

# Development Variance Permit

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FILE NO.: E2023.032-DVP

Owner:

Agent:

## GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

## APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D', 'E', 'F' and 'G' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 22, Plan 3889, District Lot 211, SDYD

Civic Address: 4545 Mill Road, Naramata

Parcel Identifier (PID): 010-694-471 Folio: E-02283.000

## CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Okanagan Valley Zoning Bylaw No. 2800, 2022, in the Regional District of Okanagan-Similkameen:
  - a) the minimum front parcel line setback for a principal building in the Low Density Residential One (RS1) Zone, as prescribed in Section 16.1.5(a)(i), is varied:
    - i) from: 6.0 metres

- to: 1.19 metres to the outermost projection as shown on Schedule 'B'.
- b) the minimum rear parcel line setback for a principal building in the Low Density Residential One (RS1) Zone, as prescribed in Section 16.1.5(a)(ii), is varied:
  - i) from: 6.0 metres
  - to: 3.37 metres to the outermost projection as shown on Schedule 'B'.

**COVENANT REQUIREMENTS**

7. Not Applicable

**SECURITY REQUIREMENTS**

8. Not applicable

**EXPIRY OF PERMIT**

9. The development shall be carried out according to the following schedule:
- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
  - b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on \_\_\_\_\_, 2023.

\_\_\_\_\_  
B. Newell, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

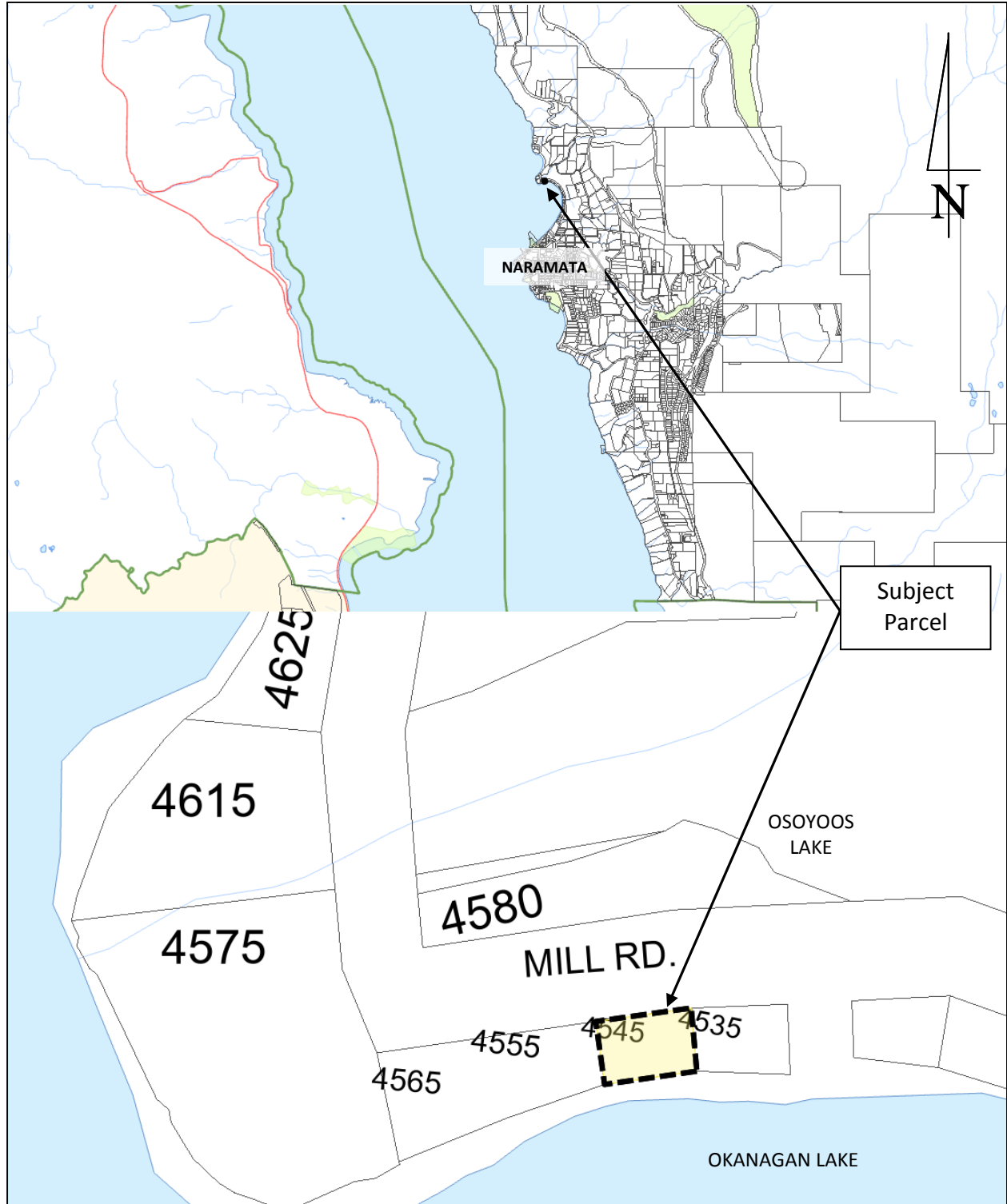
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Development Variance Permit

