

Development Variance Permit

FILE NO.: I2023.010-DVP

Owner:

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' through 'N', 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 13, District Lot 395S, SDYD, Plan KAP6591	
Civic Address:	144 Clearview Crescent	
Parcel Identifier (PID):	024-634-832	Folio: I-02798.060

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 maximum height for a principal building in the Low Density Residential Apex Duplex (RD2) Zone, as prescribed in Section 16.7.6(a), is varied:
 - i) from: 10.0 metres

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to: 12.01 metres to the outermost projection as shown on Schedule 'C'.

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

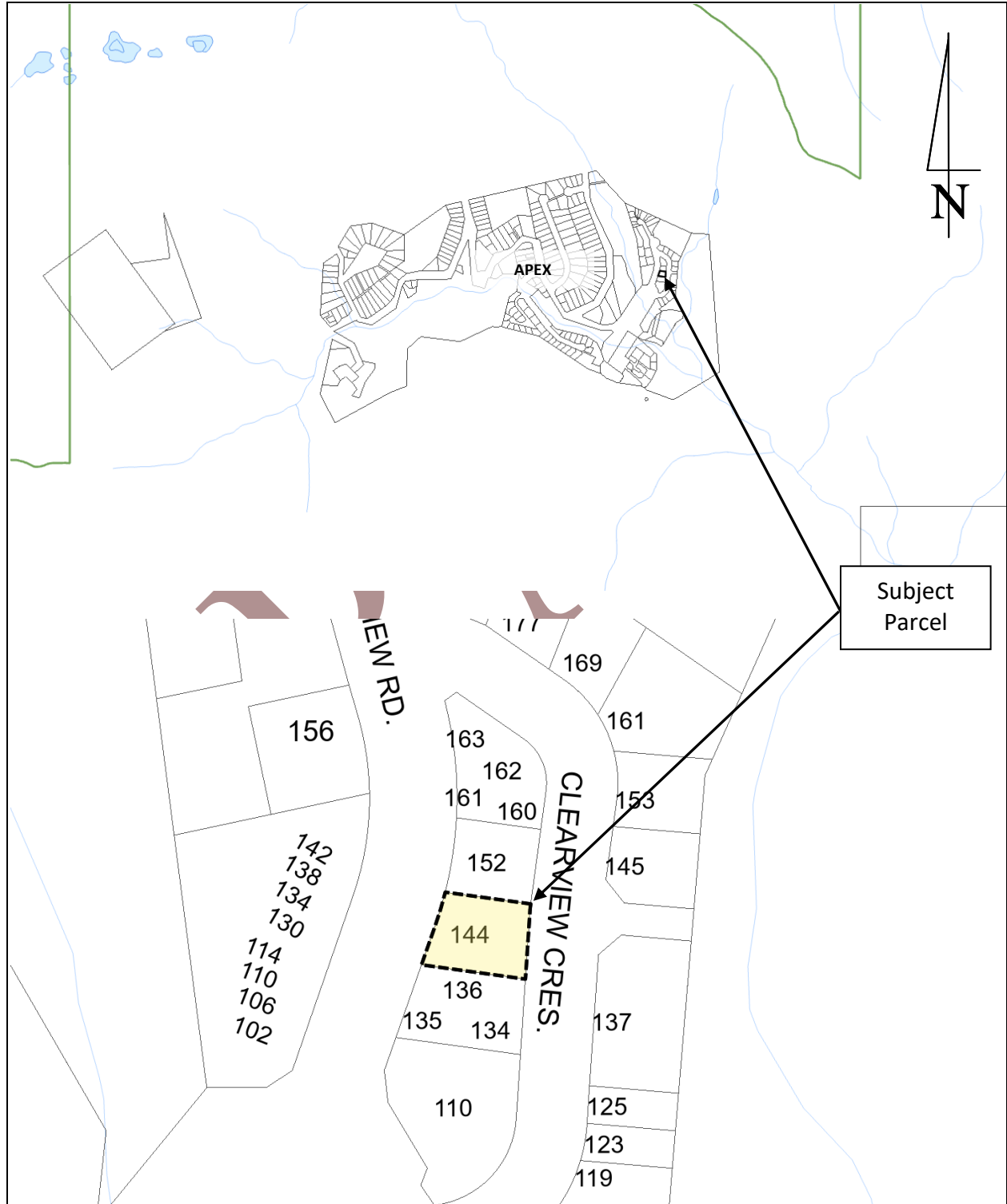
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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Schedule 'A'



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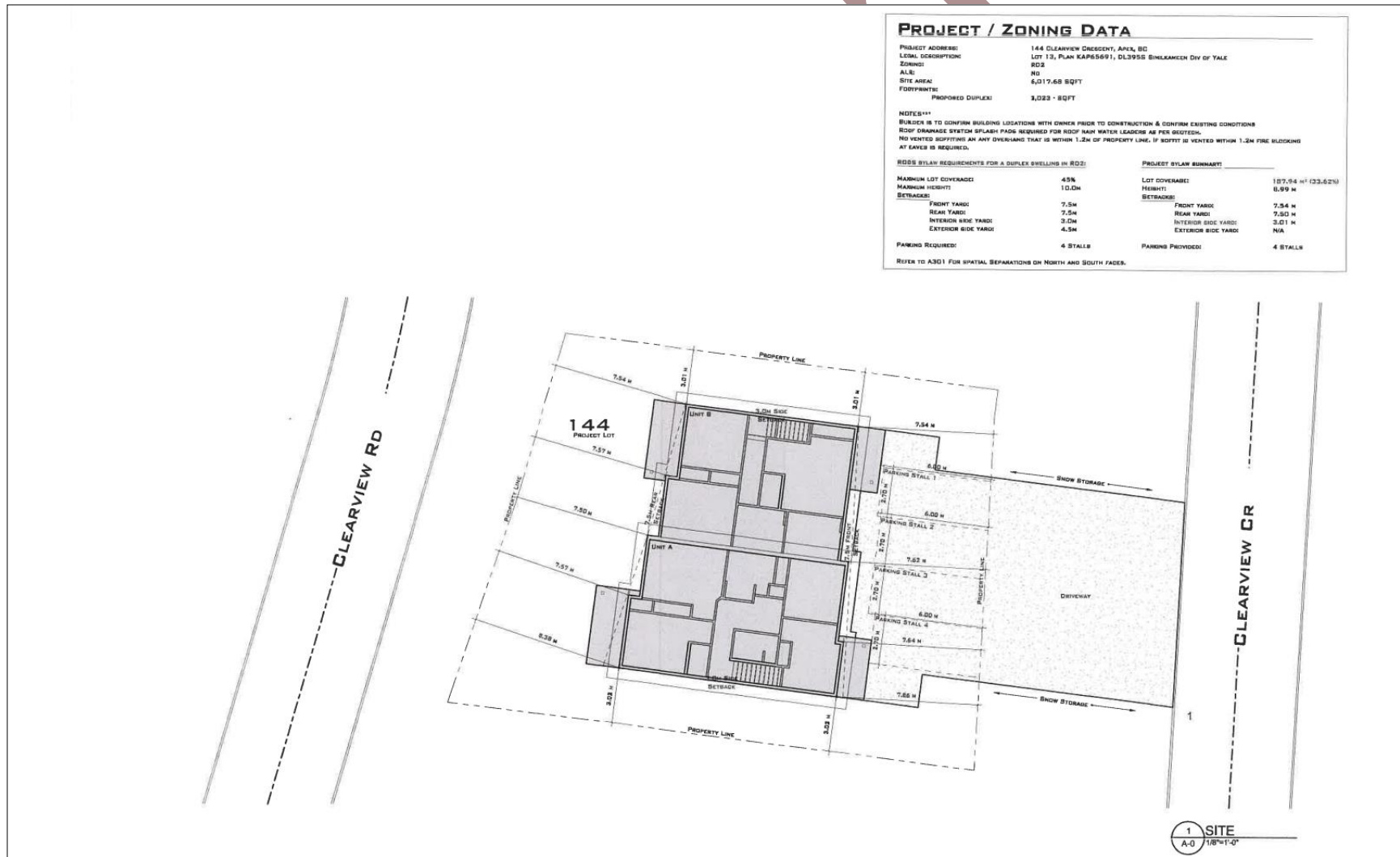
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Schedule 'B'



