



Development Variance Permit

FILE NO.: E2024.011-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', and 'D', 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 21, Plan KAP3889, District Lot 211, SDYD

Civic Address: 4535 Mill Road

Parcel Identifier (PID): 010-694-463 Folio: E-02282.000

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: 1.98 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: 4.01 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 _____, 2024.

J. Zaffino, Chief Administrative Officer

Regional District of Okanagan-Similkameen

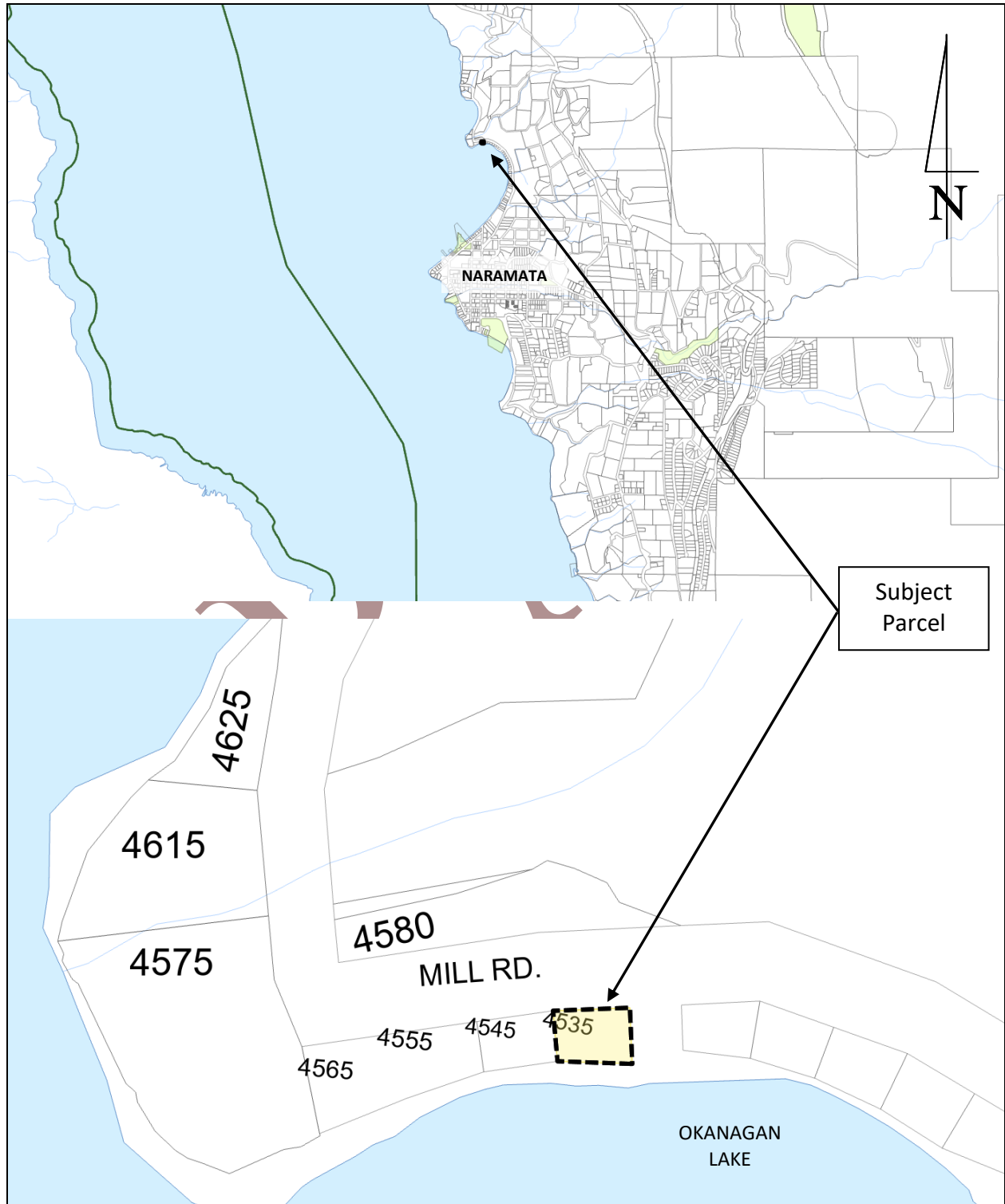
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2024.011-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