File No. E2023.032-DVP

Schedule 'A'



# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. E2023.032-DVP

Schedule 'B'

OKANAGAN DEVELOPMENT CONSULTANTS INC.

**ODC**

OKANAGAN DEVELOPMENT CONSULTANTS  
MIKE MELD & JEFF GAGNON

LAW FIRM: PETERSON LAW GROUP INC.  
2022 BELLA VUE GARFIELD BLVD.  
PENTICTON, BC V2A 5K8  
250.492.4941 ext. 200  
www.petergroup.com

**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

**PROJECT ADDRESS:**  
4545 MILL ROAD, NARAMATA, BC

**LEGAL DESCRIPTION:**  
LOT 22, PLAN KAP3888, DISTRICT LOT 211, SDYLD

**CURRENT ZONING:**  
R81 - LOW DENSITY RESIDENTIAL

DATE: 01/1/25  
DATE FOR CLIENT REVIEW: 05/01/25  
DATE FOR CLIENT REVIEW: 01/17/25  
DATE FOR PV: 05/05/25  
DATE FOR PERMIT: 1/1/25

DESIGNED BY: MIKE & JEFF  
DRAWN BY: JEFF GAGNON, JOSH HILTYCH

SHEET:  
A-1.0

FLOWERS:  
August 8, 2025

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

**Zone Requirements**

Current Zoning: R51 - Low Density Residential One

Lot Within	No
-ALR-	Yes
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No

**Building Setbacks**

Front-	-6.0m	-PROPOSED-1.10m
Rear-	-6.0m	-3.37m
Side Interior-	-1.5m	-1.18m
Side Exterior-	-4.5m	

*Dimensions Are Taken From Property Line To Dwellings Roof Overhangs - Typical*

MAX Principal Building Height- 10.0m  
Proposed Principal Building Height- 9.94m

**Lot Coverage Calculations**

Existing Lot Size-	287.84m <sup>2</sup>
MAX Lot Coverage 50%-	287.84 x 50% = 143.92m <sup>2</sup>
Proposed Dwelling Footprint-	94.5m <sup>2</sup>
Proposed Lot Coverage-	32.72%

The Client, Work Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Ours Or Concern Regarding The Works Described On The Drawings, Including Verification Of Dimensions And Any Information Regarding Unusual Or Unanticipated Conditions Encountered During Execution Of The Works Or Preparation For Them.

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# Regional District of Okanagan-Similkameen

