

APPROVED ISSUANCE OF DEVELOPMENT VARIANCE PERMIT *(pursuant to Sec. 498 of the Local Government Act)*

PERMIT #: DVP00386
FOLIO #: 10094232
ZONING DESIGNATION: C1– Town Centre Commercial
ISSUED TO: Bluewood Properties Ltd..
SITE ADDRESS: 3386 Woodsdale Road
LEGAL DESCRIPTION: LOT B DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP21443
PARCEL IDENTIFIER: 007-488-394

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

Applicants for Development Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Development Variance Permit DVP00386 for 3386 Woodsdale Road, legally described as LOT B DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP21443 for the development of a three-storey, mixed-use building, with variances shall be conducted in accordance with the recommendations contained in the following documents attached to and forming part of this permit:

- a) Amend Zoning Bylaw 561, 2007 as follows:
 - i) Section 9.1.5 (a) (iii) to reduce the off-street parking setback requirement:
From: 1.5m
To: 0.0m
 - ii) Section 9.1.6 (a) (i) to exceed the small stall percentage requirement:
From: 40%
To: 48%
 - iii) Section 8.6.1 (f) to reduce the minimum landscape buffer requirement abutting ALR land:
From: 3.0m

- To: 2.0m**
- iv) Section 8.3.6 to reduce the refuse or recycling bin setback requirement:
From: 3.0m
To: 0.0m
- v) Section 8.6.1 (c) to reduce the minimum landscaping buffer requirement separating uses from adjacent properties:
From: 3.0m
To: 0.0m

b) The development of the subject shall be conducted in accordance with the following documents to the satisfaction of the Director of Planning and Development:

- (i) **Schedule A:** The Development Drawings, Site Plan and Building Design with date 2022-08-11, prepared by AXOarchitecture;
- (ii) **Schedule B:** The Development Drawings, Building Elevations Drawings and Renderings with date 2022-8-11, prepared by AXOarchitecture;
- (iii) **Schedule C:** The Development Drawings, Landscape Plan with date 2022-08-11, prepared by AXOarchitecture;

2. DEVELOPMENT

The development described herein shall be undertaken strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

The development shall commence within **TWO** YEARS of the date that this permit is issued.

If the Permit Holder does not substantially commence the development permitted by this Permit within **TWO** years of the date of issuance of this permit, this permit shall lapse.

The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

**THIS IS NOT A BUILDING PERMIT
OR A CERTIFICATE TO COMMENCE
CONSTRUCTION**

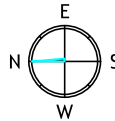
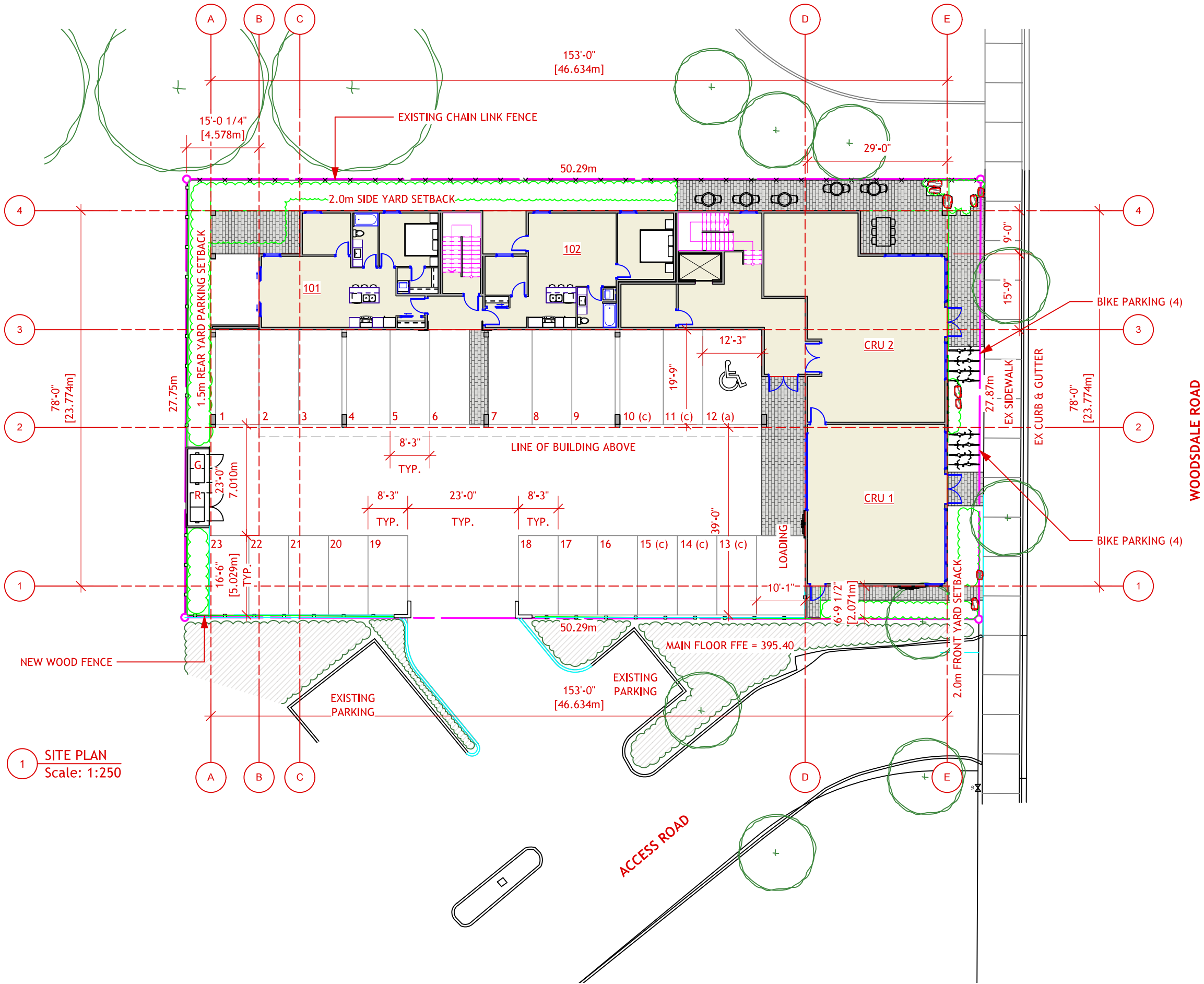
3. APPROVALS

Authorization passed by Council on the _1st_ day of _October_____, 2024.

Issued by the Corporate Officer of the District of Lake Country this 9th day of October, 2024.