Telephone: 250-492-0237 Email: info@rdos.bc.ca

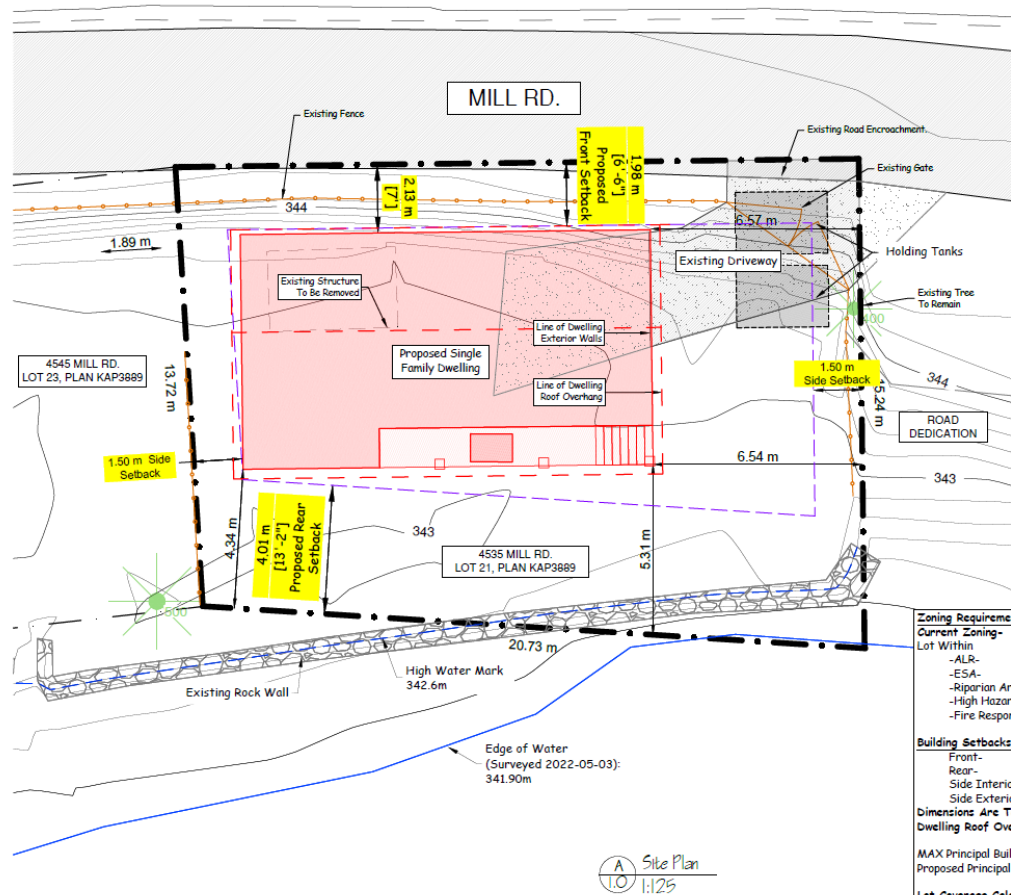


Development Variance Permit

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Schedule 'B'

OKANAGAN DEVELOPMENT CONSULTANTS INC.



OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NEELP & JEFF GAGNON
LAND & BUILDING DEVELOPMENT CONSULTANTS
15222 KELLY AVE, NARAMATA, B.C.
R2S 0K7K (V2A) BC
OFFICE PH: (250) 494-0147
OFFICE FAX: (250) 494-0147
WWW.ODCBC.COM

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

PROJECT ADDRESS:
4535 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:
LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYLD

CURRENT ZONING:
RS1 - LOW DENSITY RESIDENTIAL

ISSUED DATE	01 / 17/23
ISSUED FOR RDOS REVIEW	01 / 01/24
ISSUED FOR DVP	02 / 22/24
ISSUED FOR REVIEW	- / - / 24

DESIGNED BY:
MIKE & JEFF
DRAWN BY:
JEFF GAGNON,
JUSTIN HEDRICH

SHEET:
A-1.0

DATE:
February 22, 2024

PRELIMINARY:
NOT FOR CONSTRUCTION

Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Lot Within
-ALA-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m
Rear-	-6.0m
Side Interior-	-1.5m
Side Exterior-	-4.5m
Dimensions Are Taken From Property Line To Dwelling Roof Overhang, Typical	
MAX Principal Building Height-	10.0m
Proposed Principal Building Height-	8.10m
Lot Coverage Calculations	
Existing Lot Area-	303.63m ²
MAX Lot Coverage 50%-	303.63 x 50% = 151.82m ²
Proposed Dwelling Footprint-	93.65m ²
Proposed Lot Coverage-	30.84%