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Schedule 'C'

ELEVATION & EXTERIOR NOTES

- WINDOWS 9.7.4.2 2019 BCBC - ALL WINDOWS, DOORS AND SKYLIGHTS TO CONFORM TO NAFS AND A44DS1. MINIMUM RATING REQUIREMENT OF P620 FOR BUILDINGS LESS THAN 10M IN HEIGHT.
- TOP OF WINDOWS ARE ASSUMED TO BE 6" ABOVE NUMBER UNLESS OTHERWISE INDICATED.
- RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE.
- FLASHING INSTALLATION 9.27.3.8.2019 BCBC - FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS. FLASHING TO BE MINIMUM 30MM UPWARDS INSIDE OF THE SHEATHING MEMBRANE. SLOPE NOT LESS THAN 6% TOWARDS THE EXTERIOR. TERMINATE AT EACH END WITH A DAM.
- NO ROOFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES.
- STRUCTURAL WOOD ELEMENTS WITHIN 1' 6" OF FINISHED GRADE MUST BE PRESURE TREATED.
- CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING.
- ALL GRADES TO SLOPE AWAY FROM PROJECT.
- BCBC 9.3.2.9 (3) A - PROVIDE 6" (152MM) CLEARANCE FROM FINISHED GRADE TO FRAMING.
- BCBC 9.28.1.4, STUCCO FINISH SHALL NOT BE LESS THAN 6" (152MM) FROM FINISHED GRADE EXCEPT WHEN APPLIED OVER CONCRETE OR MASONRY.



12.01 m

1 WEST
A-9 1/8"=1'-0"

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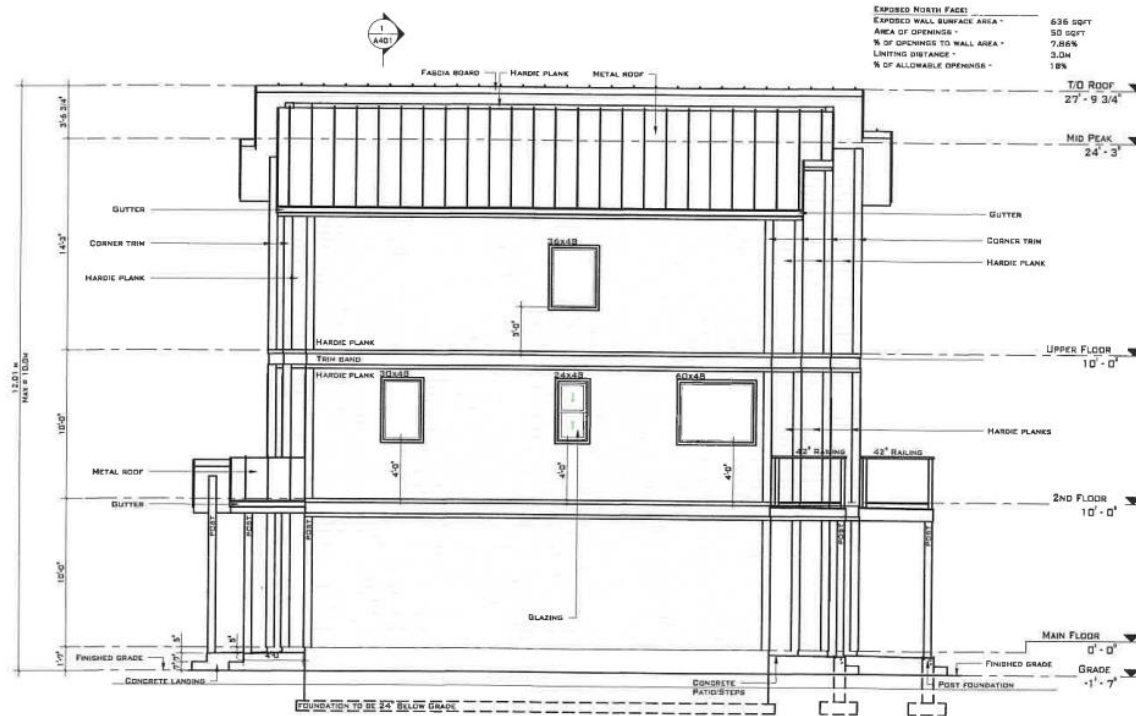
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Schedule 'D'

ELEVATION & EXTERIOR NOTES

1. WINDOWS 9.7.4.2 2018 BCBC - ALL WINDOWS, DOORS AND SKYLIGHTS TO CONFORM TO NAFS AND A440S1. MINIMUM RATING REQUIREMENT OF PG20 FOR BUILDINGS LESS THAN 10M IN HEIGHT.
2. TOP OF WINDOWS ARE ASSUMED TO BE 6'-0" ABOVE SUBFLOOR EXCEPT WHERE INDICATED.
3. RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE.
4. FLASHING INSTALLATION 9.27.3.8.2018 BCBC - FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS. FLASHING TO BE MINIMUM 50MM UPWARDS INBOARD OF THE SHEATHING MEMBRANE. SLOPE NOT LESS THAN 6% TOWARDS THE EXTERIOR. TERMINATE AT EACH END WITH A DAM.
5. NO ROOFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LINES.
6. STRUCTURAL WOOD ELEMENTS WITHIN 1'-6" OF FINISHED GRADE MUST BE PRESSURE TREATED.
7. CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING.
8. ALL BRACKS TO SLIDE AWAY FROM PRODUCT.
9. BCBC 9.3.2.9.13) 4. - PROVIDE 6" (150MM) CLEARANCE FROM FINISHED GRADE TO FRAMING.
10. BCBC 9.28.1.4. STUCCO FINISH SHALL NOT BE LESS THAN 8" (200MM) FROM FINISHED GRADE EXCEPT WHEN APPLIED OVER CONCRETE OR MASONRY.