Corporate Officer, Reyna Seabrook

Schedule A



AXOarchitecture
250-469-3190
andrea@axoarchitecture.ca

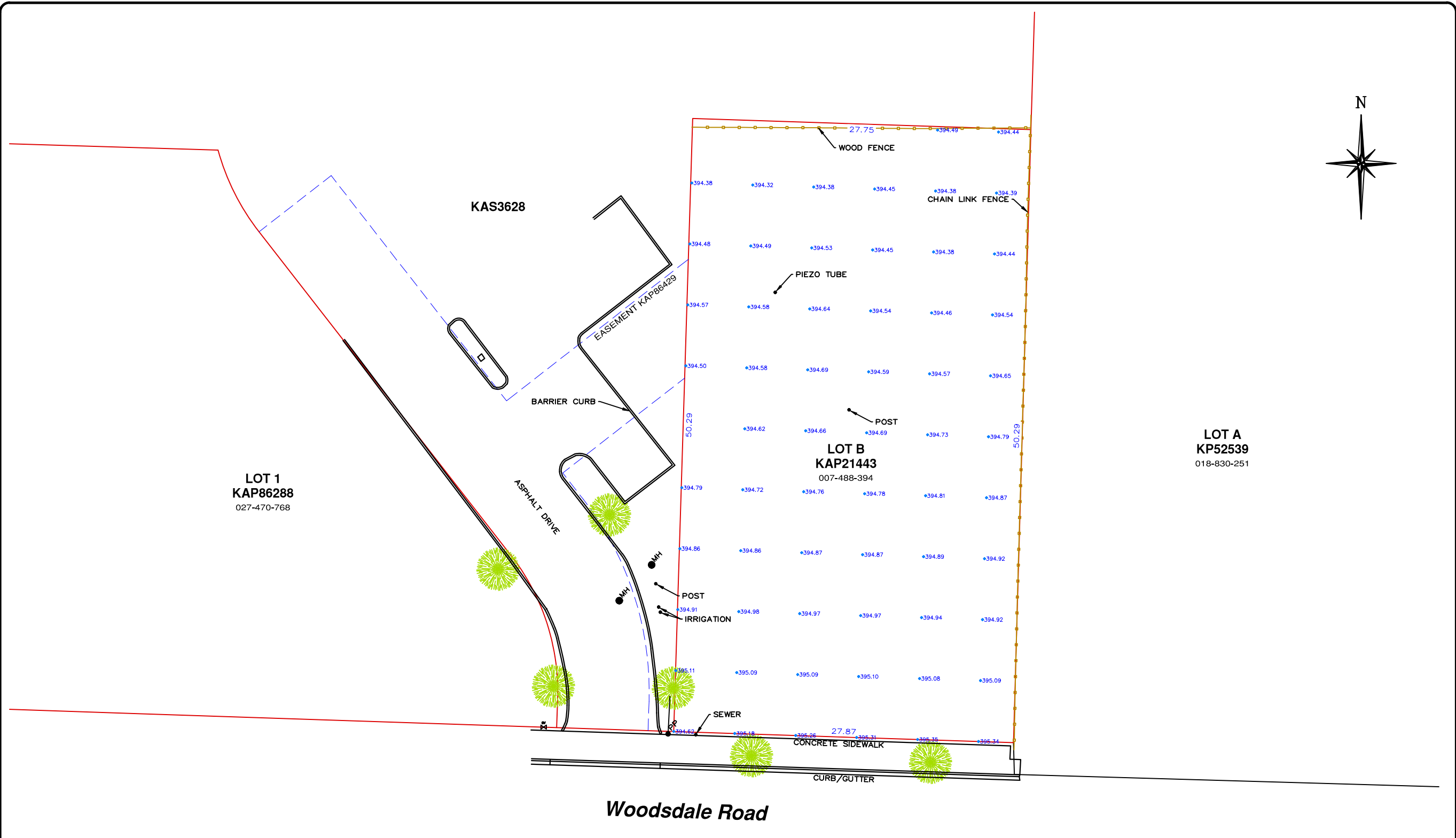


WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

SITE PLAN

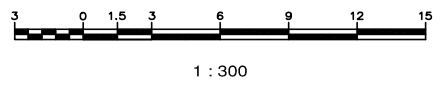
DATE: 11/08/2022

SCALE: 1:250
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP3



LEGEND			
CABLE TV	CP	CATCH BASIN	MANHOLE
GAS	HYD	HYDRANT	POWER POLE
SAN. SEWER	WV	WATER VALVE	CURB STOP - WATER SHUT OFF
STORM SEWER	LS	LAMP STANDARD	SANITARY INSPECTION CHAMBER
U.G. ELECTRICAL			
U.G. TELEPHONE			

