

# Development Variance Permit

FILE NO.: A2022.022-DVP

## 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' and 'F', 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 A, Plan EPP55486, District Lot 2450S, SDYD  
Civic Address: 16427 87<sup>th</sup> Street  
Parcel Identifier (PID): 029-666-023 Folio: A-05954.001

## 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 Two (RS2) Zone, as prescribed in Section 16.2.5(a)(i), is varied:
    - i) from: 7.5 metres  
to: 3.7 metres to the outermost projection as shown on Schedule 'B'.

- b) the minimum side parcel line setback for a principal building in the Low Density Residential Two (RS2) Zone, as prescribed in Section 16.2.5(a)(ii), is varied:
  - i) from: 1.5 metres
  - to: 1.3 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 \_\_\_\_\_, 2022.

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

# Regional District of Okanagan-Similkameen

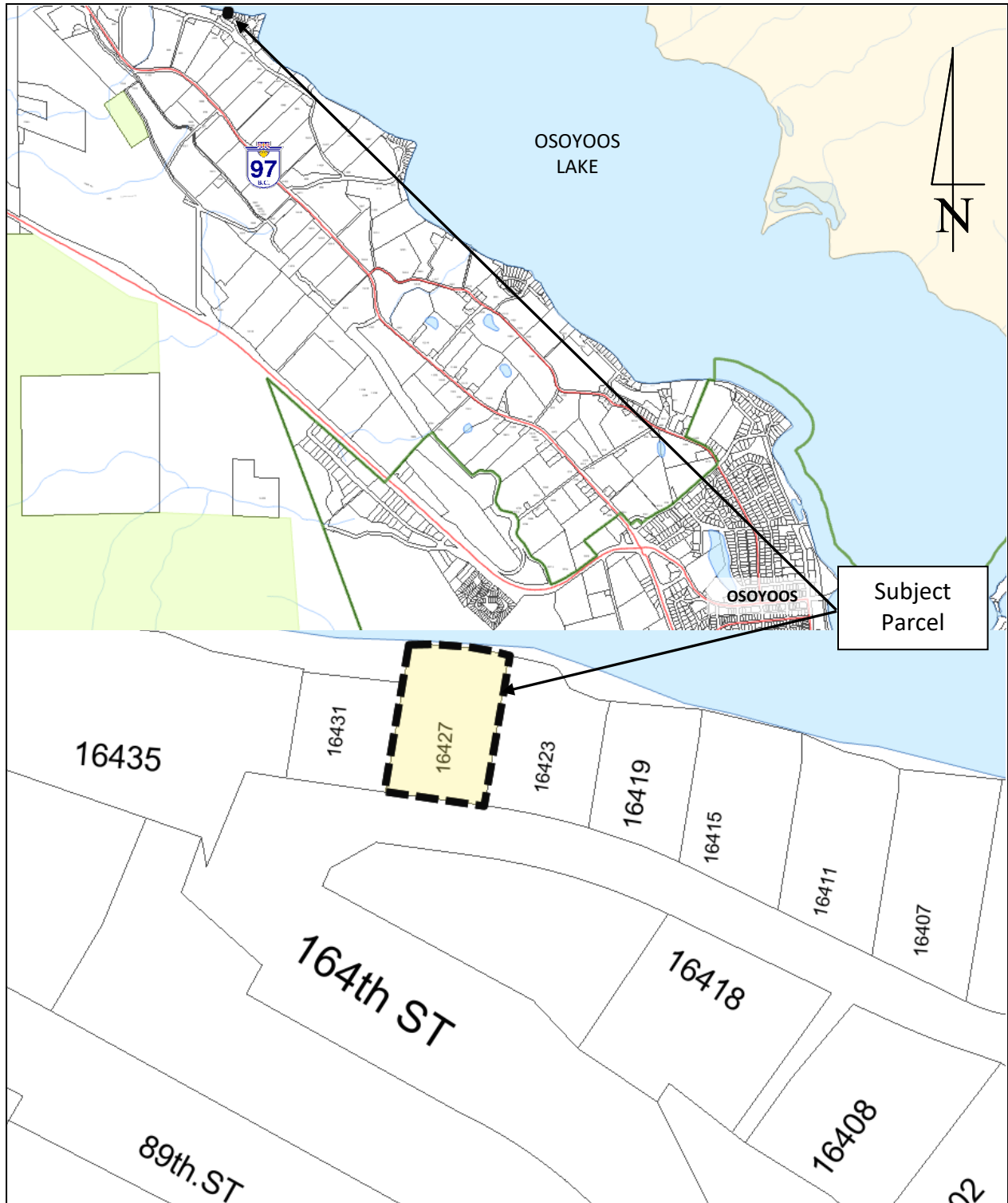
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Development Variance Permit