EXPOSED NORTH FACE	
EXPOSED WALL SURFACE AREA -	636 SQFT
AREA OF OPENINGS -	50 SQFT
% OF OPENINGS TO WALL AREA -	7.86%
LEAKING DISTANCE -	2.2M
% OF ALLOWABLE OPENINGS -	18%



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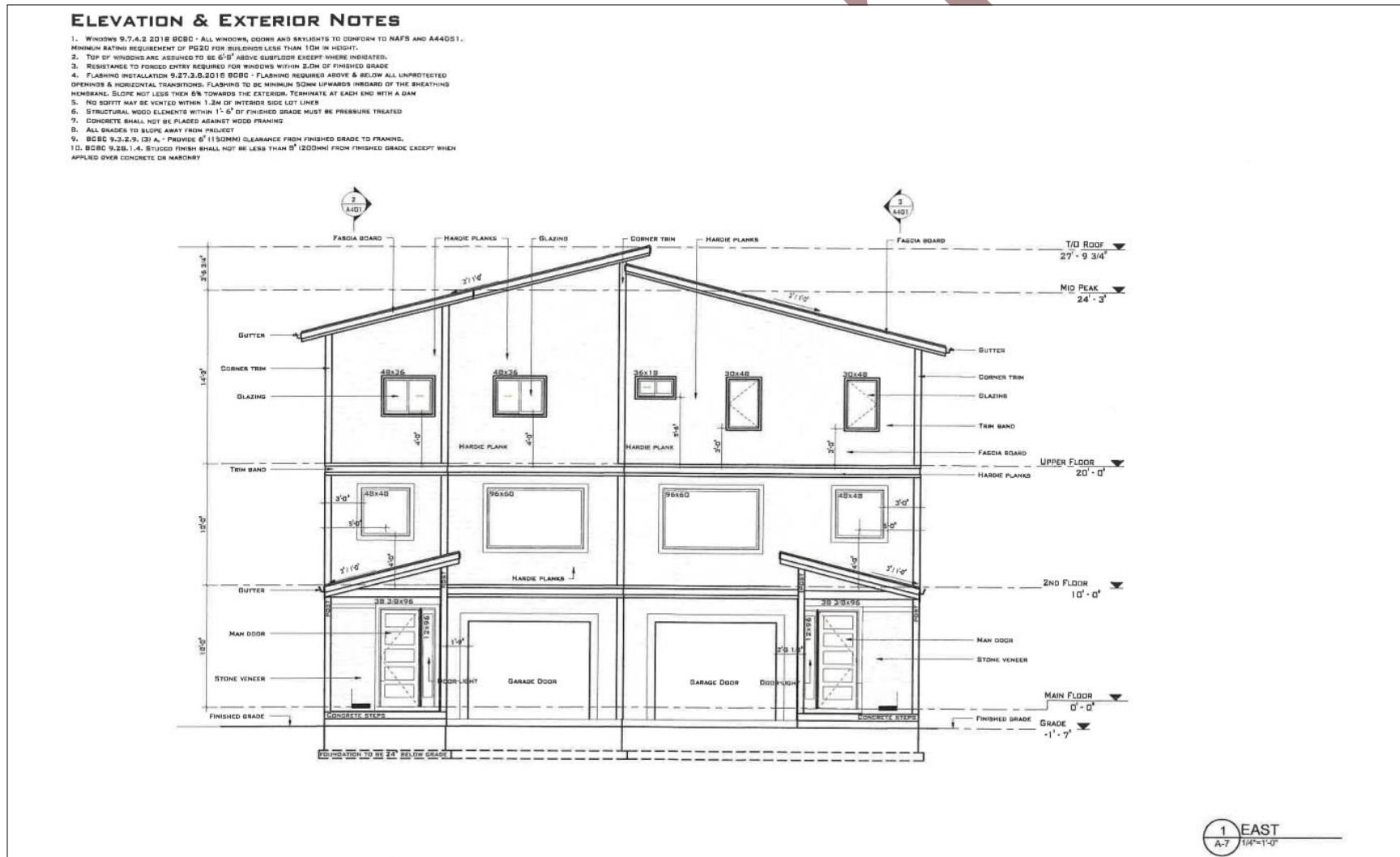
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Schedule 'E'