No.	MM/DD/YY	DATE	BY	REVISION	Chk'd
00	09/20/21	BMC		ISSUED TO CLIENT	



LEGAL:
LOT B, DISTRICT LOT 117, O.D.Y.D.,
PLAN 21443
PID NO. 007-488-394
LAKE COUNTRY, BC

DRAWN	BMC
JOB NO.	21-252
FILE	21-252C3D
DATE	SEPT 2021
SCALE	1:300

**ADVANCED SURVEYING LTD.**
3396 SEXSMITH ROAD, KELOWNA
TEL 250.765.4600
bret@advancedsurveying.ca

KOFOED CONTRACTING
3386 WOODSDALE ROAD
SITE PLAN

DRAWING NO.	21252-01
REV. NO.	00

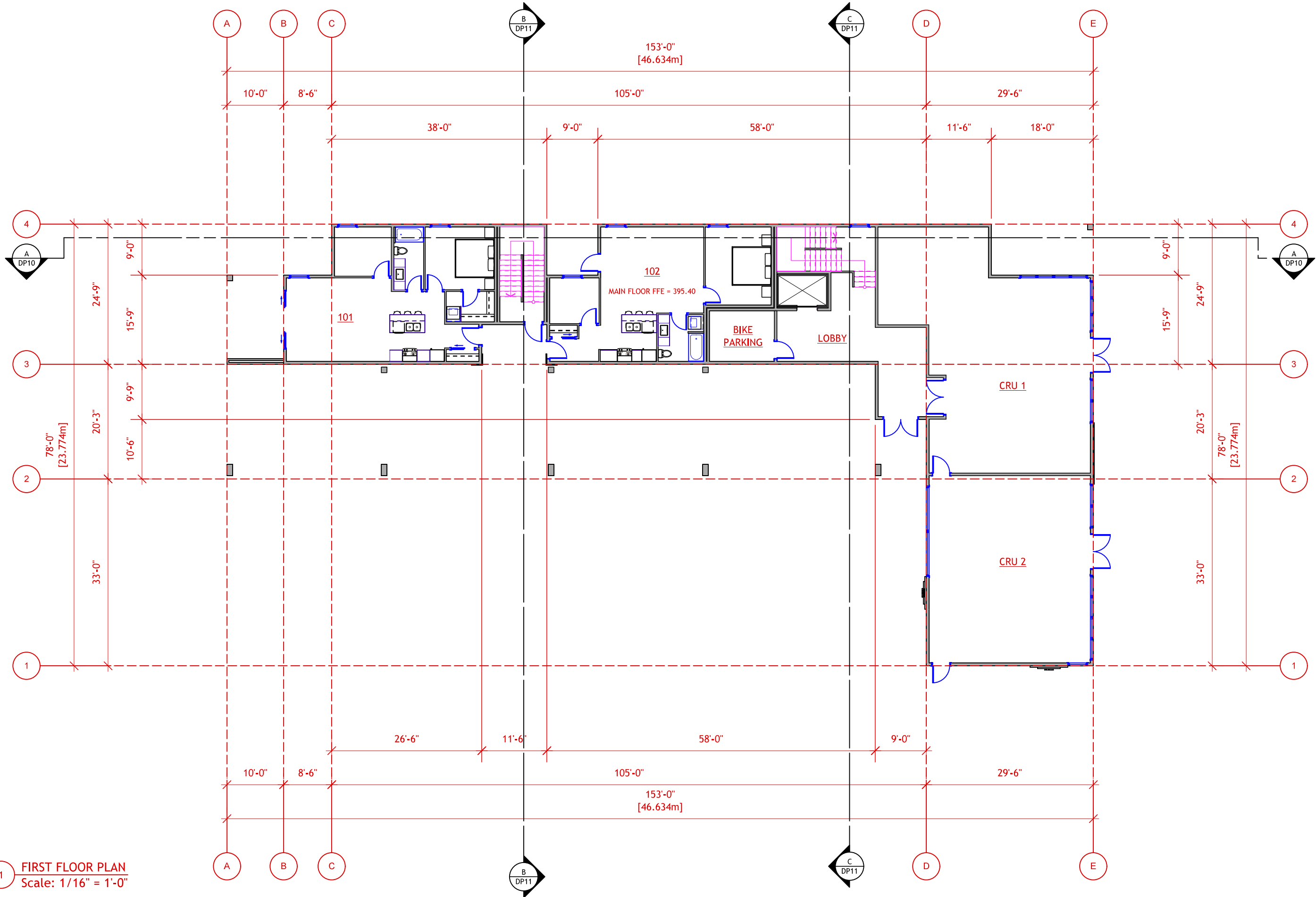
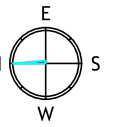
AXOarchitecture
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andrea@axoarchitecture.ca



WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

SURVEY
DATE: 11/08/2022

SCALE: NTS
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP2



1 FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

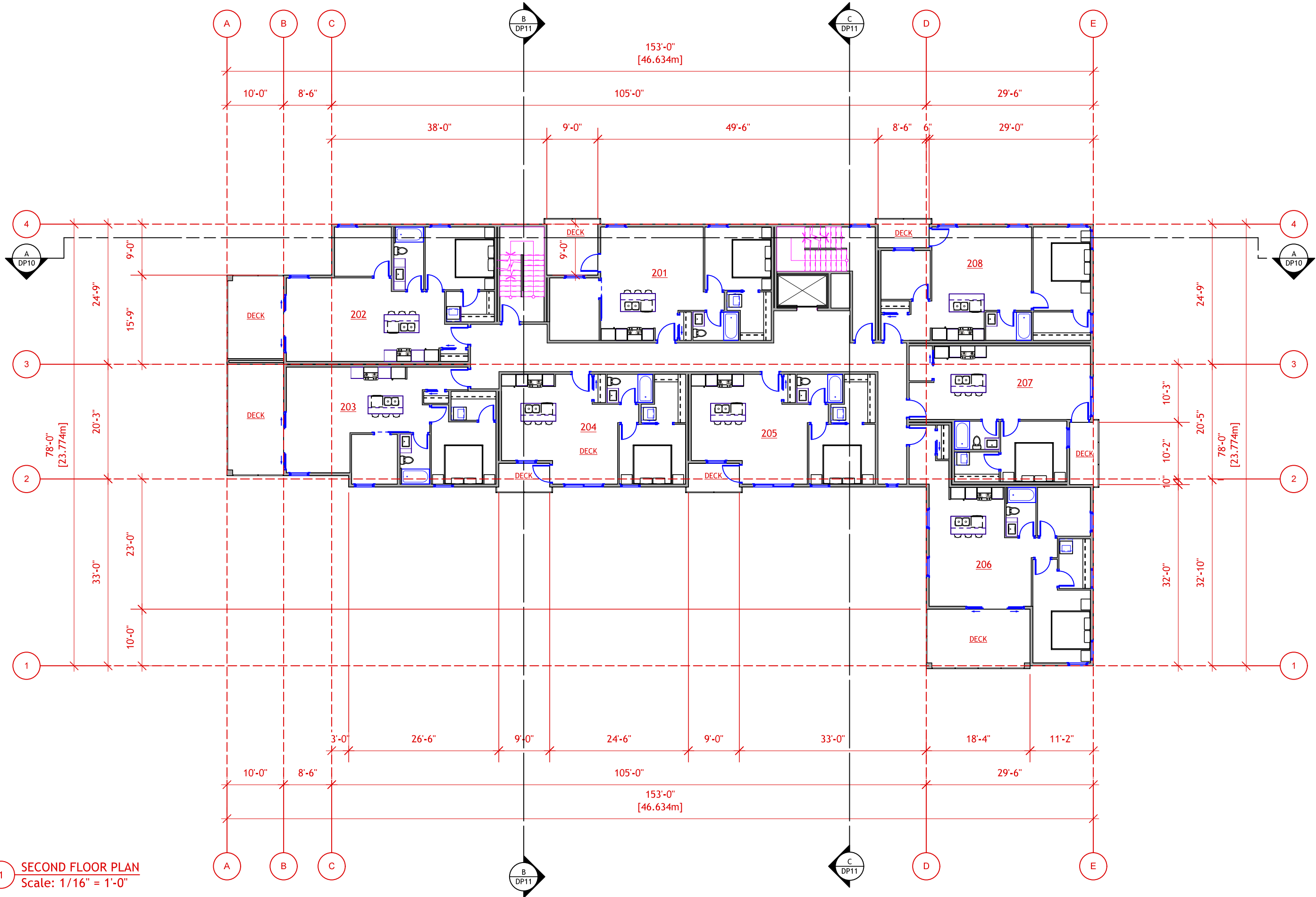
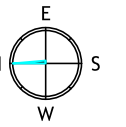
AXOarchitecture
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WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

