MATERIAL	1" POLYURETHANE
MATERIAL	8" REINFORCED CONCRETE	INSULATION	1" POLYURETHANE
RSI	0.08	RSI	0.16
TOTAL	3.16	TOTAL	1.98

NOTES
Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.
Contractor to confirm window style and s-lit locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.
All bearing wall openings supported with 2-ply 2x10 spf/2 on double cripples unless otherwise noted.
Install unintercepted outside alarms and carbon monoxide detectors located as per current B.C.B.C.
All bathrooms equipped with min. 1.5 scfm exhaust fan, connected to liner as per current B.C.B.C.
All new exterior wall and roof assemblies to conform to RSI values as per current B.C.B.C.
Flash all exterior wall penetrations as per current B.C.B.C.
Contractor to ensure all construction and installation meets the requirements set forth in the current B.C.B.C.
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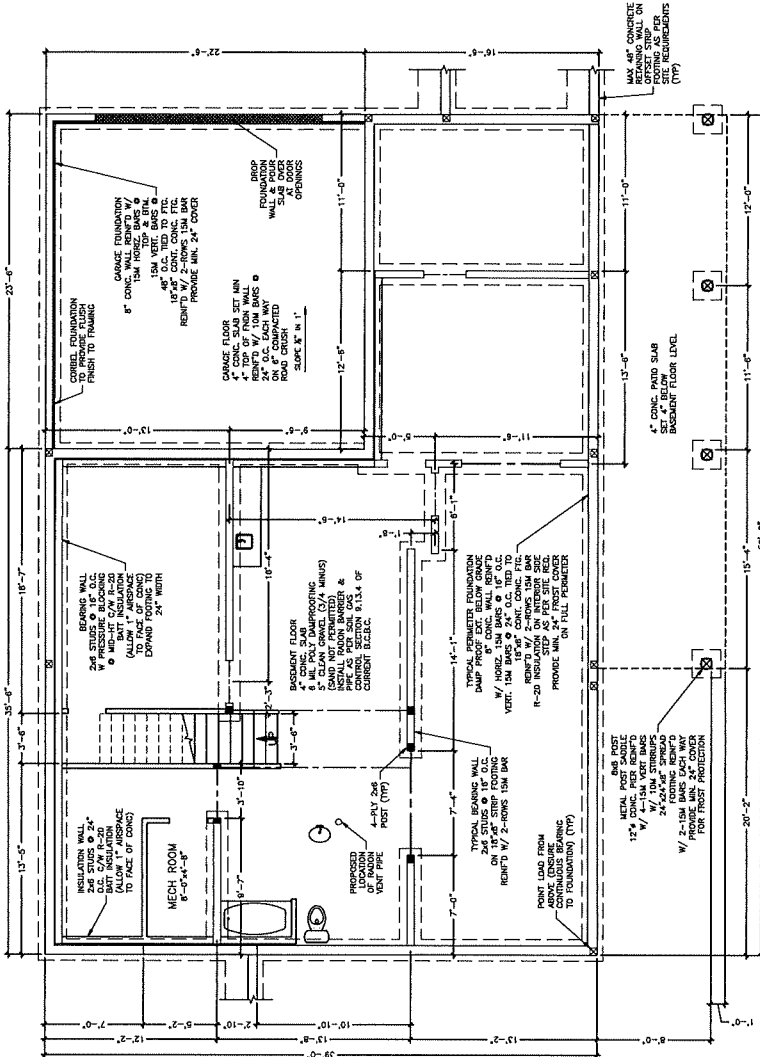
LOWER FLOOR PLAN
SHEPPARD RESIDENCE
8965 MOUNTAINVIEW DRIVE
OLIVER BC

DRAWN BY:	MEW	DATE:	JUNE 21/17
DESIGN BY:		PROJECT NO.:	181847
CHECK BY:		FILE NO.:	
SCALE:	1/4"=1'-1"	SHEET NO.:	2 OF 5

REVISED

NO.	DATE	REASON	BY

AZTECH DRAFTING SERVICES
4596 Van Horne St. Penticton, B.C.
Phone: 250-492-3344 e-mail: service@aztechdrafting.com