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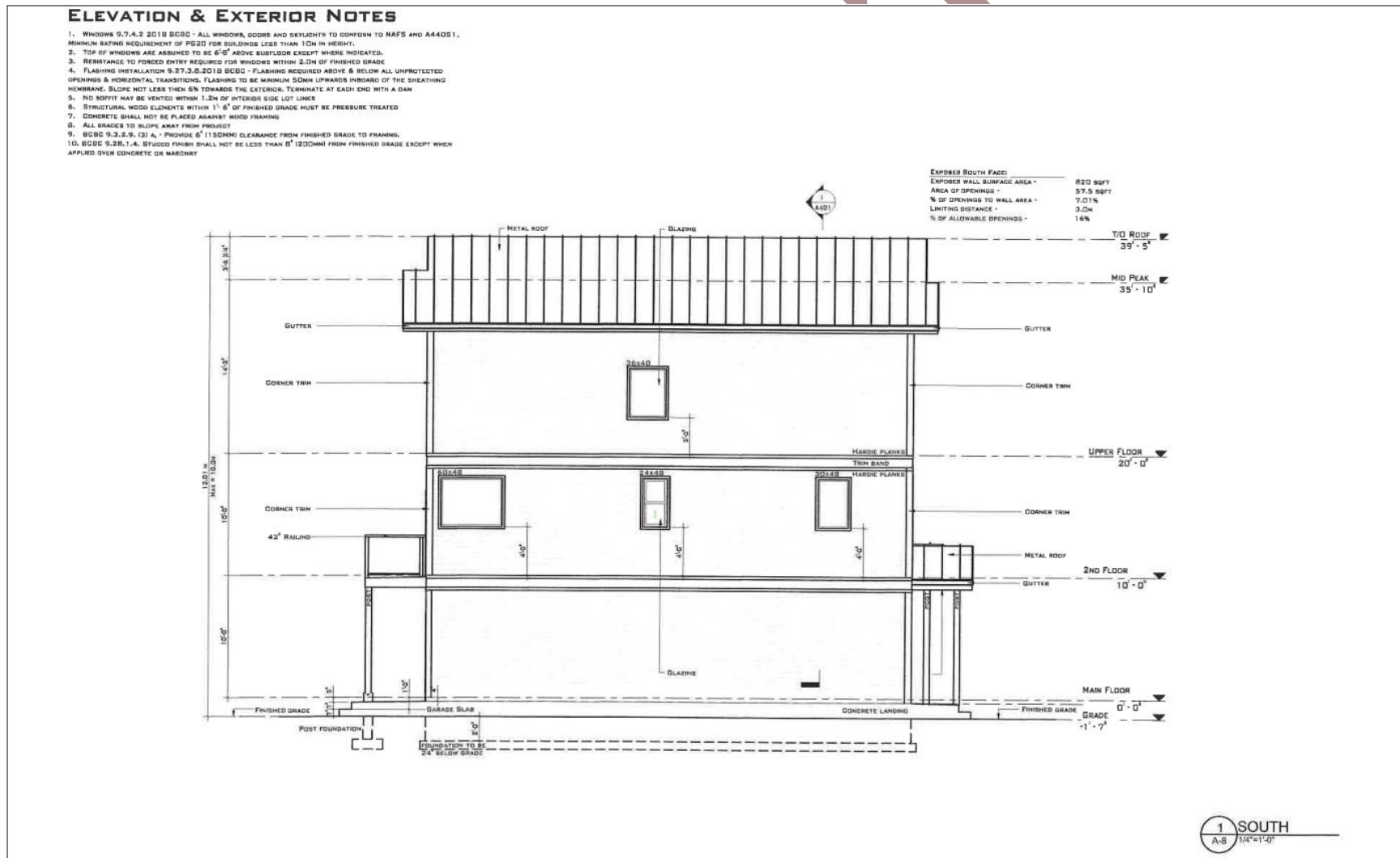
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Schedule 'F'



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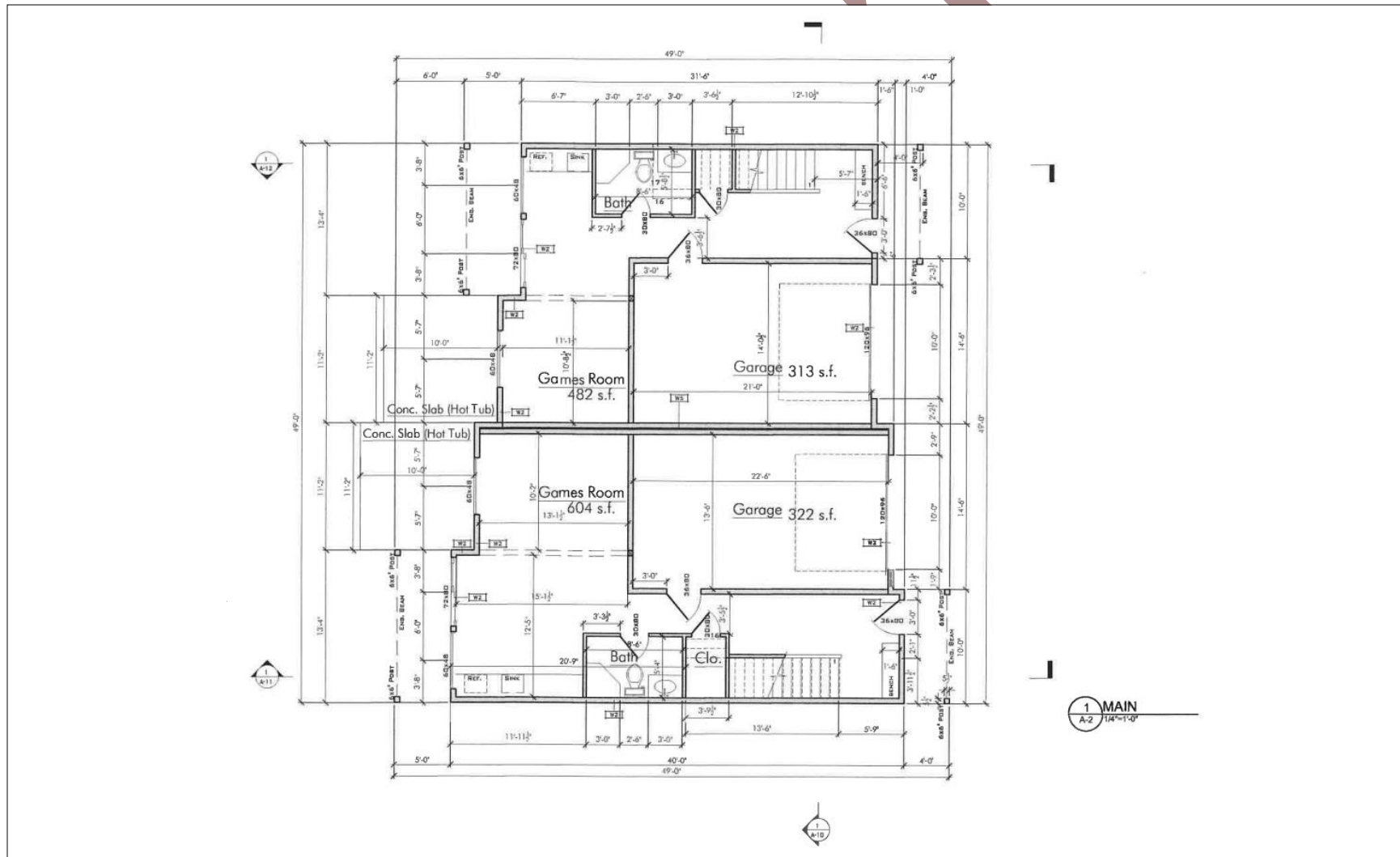
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Schedule 'G'