FIRST FLOOR PLAN
DATE: 11/08/2022

SCALE: 1/16" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP4



1 SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

AXOarchitecture
250-469-3190
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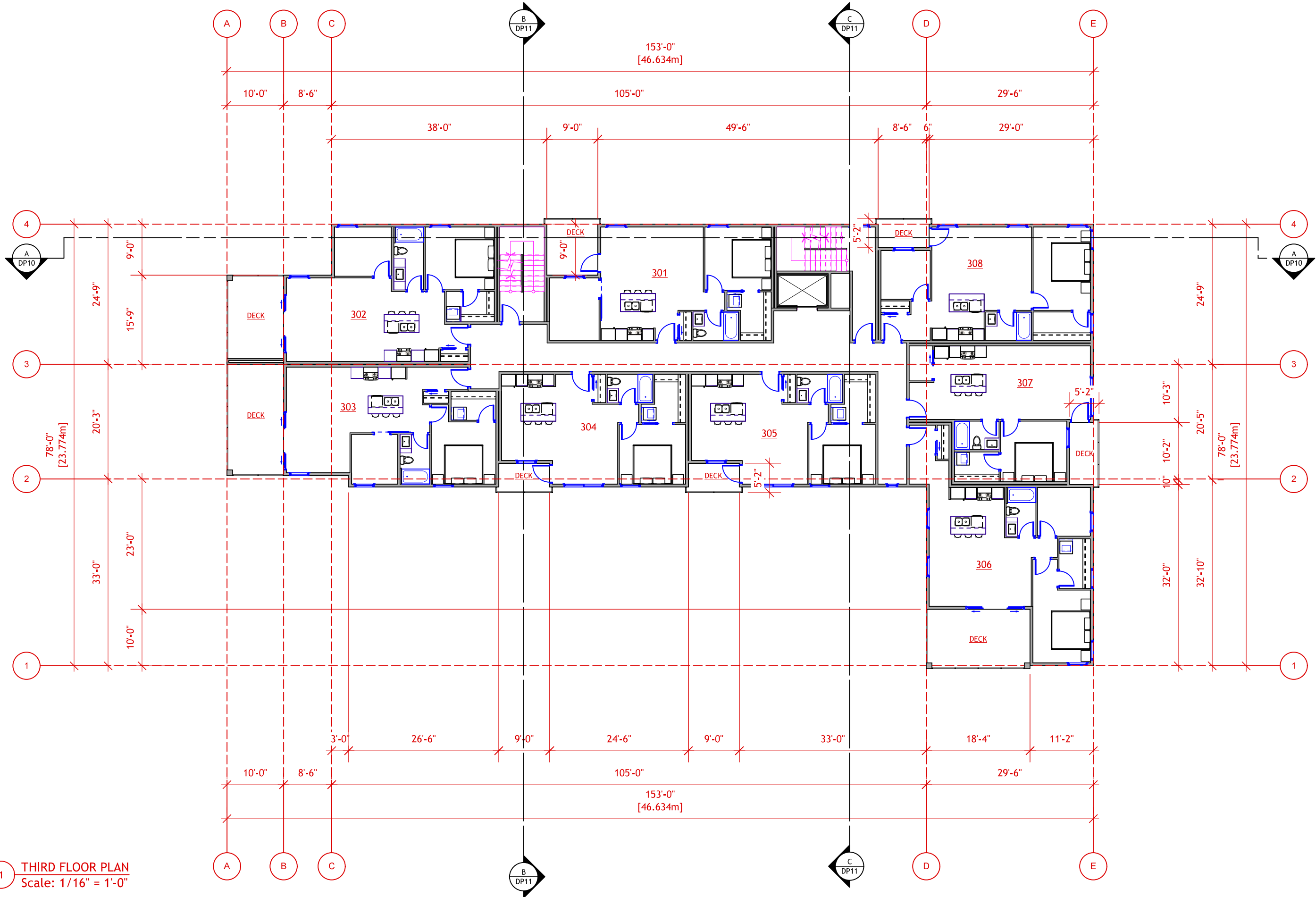
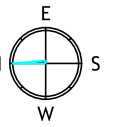


WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

SECOND FLOOR PLAN

DATE: 11/08/2022

SCALE: 1/16" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP5



1 THIRD FLOOR PLAN
Scale: 1/16" = 1'-0"

AXOarchitecture
250-469-3190
andrea@axoarchitecture.ca

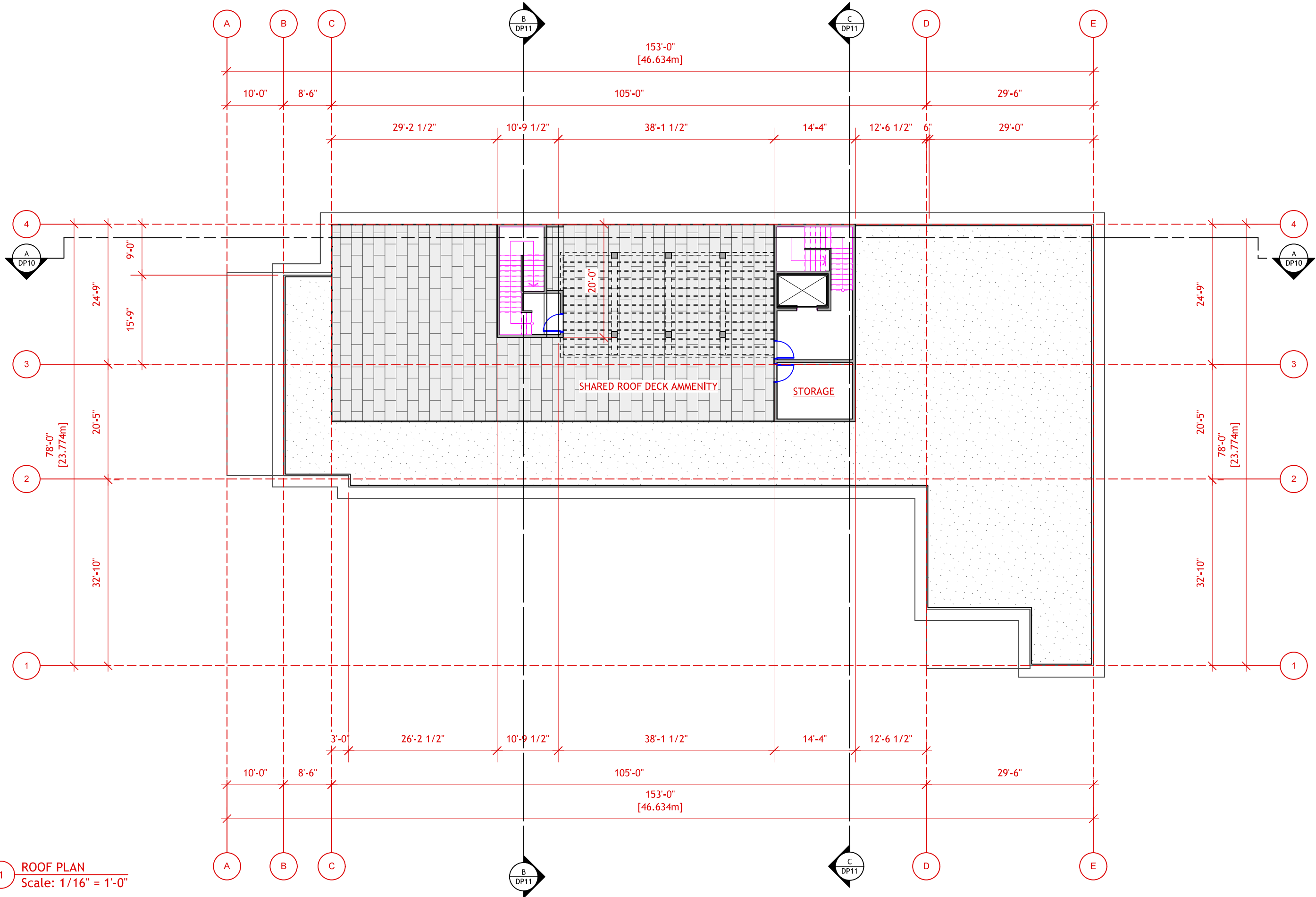
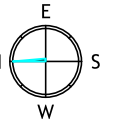