FOUNDATION PLAN



NOTE: ALL BEARINGS TO BE BUILT ON UNDISTURBED COMPACTED FILL

EXTERIOR WALL (REQUIRED RSI FOR ZONE 5 W/ HRV = 2.97)		ROOF (REQUIRED RSI FOR ZONE 5 W/ HRV = 6.91)	
RSI	0.03	MATERIAL	RSI
1/2" POLY ISOCYANURATE	0.03	3/4" OSB SHEATHING	0.15
1/2" BATT INSULATION	0.11	3/4" OSB SHEATHING	0.15
1/2" BATT INSULATION	0.11	1" RIGID PINK GLASS FIBER INSULATION	0.90
2x6 STUDS @ 16" O.C. W/ R-22 BATT INSULATION	0.07	5 #3 POLY VAS.	0.00
2x4 FRAMING	0.07	1" AIR SPACE	0.11
3" OPSHA BRAND	0.08	INTERIOR AIR FILM	0.11
INTERIOR AIR FILM	0.11	INTERIOR AIR FILM	0.11
TOTAL	3.54	TOTAL	1.24
FOUNDATION WALL (REQUIRED RSI FOR ZONE 5 W/ HRV = 2.98)		FLOOR SLAB ABOVE FROST LINE (REQUIRED RSI FOR ZONE 5 W/ HRV = 1.98)	
RSI	0.08	MATERIAL	RSI
8" REINFC CONCRETE	0.08	4" CONC. SLAB	0.16
1" RIGID PINK GLASS FIBER INSULATION BELOW GRADE	0.08	1" POLY ISOCYANURATE	0.15
TOTAL	3.96	R-10 RIGID FIBER INSULATION	1.75
		TOTAL	1.96

NOTES
Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.
Contractor to confirm window style and x-file locations with Owner prior to construction. Ensure x-files for egress are provided as required by the current B.C.B.C.
All bearing wall openings supported with 2-ply 2x10 spp/2 on double cripples unless otherwise noted.
Install interconnected smoke alarms and carbon monoxide detectors located as per current B.C.B.C.
All bathrooms equipped with min. 1.5 scfm exhaust fan, connected to Outer as per current B.C.B.C.
All new exterior wall and roof assemblies to conform to RS values as per current B.C.B.C.
Flash all exterior wall penetrations as per current B.C.B.C.
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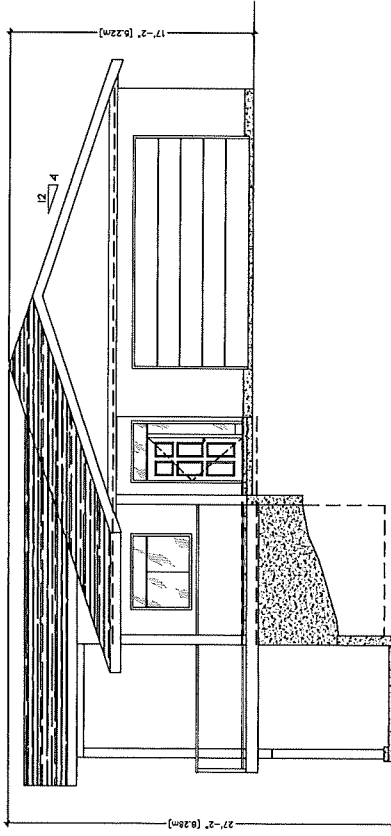
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Phone: 250-492-3344 e-mail: aztechdrafting.com