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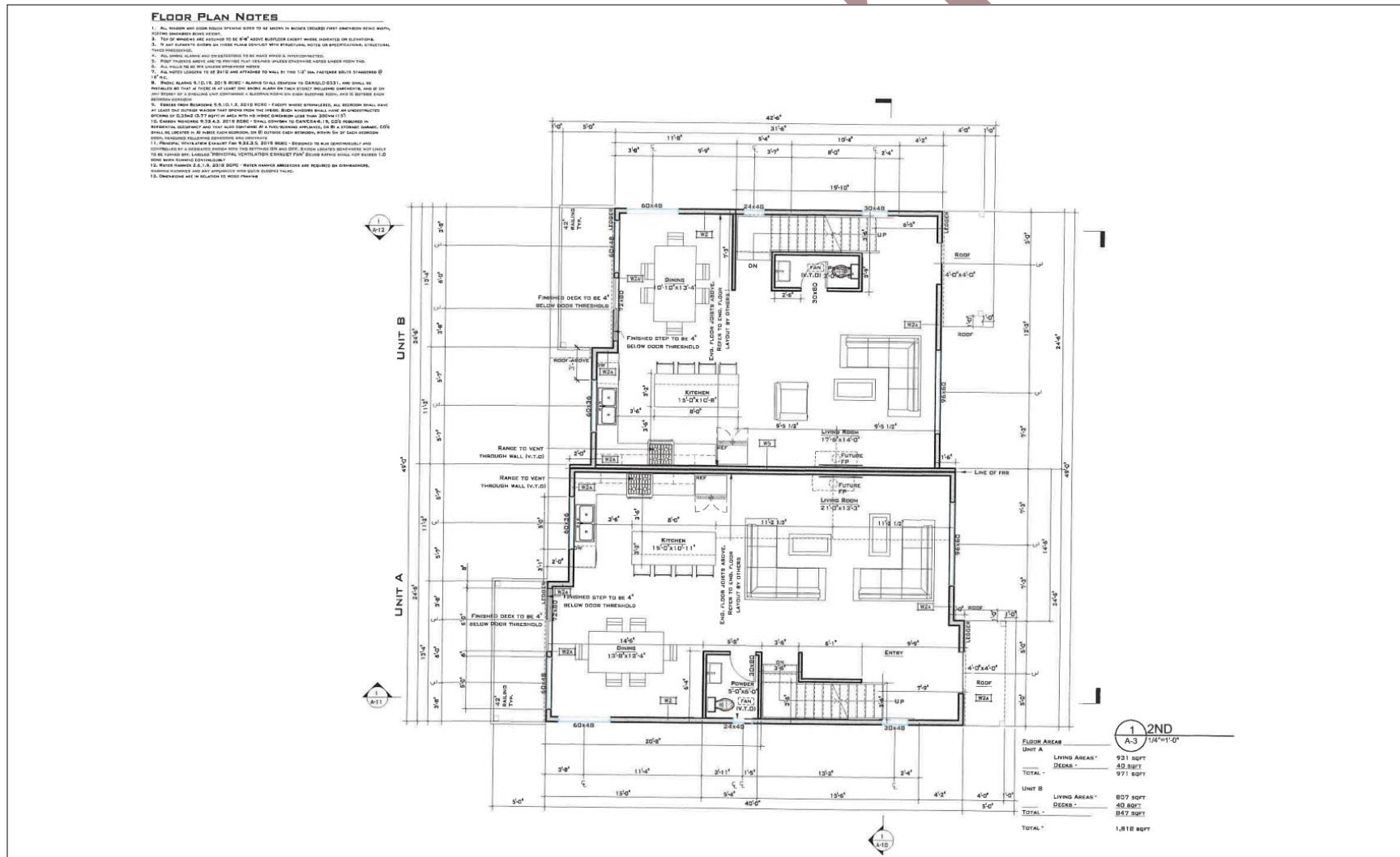
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Schedule 'H'



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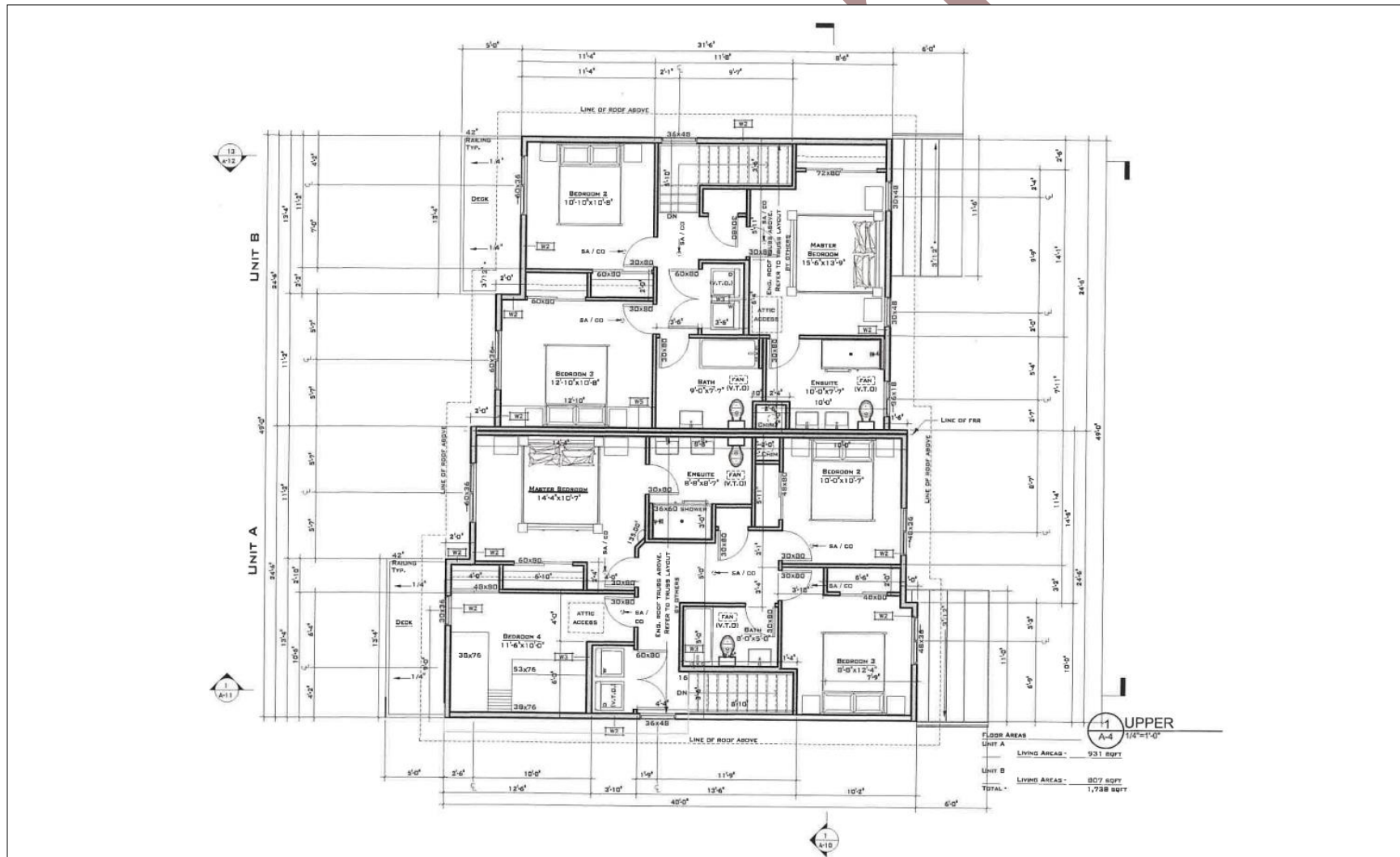
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Schedule 'I'