WOODSDALE MIXED USE
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LAKE COUNTRY, BC

THIRD FLOOR PLAN

DATE: 11/08/2022

SCALE: 1/16" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP6



1 ROOF PLAN
Scale: 1/16" = 1'-0"

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WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

ROOF PLAN

DATE: 11/08/2022

SCALE: 1/16" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP7

Schedule B



PROJECT INFORMATION

LEGAL DISCRIPTION: LOT B, PLAN KAP21443, D.L. 117, ODYD
CIVIC ADDRESS: 3386 WOODSDALE ROAD, LAKE COUNTRY, BC V4V 1X6
PID: 007-488-394

CURRENT ZONING: C1 - TOWN CENTRE COMMERCIAL
PROPOSED ZONING: C1 - TOWN CENTRE COMMERCIAL
FUTURE LAND USE: MIXED USE COMMERCIAL

OWNER INFORMATION

KOFOED GROUP

DRAWING LIST

ARCHITECTURAL DRAWING INDEX

A0	COVER SHEET
A1	PROJECT INFO
A2	SURVEY
A3	SITE PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	THIRD FLOOR PLAN
A7	ROOF PLAN
A8	ELEVATIONS
A9	ELEVATIONS
A10	BUILDING SECTIONS
A11	BUILDING SECTIONS
A12	FLOOR AREAS
L1.0	LANDSCAPE NOTES
L1.1	MATERIALS PLAN
L1.2	PLANTING PLAN

ARCHITECTURE
AXOarchitecture
#207 - 3030 PANDOSY STREET
KELOWNA, BC V1Y 0C4
PH 250.469.3190

CONTACT: ANDREA VAN NIEKERK
andrea@axoarchitecture.ca

LANDSCAPE DESIGNER
THE FIELD ROOM

PH 250.300.4286

CONTACT: SARAH ENNS
thefieldroom@gmail.com

SURVEY
ADVANCED SURVEYING LTD.
3396 SEXSMITH ROAD
KELOWNA, V1X 7S5
PH 250.765.4600

CONTACT: BRET CHRISTENSEN
bret@advancedsurveying.ca

GEOTECHNICAL
INTERIOR TESTING SERVICES LTD
1-1965 MOSS COURT
KELOWNA, BC V1Y 9L3
PH 250.860.6540

CONTACT: JEREMY BLOCK
jeremy@interiortesting.com

URBAN PLANNING CONSULTANT
URBAN OPTIONS PLANNING CORP.
#202-1470 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
PH 250.575.6707

CONTACT: BIRTE DECLoux
birte@urbanoptions.ca

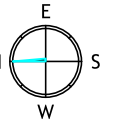
DRAFTING CONSULTANT
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CONTACT: CHRIS VICKERY
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CIVIL ENGINEERING
JAYRO CONSULTING INC.

PH 250.300.5319

CONTACT: RIM ROE
jim-jayro@outlook.com



WEST (SIDE) ELEVATION

- 1. STONE VENEER - PANGEA 3 COURSE ASHLAR FRONTIER
- 2. HARDIEPANEL - ARCTIC WHITE W/ EASY TRIM
- 3. HARDIEPANEL - AGED PEWTER W/ EASY TRIM
- 4. HORIZONTAL LAP SIDING - HARDIEPLANK KEYSTONE GREY
- 5. VERTICAL 'WOOD APPEARANCE' SIDING - NORTHWOOD NORWAY TEAK
- 6. ALUMINUM DECK RAIL - BLACK W/ FROSTED PRIVACY GLASS
- 7. ALUMINUM SOFFIT - BLACK
- 8. VINYL WINDOW FRAMES - BLACK (EXTERIOR)
- 9. HARDIE 24" HORIZONTAL PANEL - KEYSTONE GREY

*OR EQUIVALENT



SOUTH (FRONT) ELEVATION

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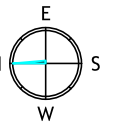


WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

ELEVATIONS

DATE: 11/08/2022

SCALE: 3/32" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP8



EAST (SIDE) ELEVATION

- 1. STONE VENEER - PANGEA 3 COURSE ASHLAR FRONTIER
- 2. HARDIEPANEL - ARCTIC WHITE W/ EASY TRIM
- 3. HARDIEPANEL - AGED PEWTER W/ EASY TRIM
- 4. HORIZONTAL LAP SIDING - HARDIEPLANK KEYSTONE GREY
- 5. VERTICAL 'WOOD APPEARANCE' SIDING - NORTHWOOD NORWAY TEAK
- 6. ALUMINUM DECK RAIL - BLACK W/ FROSTED PRIVACY GLASS
- 7. ALUMINUM SOFFIT - BLACK
- 8. VINYL WINDOW FRAMES - BLACK (EXTERIOR)
- 9. HARDIE 24" HORIZONTAL PANEL - KEYSTONE GREY

*OR EQUIVALENT



NORTH (REAR) ELEVATION

AXOarchitecture
250-469-3190
andrea@axoarchitecture.ca



WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

ELEVATIONS

DATE: 11/08/2022

SCALE: 3/32" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP9

3386 WOODSDALE ROAD
LAKE COUNTRY, BC

MIXED USE SITE, LANDSCAPE PLAN

- L 1.0 Notes, Precedent Images
L 1.1 Materials Plan
L 1.2 Planting Plan

LANDSCAPE GENERAL NOTES

- 1 | Plant material and construction methods shall conform to minimum standards established in the current edition of the MMCD as well as the District of Lake Country Landscape Standards. Where standards and specifications differ, District of Lake Country construction and landscape supplemental specification to take precedence.