File No. A2022.022-DVP

Schedule 'A'



# Regional District of Okanagan-Similkameen

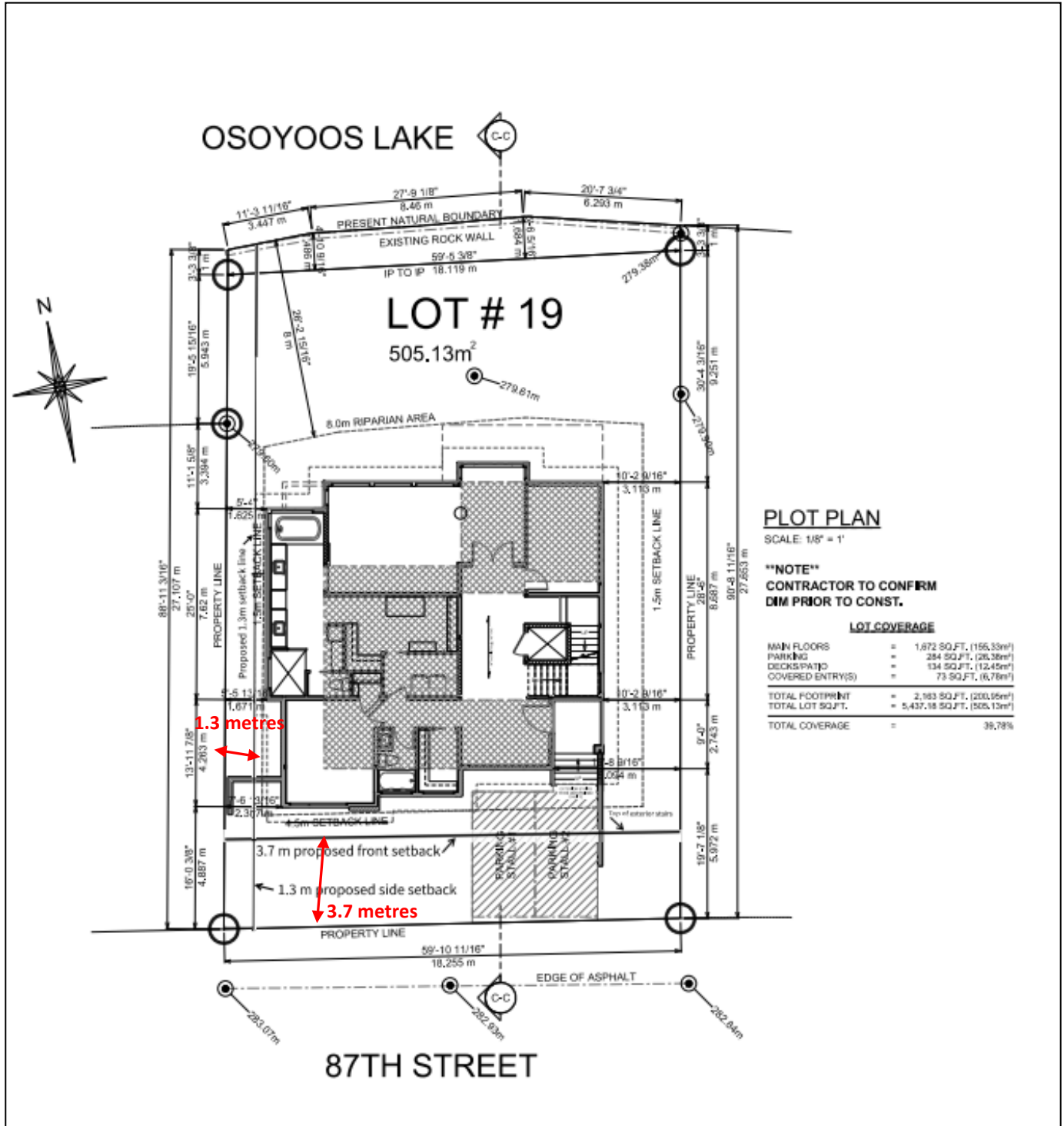
101 Martin St, Penticton, BC, V2A-5J9  
 Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Development Variance Permit