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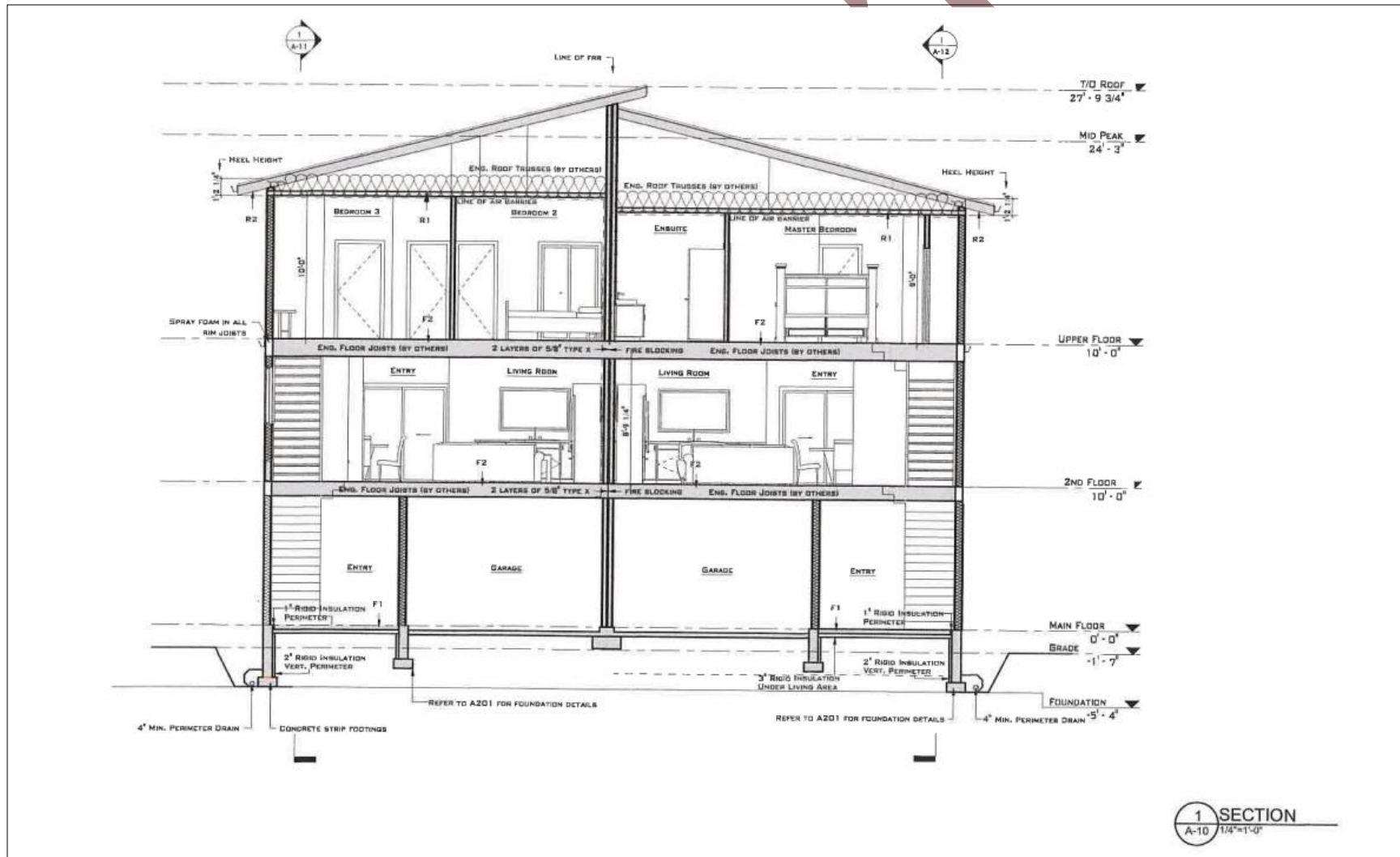
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Schedule 'J'



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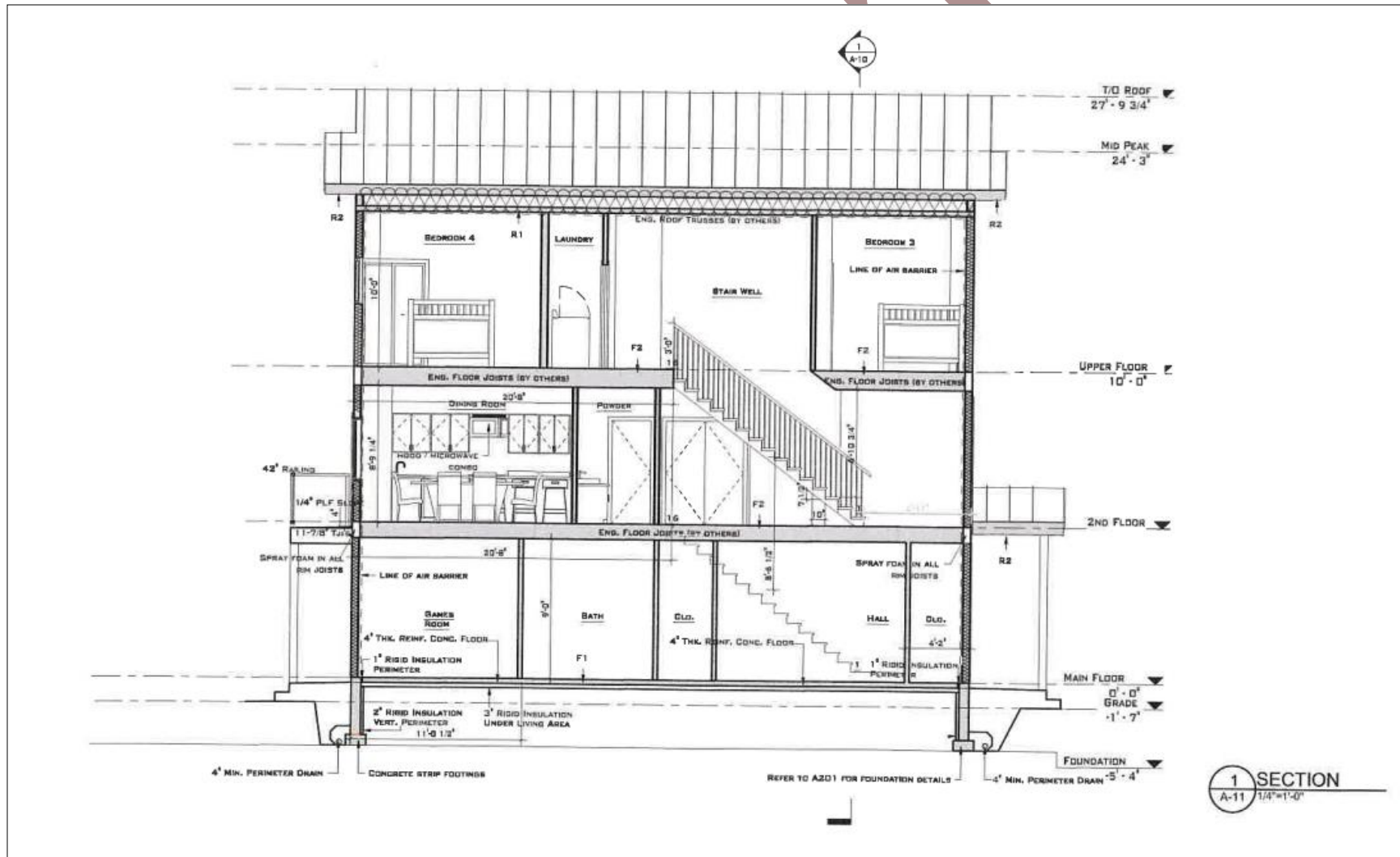
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Schedule 'K'