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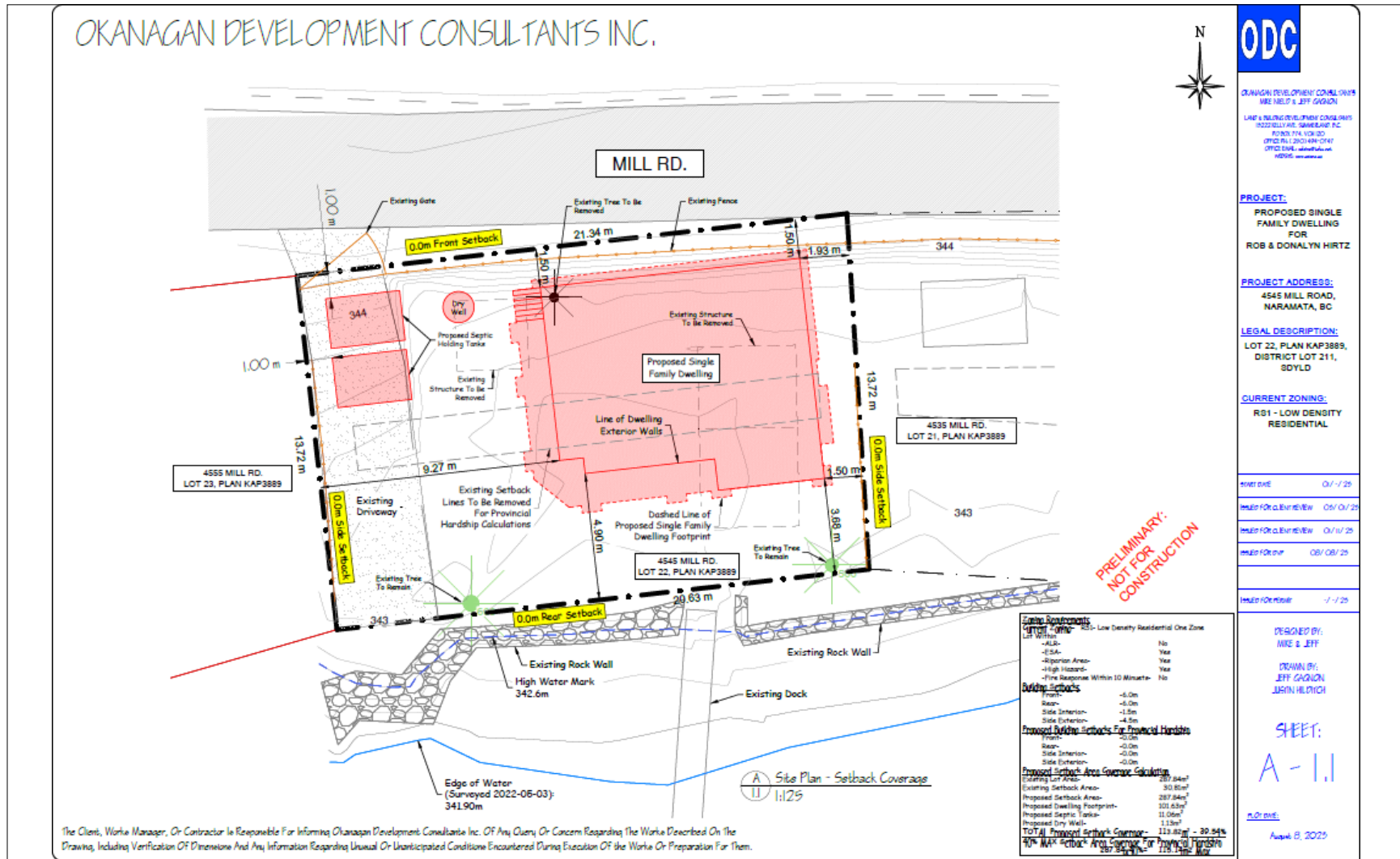
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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Schedule 'C'