File No. A2022.022-DVP

Schedule 'B'



# Regional District of Okanagan-Similkameen

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

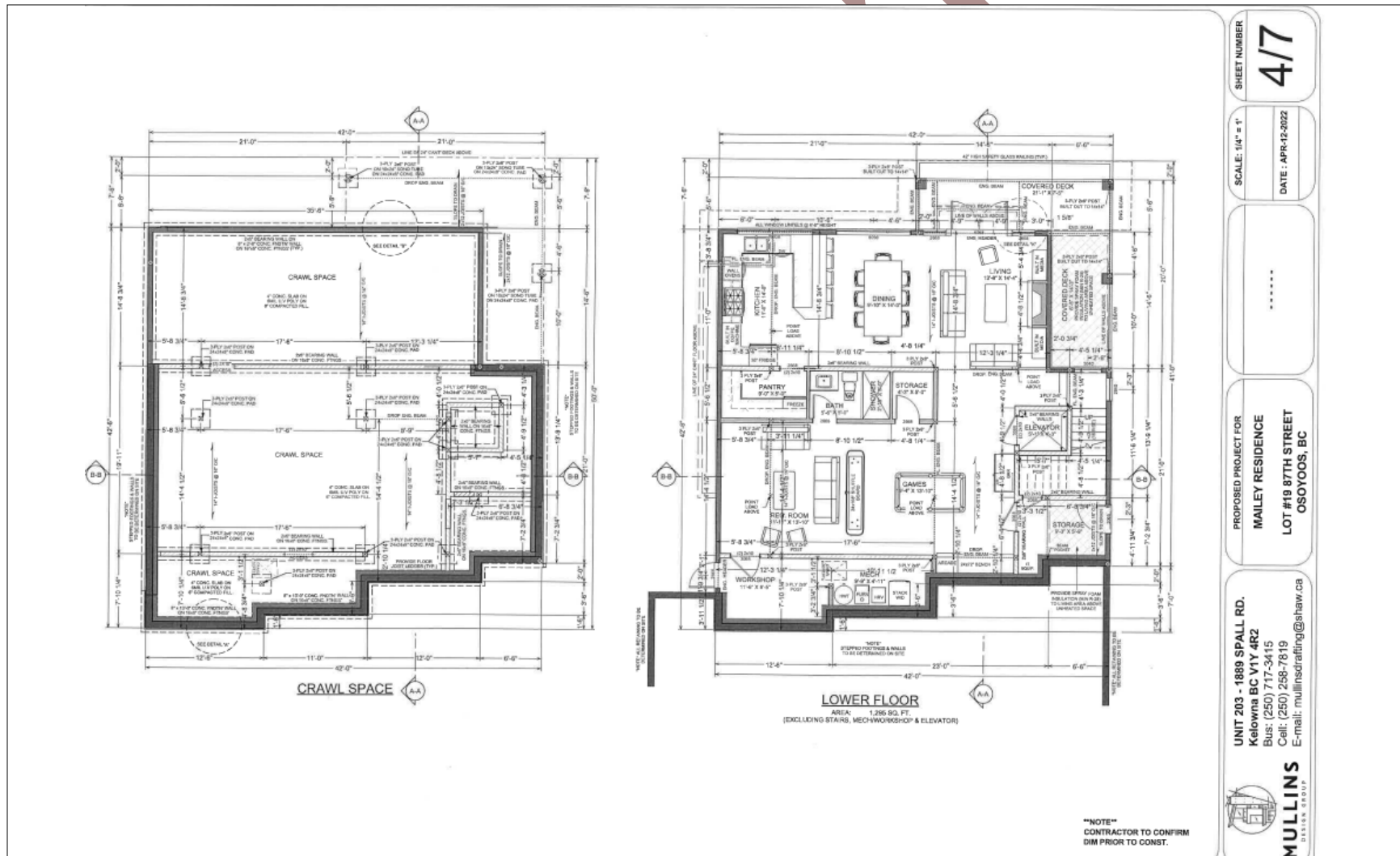
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. A2022.022-DVP

Schedule 'C'