A Site Plan
1:0
1:125

The Client, Works Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, 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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101 Martin St, Penticton, BC, V2A-5J9

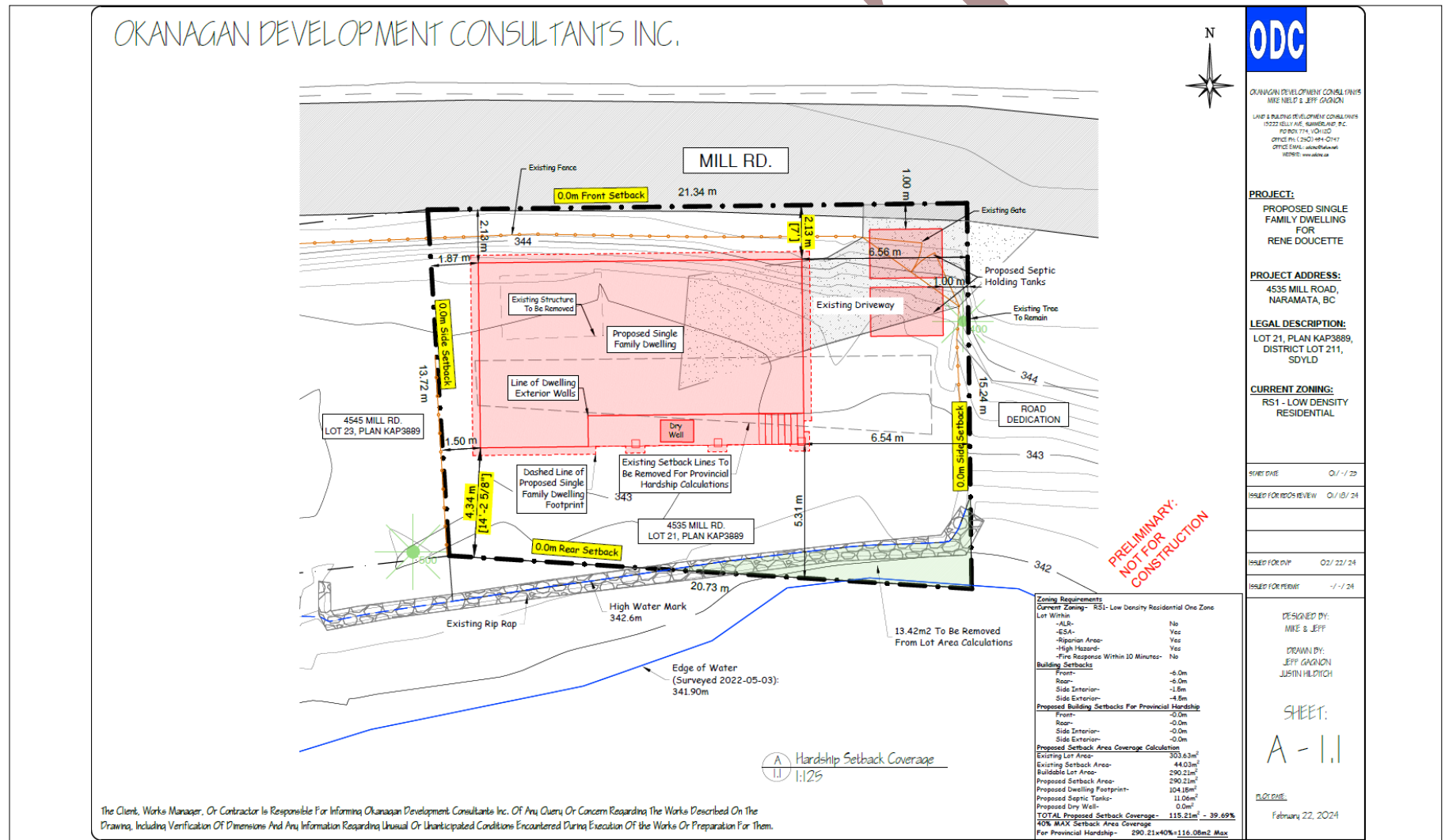
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

Schedule 'C'