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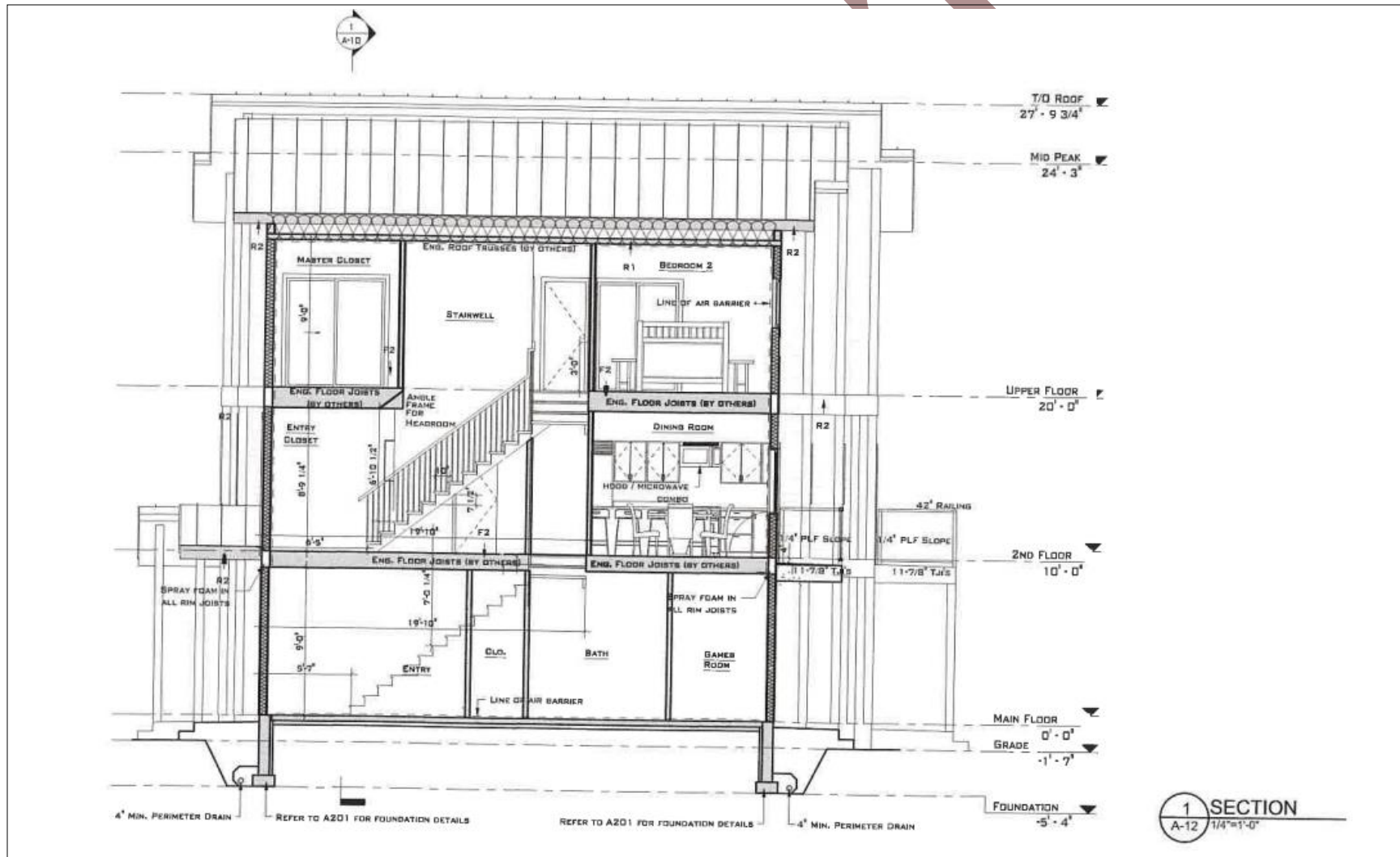
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Schedule 'L'