# Regional District of Okanagan-Similkameen

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

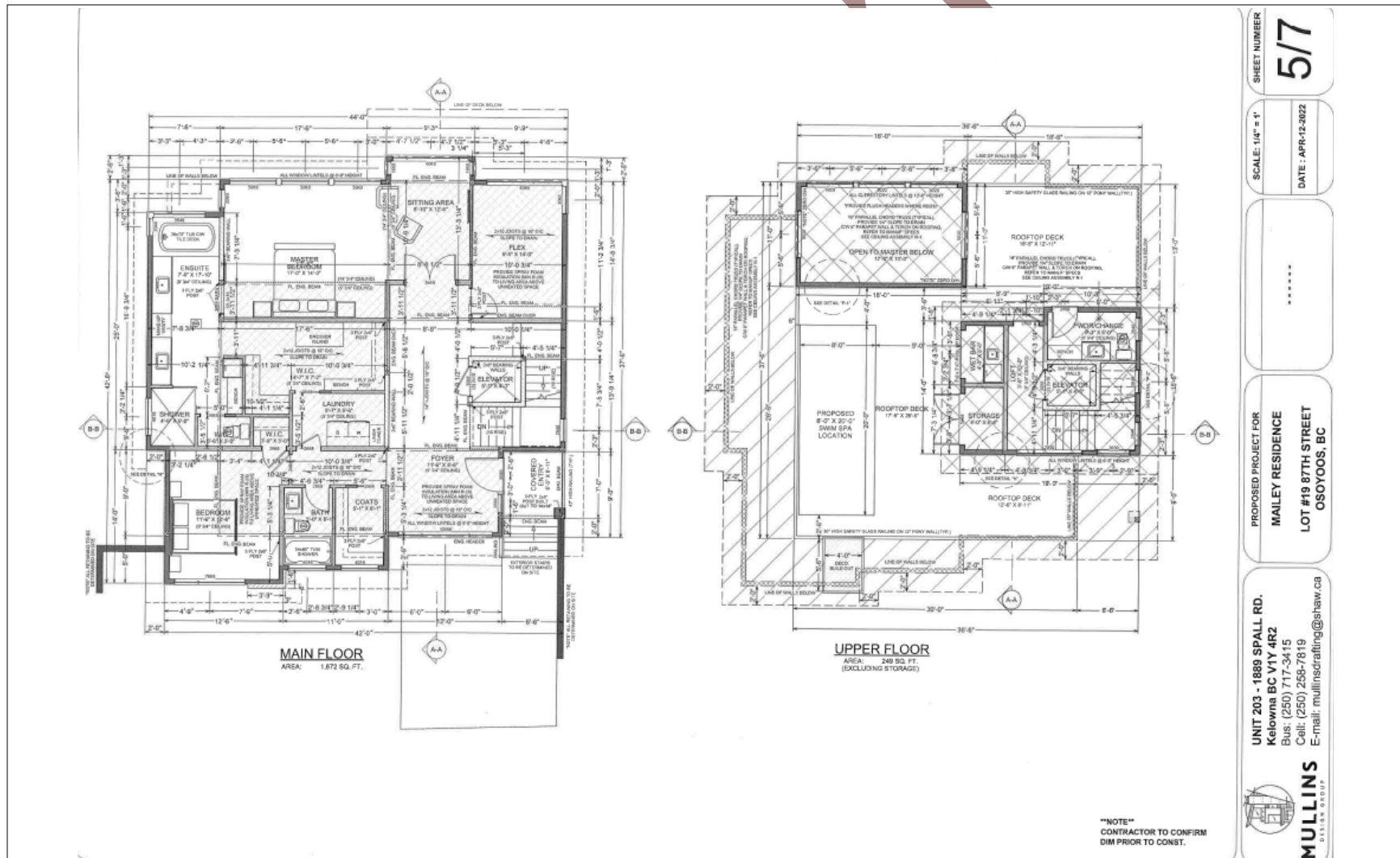
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. A2022.022-DVP

Schedule 'D'