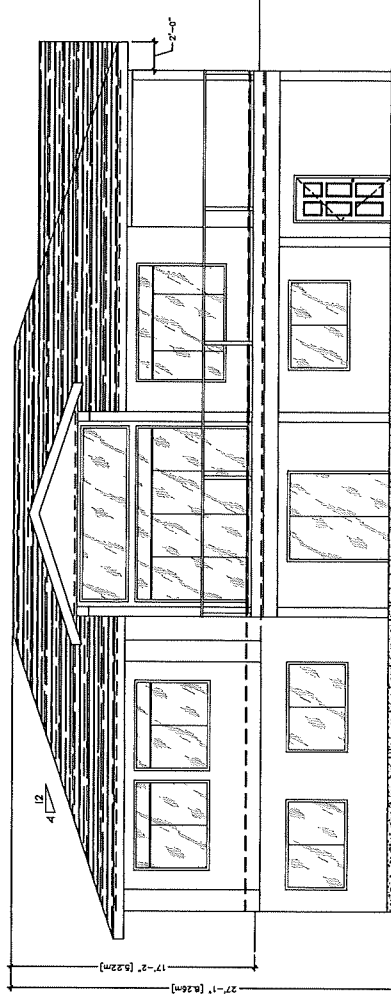
NO.	DATE	BY	DESCRIPTION

FOUNDATION PLAN
SHEPPARD RESIDENCE
6965 MOUNTAINVIEW DRIVE
OLIVER BC

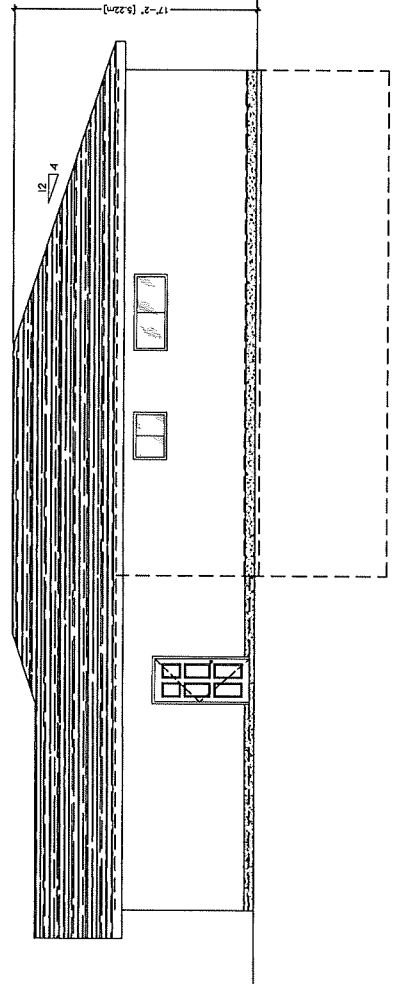
DRAWN BY: MBW	DATE: JUNE 21/17
DESIGN BY:	PROJECT NO.: 161847
CHKD BY:	FILE NO.:
SCALE: 1/4"=1'	SHEET NO.: 3 OF 5



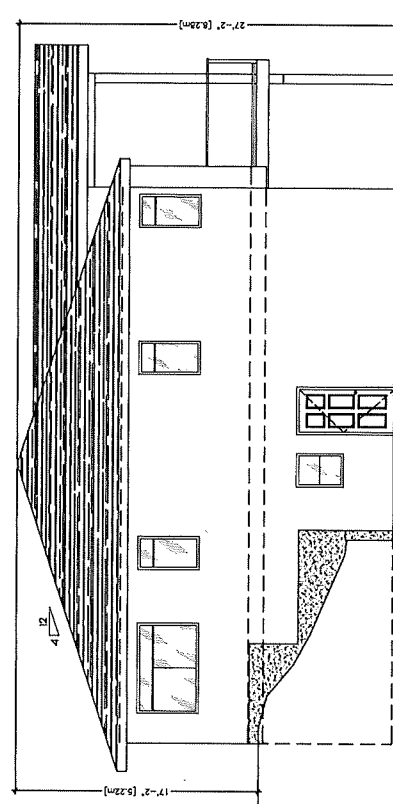
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NOTES
 Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.
 Contractor to confirm window style and x-tile locations with Owner prior to construction. Ensure x-tiles for eaves are provided as required by the current B.C.B.C.
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ISSUED FOR BUILDING PERMIT

FOUNDATION PLAN	
SHEPARD RESIDENCE	
6965 MOUNTAINVIEW DRIVE OLIVER, BC	
OWNER BY: MBW	DATE: JUNE 21/17
DESIGN BY:	PROJECT No: 161647
DRAWN BY:	FILE No:
SCALE: 1/4"=1'	SHEET No: 5 OF 5

AZTECH DRAFTING SERVICES
 496 Van Horne St. Penticton, B.C.
 Phone: 250-492-5344 e-mail: service@aztechdrafting.com

NO.	DATE	BY	DESCRIPTION