# Regional District of Okanagan-Similkameen

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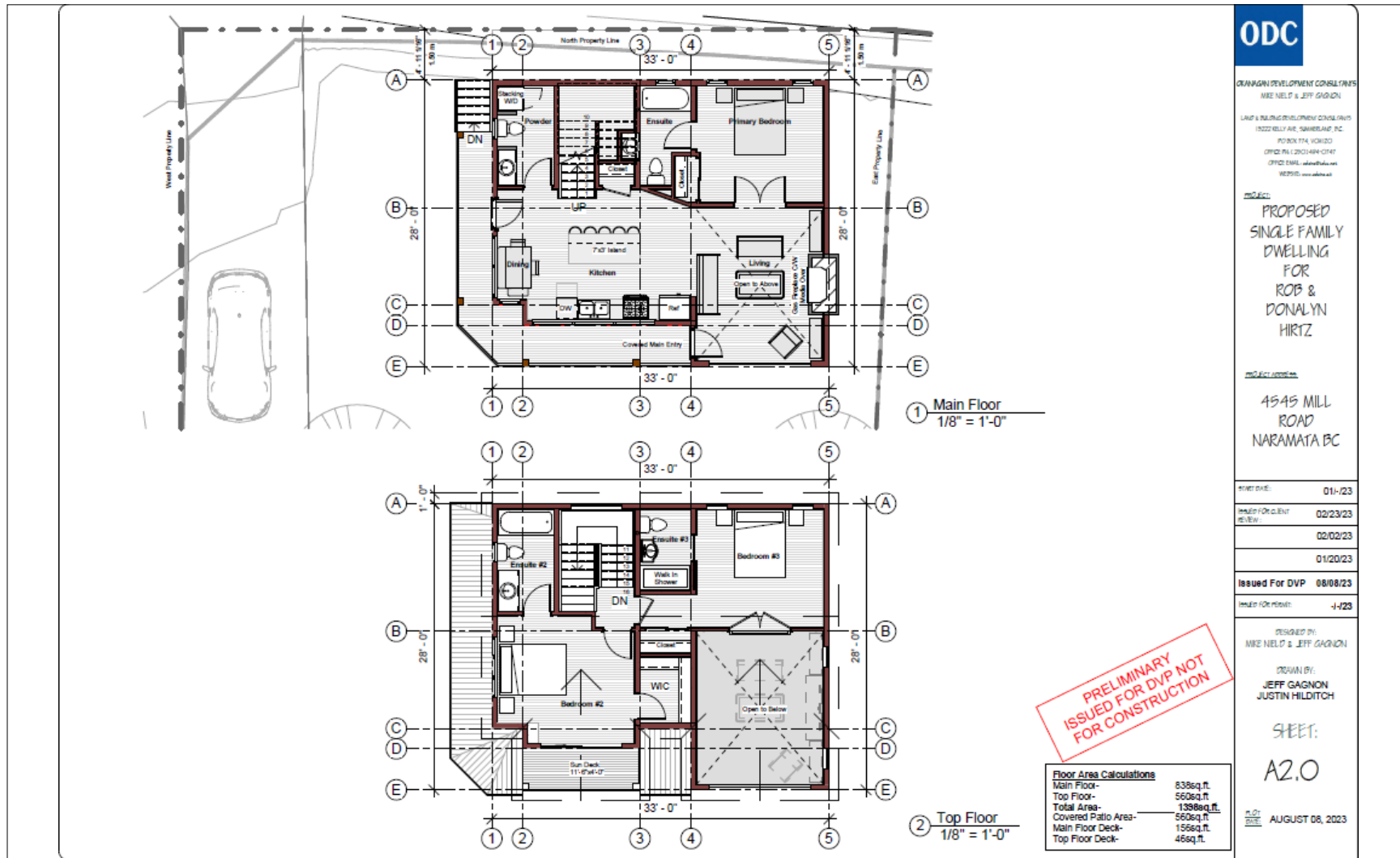
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## Schedule 'D'



**ODC**  
OKANAGAN DEVELOPMENT CONSULTANTS  
MRE NELD & JEFF GAGNON

LAND & BUILDING DEVELOPMENT CONSULTANTS  
1022 KELLY AVE, SHARISLAND, BC  
PO BOX 174, V0K2C0  
OFFICE: (250) 494-0747  
OFFICE EMAIL: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)  
WEBSITE: [www.odc.ca](http://www.odc.ca)

**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

**PROJECT LOCATION:**  
4545 MILL ROAD  
NARAMATA BC

APPROVED DATE:	01-/23
ISSUED FOR O.C. EXPIRE DATE:	02/23/23
REVIEW:	02/02/23
	01/20/23
ISSUED FOR DVP:	08/08/23
ISSUED FOR REVIEW:	-J-23