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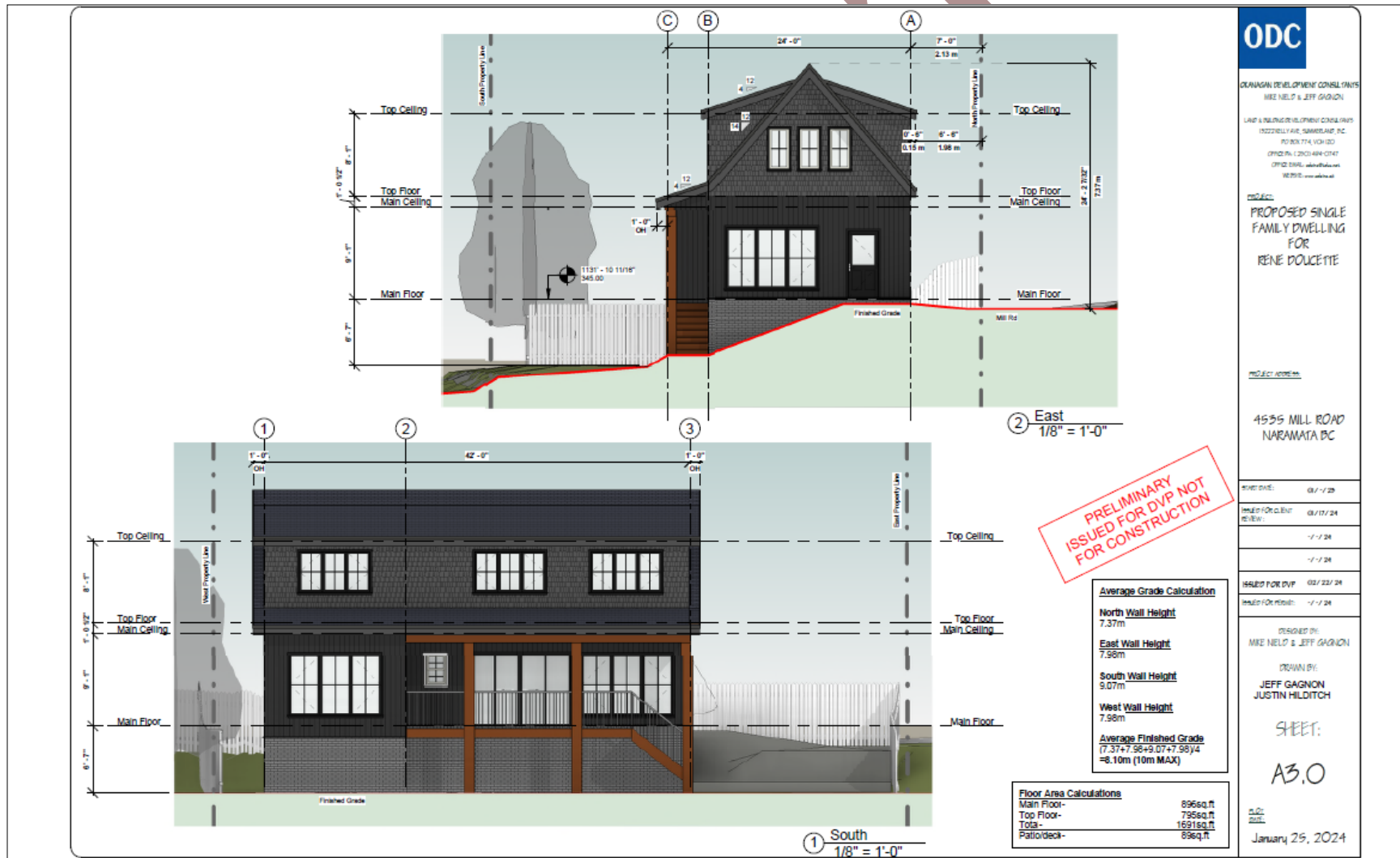
Telephone: 250-492-0237 Email: info@rdos.bc.ca



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File No. E2024.011-DVP

Schedule 'D'



ODC

OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NELSON & JEFF GAGNON

LAND & PLANNING DEVELOPMENT CONSULTANTS
10022 WILSON AVE, SURREY, BC
PO BOX 774 V0N 1Z0
OFFICE PH: (250) 494-0747
OFFICE FAX: (250) 494-0747
WWW.ODC-BC.COM

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCEITE

PROJECT ADDRESS:
4555 MILL ROAD
NARAMATA BC

ISSUED DATE: 03/17/24

ISSUED FOR DVP: 03/17/24

ISSUED FOR CONSTRUCTION: -/-/24

ISSUED FOR DVP: 03/22/24

ISSUED FOR CONSTRUCTION: -/-/24

DESIGNED BY:
MIKE NELSON & JEFF GAGNON

DRAWN BY:
JEFF GAGNON
JUSTIN HILDITCH

SHEET:
A3.0

DATE:
January 29, 2024

Development Variance Permit No. E2024.011-DVP

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