2 | The landscape design designated herein reflects the minimum District of Lake Country Landscaping and Screening - Zoning Bylaw 561, Section 8.

3 | Shrub bed to have a vertical spade cut edge at the fence and property line interface.

4 | Shrubs, grasses, and perennials to be placed within defined planting beds. All planting beds shall have a min. Of 450mm (18") of imported growing medium and 75mm (3") of Natures Gold organic landscape mulch (or approved equal) unless otherwise noted.
- 5 | Decorative rock areas shall have a minimum of 75mm (3") of decorative round rock. Landscape fabric shall be installed below all rock areas.

6 | Minimum slope of 2% for all hard and soft landscape areas to ensure positive drainage away from buildings. Refer to Civil Engineering plans for drainage information.

7 | Underground Utilities: Before commencing Construction of Works and Services, the Contractor must locate all underground utilities and structures that might be affected by the Construction of Works and Services and must consult with all public and private utilities to locate any other utilities or underground structures that are reasonably apparent from an inspection of the area in which the Works and Services are to be constructed.

PLANTING NOTES

- 1 | Final planting selections may vary depending upon availability at the time of construction. Substitutions to be reviewed and approved by The Field Room prior to installation.

2 | Flower bulbs to be planted in the fall and disbursed evenly throughout the front bed along Woodsdale Road.

IRRIGATION NOTES

- 1 | Irrigation design, products, + install to meet the requirements of the City of Kelowna Water Use Regulations Bylaw no. 10480, and specifications Bylaw no. 7900. Part 6 - Schedule 5.

2 | For install see City of Kelowna Irrigation Details and Drawings, part 6C - Schedule 5.

3 | The irrigation system shall be equipped with an approved backflow prevention device,
- water meter, and shut off valve located outside the building and accessible to The City.

4 | An approved smart controller shall be installed with scheduling times taking into consideration microclimate, soil type, + slope.

5 | A flow sensor + master valve shall be connected to the controller and programmed to stop flow to the system in case of a water leak.

Schedule C

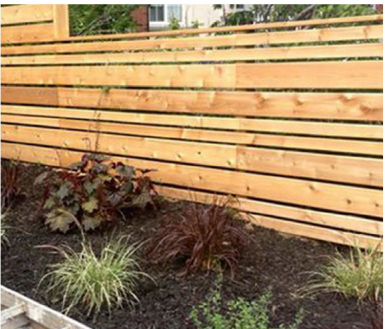
PRECEDENT IMAGES



Informal seating



Patio hardscape



Privacy Fence & Garbage Enclosure



Stone Entrance Piers



Plant pallet



Bike Rack

revision . issue

Issued for DP	Aug 11	04
Revised	Aug 05	03
Client review	Apr 15	02
Meeting	Mar 15	01
DESCRIPTION	DATE	NO.



CLIENT

Kofoed Contracting Ltd.
Merlin Kofoed
(250) 801-3939

PROJECT

3386 Woodsdale Road
Lake Country BC

SHEET TITLE

Landscape Plan

design by . Sarah Enns

project number . 22004

date . August 2022

NORTH



SCALE

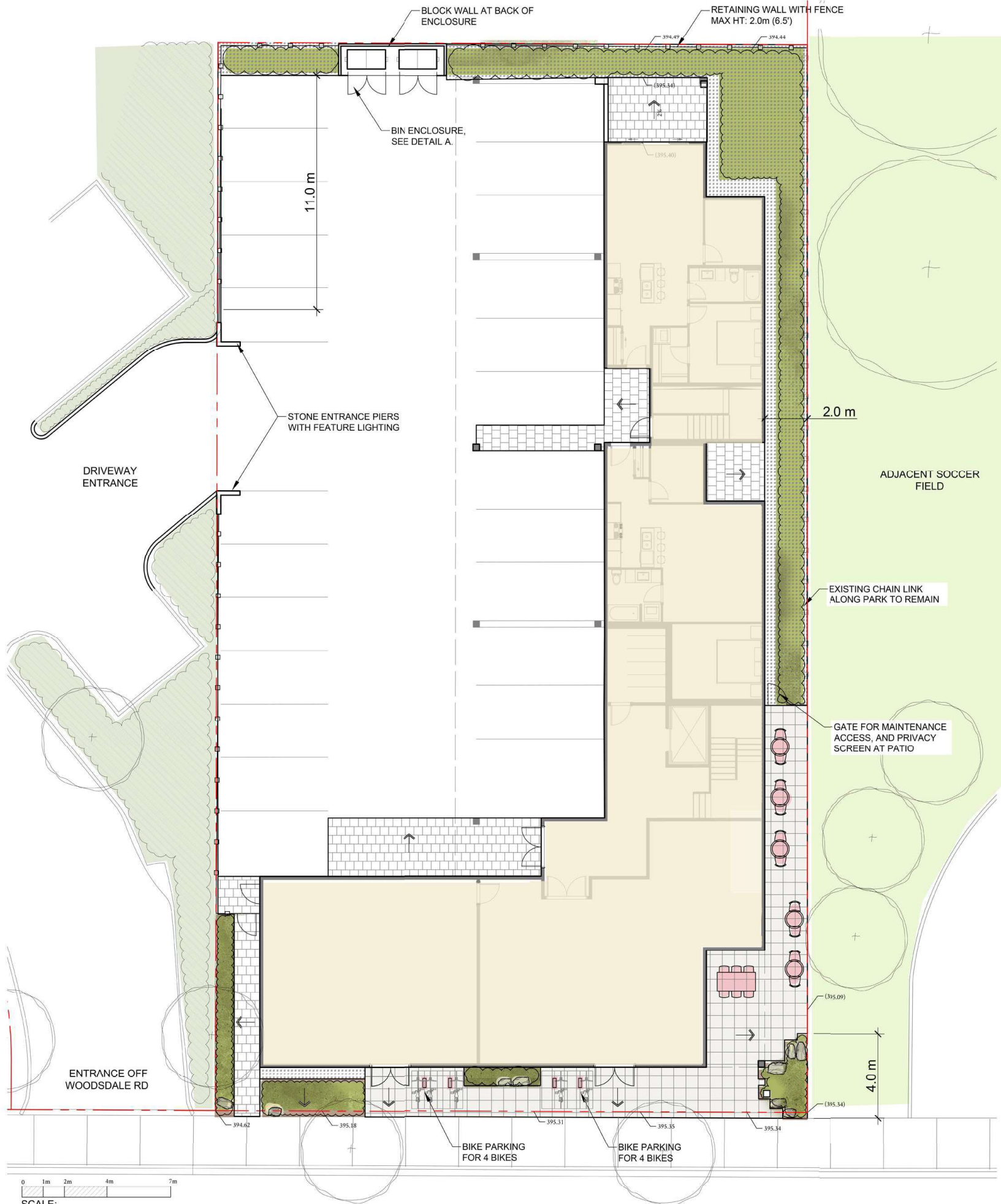
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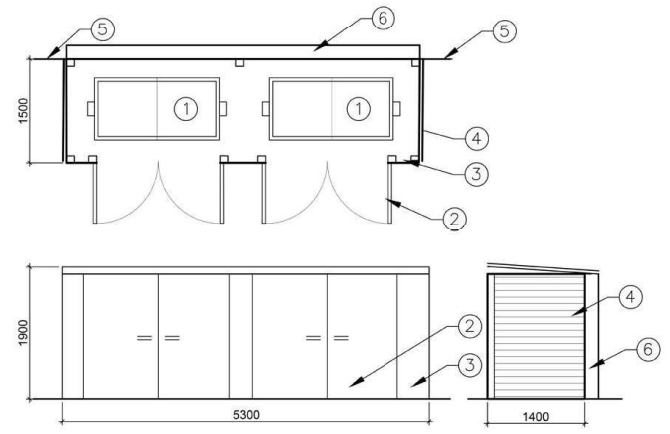
24" x 36"