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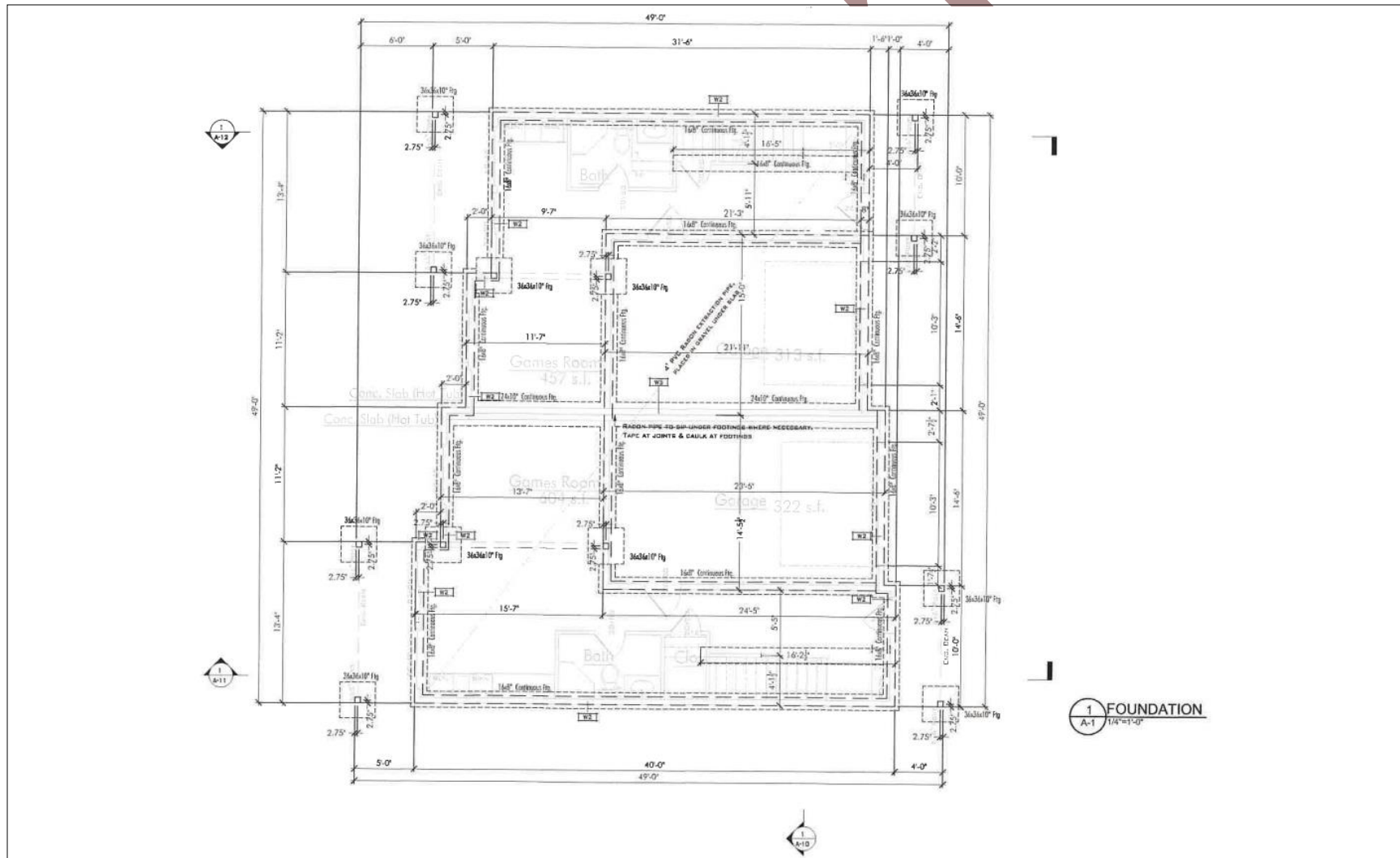
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Schedule 'M'



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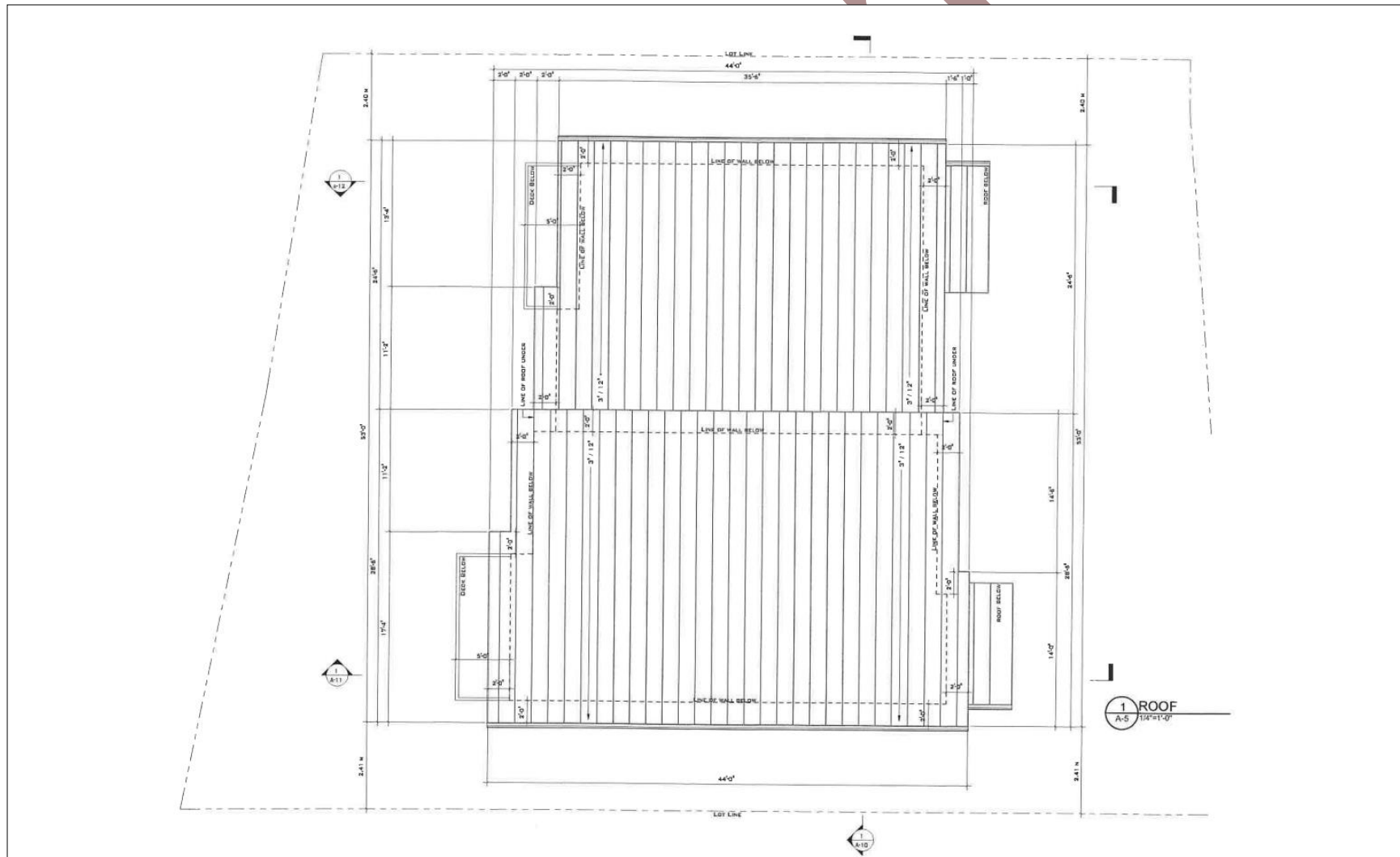
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Schedule 'N'



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