DESIGNED BY:  
MRE NELD & JEFF GAGNON

DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:  
A2.0

DATE: AUGUST 08, 2023

**PRELIMINARY  
ISSUED FOR DVP NOT  
FOR CONSTRUCTION**

# Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

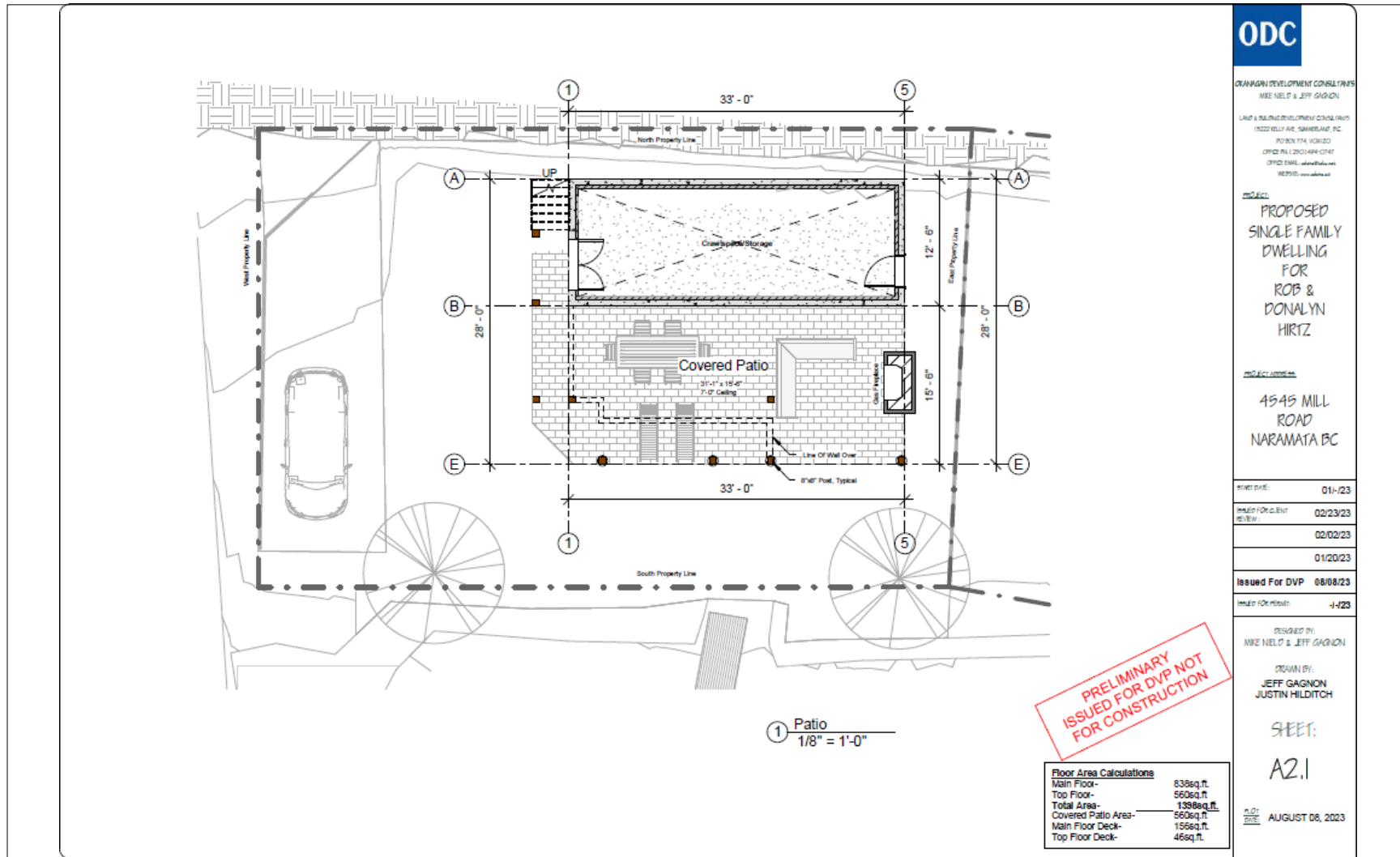
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File No. E2023.032-DVP

## Schedule 'E'



**ODC**

OKANAGAN DEVELOPMENT CONSULTANTS  
MIE NELD & JEFF GAGNON  
LAND & BUILDING DEVELOPMENT CONSULTANTS  
18222 KELLY AVE. SHERBROOK, BC  
PO BOX 174, V0R1Z0  
OFFICE: 250-494-0747  
OFFICE EMAIL: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)  
WEBSITE: [www.odc.ca](http://www.odc.ca)