SHEET NUMBER

L-1.0



- LEGEND**
- EXISTING OFFSITE TREE
 - CAFE PAVER
TYPE: ABBOTSFORD CONCRETE ARISTOCRAT
SIZE: 23.5" x 23.5"
COLOUR: TO BE DETERMINED
 - ENTRANCE/PATIO PAVER
TYPE: ABBOTSFORD CONCRETE CLASSIC STANDARD
COLOUR: TO BE DETERMINED
 - WATER DRAINAGE DIRECTION
 - GRADE MARKER SHOWN FOR REFERENCE ONLY
 - PROPOSED PLANTING BED
MULCH: ORGANIC
 - PROPOSED PLANTING BED
MULCH: ROUND ROCK
 - OFFSITE PLANTING TO BE AMENDED WITH ADDITIONAL SCREENING TO PARKING AREA
 - LANDSCAPE BOULDERS
 - ROCK MAINTENANCE EDGE ALONG BUILDING
 - BIKE RACK
TYPE: LANDSCAPE FORMS, RING
COLOUR: TO BE DETERMINED
 - PRIVACY FENCE
HEIGHT: 1.8m (6')
TYPE: WOOD, HORIZONTAL SLATS
 - EXISTING CHAIN LINK



1. Waste and recycling bins
2. Swing gates with latch
3. Front/back/roof panel
4. Side panel
5. Perimeter fence
6. Concrete block wall
- NOTES**
A. Front and side panels to be horizontal wood slat, consistent with fence

A BIN ENCLOSURE

revision . issue		
Issued for DP	Aug 11	04
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PROJECT
3386 Woodsdale Road
Lake Country BC