**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

**PROJECT ADDRESS:**  
4545 MILL ROAD  
NARAMATA BC

PROJECT DATE: 01-23  
ISSUED FOR DVP: 02/23/23  
REVISED: 02/02/23  
01/20/23

ISSUED FOR DVP: 08/08/23  
ISSUED FOR DVP: -1-23

DESIGNED BY:  
MIE NELD & JEFF GAGNON

DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:  
A2.1

DATE: AUGUST 08, 2023

# Regional District of Okanagan-Similkameen

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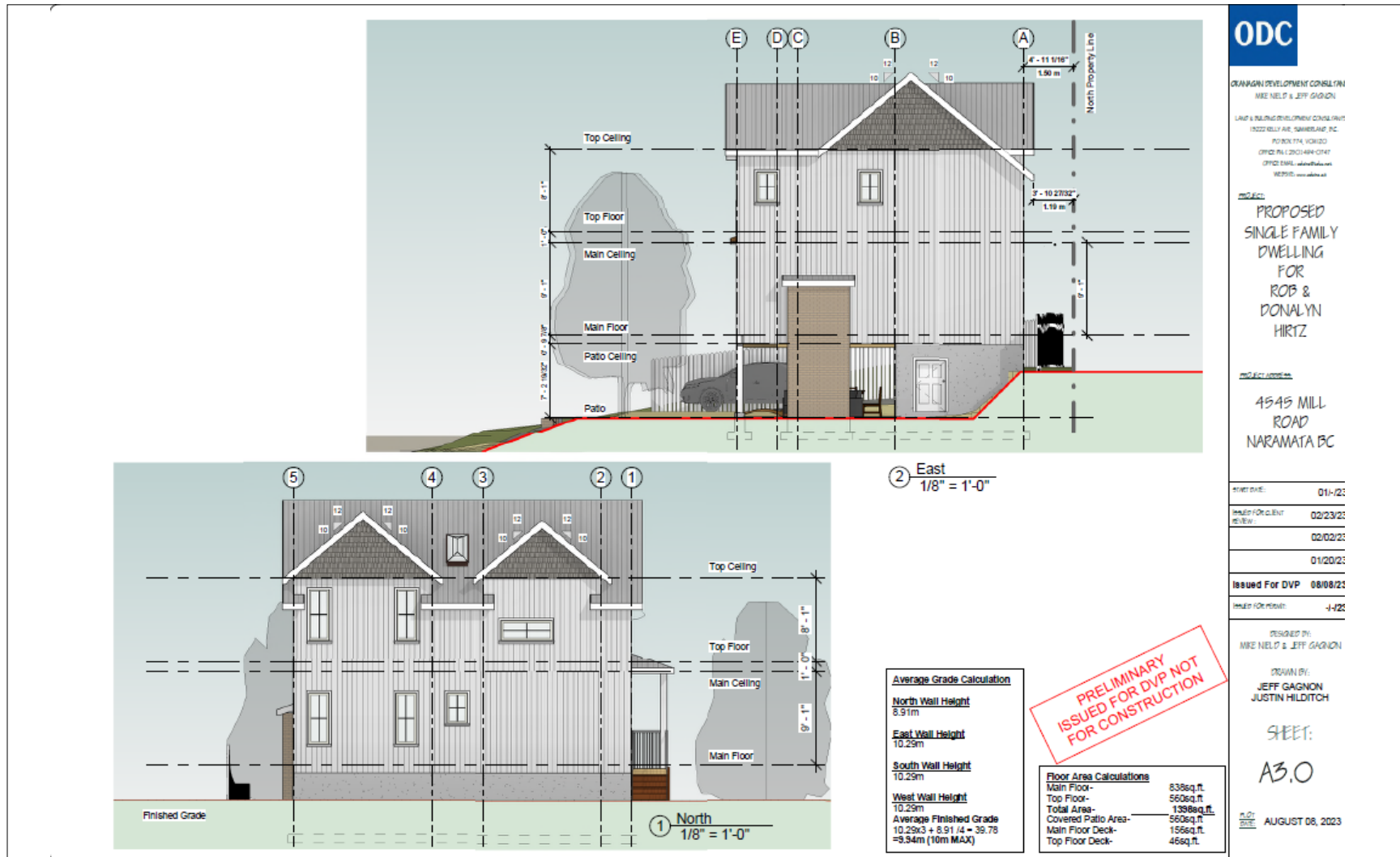
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## Schedule 'F'