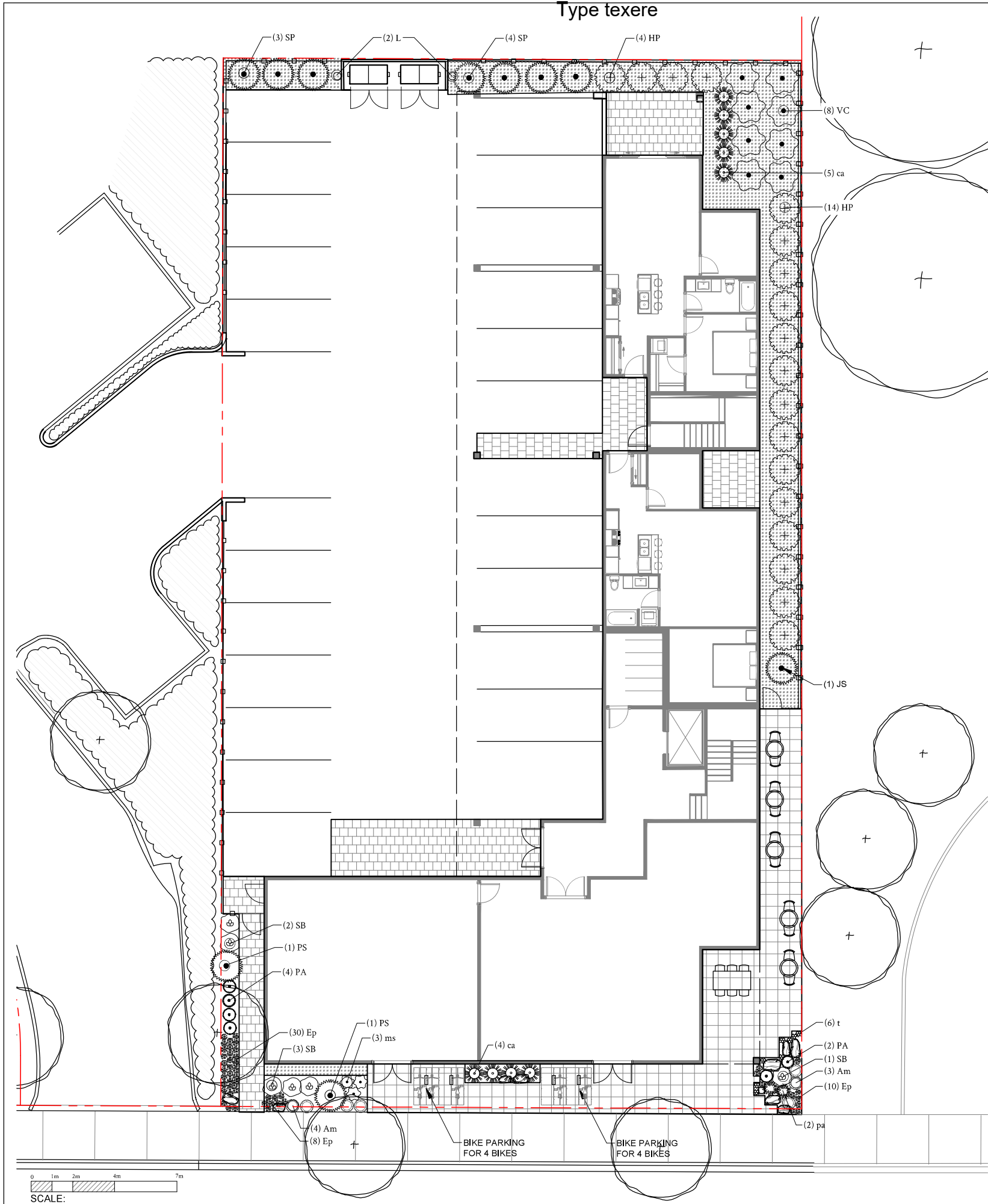
SHEET TITLE
Landscape Plan

design by . Sarah Enns
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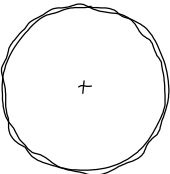
NORTH

SCALE
1: 100
PAGE
24" x 36"

SHEET NUMBER
L-1.1



LEGEND



EXISTING OFFSITE TREE



CAFE PAVER
TYPE: ABBOTSFORD CONCRETE ARISTOCRAT
SIZE: 23.5" x 23.5"
COLOUR: TO BE DETERMINED



ENTRANCE/PATIO PAVER
TYPE: ABBOTSFORD CONCRETE CLASSIC STANDARD
COLOUR: TO BE DETERMINED



WATER DRAINAGE DIRECTION



GRADE MARKER SHOWN FOR
REFERENCE ONLY



PROPOSED PLANTING BED
MULCH: ORGANIC



PROPOSED PLANTING BED
MULCH: ROUND ROCK



OFFSITE PLANTING TO BE
AMENDED WITH ADDITIONAL
SCREENING TO PARKING AREA



LANDSCAPE BOULDERS



ROCK MAINTENANCE EDGE
ALONG BUILDING



BIKE RACK
TYPE: LANDSCAPE FORMS, RING
COLOUR: TO BE DETERMINED



PRIVACY FENCE
HEIGHT: 1.8m (6')
TYPE: WOOD, HORIZONTAL SLATS



EXISTING CHAIN LINK

PLANT LIST

SHRUBS

KEY	QTY	BOTANICAL NAME
HP	18	Hydrangea paniculata 'Jane' PPAF, PBRAF
JS	1	Juniperus scopulorum 'Medora'
PS	2	Pinus strobus 'Blue Shag'
PA	6	Picea abies 'Little Gem'
SP	7	Salix pupurea 'Nana'
SB	6	Spiraea betulifolia 'Tor'
VC	8	Viburnum carlesii 'SMVCB'

COMMON NAME
Lime light hydrangea
Medora juniper
Blue shag dwarf white pine
Little gem norway spruce
Dwar arctic willow
Tor Birch leaf spirea
Spice koreanspice viburnum

PLANT SIZE	SPACING
#2 Pot	1.5m (5') O.C.
#2 Pot	0.9m (3') O.C.
#2 Pot	1.2m (4') O.C.
#2 Pot	0.6m (2') O.C.
#2 Pot	1.5m (5') O.C.
#2 Pot	0.9m (3') O.C.
#2 Pot	1.5m (5') O.C.

PERENNIALS

KEY	QTY	BOTANICAL NAME
Am	7	Achillea x 'Moondust'
Ep	48	Echinacea purpurea 'Pow Wow Wildberry'

COMMON NAME
Moondust yarrow
PowWow wildberry coneflower

PLANT SIZE	SPACING
#1 Pot	0.6m (2') O.C.
#1 Pot	0.3m (1') O.C.

GRASSES

KEY	QTY	BOTANICAL NAME
ca	9	Calamagrostis x acutiflora 'Karl Foerster'
pa	2	Pennisetum alopecuroides 'Hameln'
ms	3	Miscanthus sinensis 'Adagio'

COMMON NAME
Karl foerster reed grass
Hameln dwarf fountain grass
Dwarf maiden grass

PLANT SIZE	SPACING
#2 Pot	0.9m (3') O.C.
#1 Pot	0.9m (3') O.C.
#1 Pot	0.9m (3') O.C.

GROUND COVER

KEY	QTY	BOTANICAL NAME
t	6	Thymus

COMMON NAME
Creeping thyme (Coccineus group)

PLANT SIZE	SPACING
#1 Pot	0.3m (1') O.C.

VINES + BULBS

KEY	QTY	BOTANICAL NAME
L	2	Lonicera heckrottii 'Goldflame'
n/a	30	Tulipa 'Peach Blossom'

COMMON NAME
Goldflame honeysuckle
Double early tulip

PLANT SIZE	SPACING
#1 Pot	as shown
bulb	see note

OFF SITE

*To be field fit, layout and spacing to be approved by The Field Room.

SHRUBS, PERENNIALS & GRASSES

BOTANICAL NAME
Picea abies 'Little Gem'
Salix pupurea 'Nana'
Spiraea betulifolia 'Tor'
Achillea x 'Moondust'
Echinacea purpurea 'Pow Wow Wildberry'
Calamagrostis x acutiflora 'Karl Foerster'
Miscanthus sinensis 'Adagio'

COMMON NAME
Little gem norway spruce
Dwar arctic willow
Tor Birch leaf spirea
Moondust yarrow
PowWow wildberry coneflower
Karl foerster reed grass
Dwarf maiden grass

PLANT SIZE	SPACING
#2 Pot	0.6m (2') O.C.
#2 Pot	1.5m (5') O.C.
#2 Pot	0.9m (3') O.C.
#1 Pot	0.6m (2') O.C.
#1 Pot	0.3m (1') O.C.
#2 Pot	0.9m (3') O.C.
#1 Pot	0.9m (3') O.C.

revision . issue

Issued for DP	Aug 11	04
Revised	Aug 05	03
Client review	Apr 15	02
Meeting	Mar 15	01
DESCRIPTION	DATE	NO.



CLIENT

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PROJECT

3386 Woodsdale Road
Lake Country BC

SHEET TITLE

Landscape Plan

design by . Sarah Enns

project number . 22004

date . August 2022

NORTH



SCALE

1: 100
PAGE
24" x 36"

SHEET NUMBER

L-1.2