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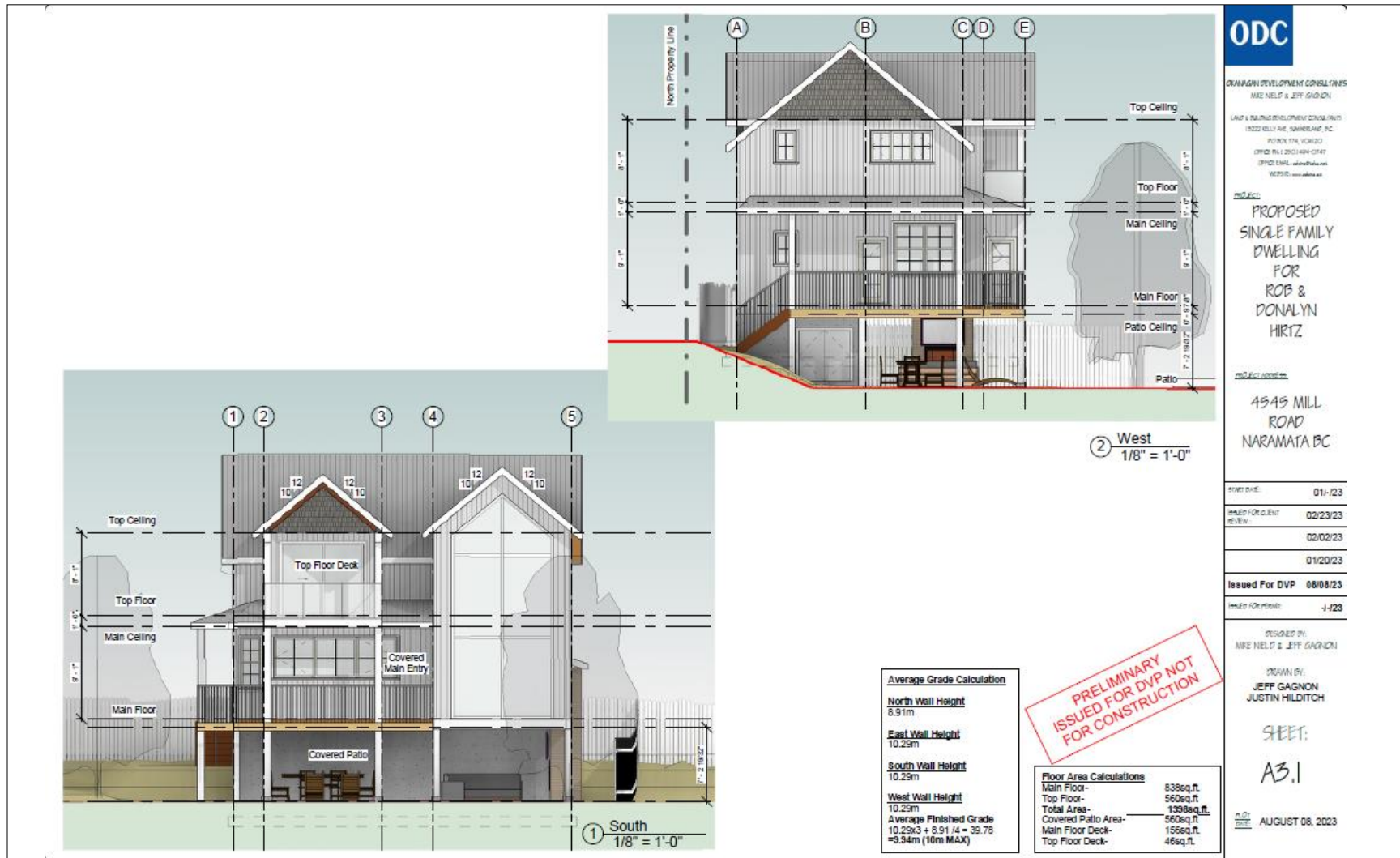
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. E2023.032-DVP

## Schedule 'G'



**ODC**  
 OKANAGAN DEVELOPMENT CONSULTANTS  
 MARE NIELD & JEFF GAGNON  
 UNIT & PLANNING DEVELOPMENT CONSULTANTS  
 1022 KELLY AVE. NARAMATA, B.C.  
 PENTICTON, B.C. V0N 1Y4, V0N 1Z0  
 OFFICE TEL: 250-494-0747  
 OFFICE EMAIL: info@rdosbc.com  
 WEBSITE: www.odc.ca

**PROJECT:**  
 PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

**PROJECT ADDRESS:**  
 4545 MILL ROAD NARAMATA BC

DATE: 01-23  
 DESIGN FOR COLLECTIVE REVIEW: 02/23/23  
 REVIEW: 02/02/23  
 01/20/23  
 ISSUED FOR DVP: 08/08/23  
 DESIGN FOR REVIEW: -J23

DESIGNED BY:  
 MARE NIELD & JEFF GAGNON  
 DRAWN BY:  
 JEFF GAGNON  
 JUSTIN HILDITCH

SHEET:  
 A3.1

DATE: AUGUST 08, 2023

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