# 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. A2022.022-DVP

## Schedule 'E'

**FRONT ELEVATION**

**RIGHT ELEVATION**

SPECIFICATIONS		
<b>ROOF</b>	<b>INT. WALL</b>	<b>FOUNDATION</b>
100mm ON ROOFING	2x4 STUDS @ 16" OC	4" CONC. FOUNDATION
10" RIGID INSULATION	1/2" HYPOCAL SHEET	3/4" SAND
EXPOSED 1/2" GYP BOARD	1/2" HYPOCAL SHEET	1/2" 10'x10'x4" DILUTION
1/2" GYP BOARD	1/2" GYP BOARD	1/2" 4" CONC. FOOTING
1/2" GYP BOARD	1/2" GYP BOARD	
<b>SOFFIT &amp; FASCIA</b>	<b>DECK CONSTRUCTION</b>	<b>CONC. SLAB</b>
1/2" GYP BOARD	1/2" GYP BOARD	4" CONC. SLAB
1/2" GYP BOARD	1/2" GYP BOARD	1/2" 4" CONC. SLAB
1/2" GYP BOARD	1/2" GYP BOARD	1/2" 4" CONC. SLAB
<b>EXT. WALL</b>	<b>STAIR CONSTRUCTION</b>	<b>DRAINAGE TILE</b>
1/2" GYP BOARD	1/2" GYP BOARD	1/2" 4" CONC. TILE
1/2" GYP BOARD	1/2" GYP BOARD	1/2" 4" CONC. TILE
1/2" GYP BOARD	1/2" GYP BOARD	1/2" 4" CONC. TILE

**GENERAL NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
- BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO RESOLVE ANY DISCREPANCIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SETBACK OF THE BUILDING TO COMPLY WITH ALL RELEVANT BYLAWS.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS WE CANNOT GUARANTEE THE POSSIBILITY OF HUMAN ERROR. THEREFORE WILL BE CREATING A DESIGN WALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.

**NOTES**

\*\*\*NOTE\*\*  
DIMENSIONS SHOWN TO BE CONFIRMED BY OWNER CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

\*\*\*NOTE\*\*  
PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM BUILDING.

\*\*\*NOTE\*\*  
CONTRACTOR TO CONFIRM DIM PRIOR TO CONST.

**PROPOSED PROJECT FOR**  
MAILEY RESIDENCE  
LOT #19 87TH STREET  
OSOYOOS, BC

**UNIT 203 - 1880 SPALL RD.**  
Kelowna BC V1Y 4R2  
Bus: (250) 717-3415  
Cell: (250) 258-7819  
E-mail: [mullinsdrafting@shaw.ca](mailto:mullinsdrafting@shaw.ca)

**MULLINS**  
DRAFTING & DESIGN

**SHEET NUMBER**  
1/7

**SCALE:** 1/4" = 1'

**DATE:** APR-12-2022

# 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. A2022.022-DVP

## Schedule 'F'

<p><b>REAR ELEVATION</b></p>	<p><b>SPECIFICATIONS</b></p> <p><b>ROOF</b>          TRUSS OR FORMING          1" R-ROOF INSULATION          UNDERLAYS WITH THERM          BREAK          1/2" GYP BOARD          1" R-ROOF INSULATION          1/2" GYP BOARD</p> <p><b>SOFFIT &amp; FASCIA</b>          1/2" GYP BOARD          1/2" R-ROOF INSULATION          1/2" GYP BOARD          1" R-ROOF INSULATION          1/2" GYP BOARD</p> <p><b>EXT. WALL</b>          2" GYP BOARD          1/2" R-ROOF INSULATION          2" GYP BOARD          1/2" R-ROOF INSULATION          2" GYP BOARD          1/2" R-ROOF INSULATION          2" GYP BOARD</p> <p><b>NOTE</b>          PROVIDE FINISH TO BE CONFIRMED BY OWNER          INFORMATION FROM TO BE PROVIDED TO OWNER          PRIOR TO CONSTRUCTION.</p> <p><b>NOTE</b>          PROVIDE FINISH TO BE CONFIRMED BY OWNER          INFORMATION FROM TO BE PROVIDED TO OWNER          PRIOR TO CONSTRUCTION.</p> <p><b>NOTE</b>          PROVIDE FINISH TO BE CONFIRMED BY OWNER          INFORMATION FROM TO BE PROVIDED TO OWNER          PRIOR TO CONSTRUCTION.</p>		<p>SHEET NUMBER  <b>2/7</b></p> <p>SCALE: 1/4" = 1'</p> <p>DATE: APR-12-2022</p>
	<p><b>NOTE</b>          PROVIDE FINISH TO BE CONFIRMED BY OWNER          INFORMATION FROM TO BE PROVIDED TO OWNER          PRIOR TO CONSTRUCTION.</p> <p><b>NOTE</b>          PROVIDE FINISH TO BE CONFIRMED BY OWNER          INFORMATION FROM TO BE PROVIDED TO OWNER          PRIOR TO CONSTRUCTION.</p> <p><b>NOTE</b>          PROVIDE FINISH TO BE CONFIRMED BY OWNER          INFORMATION FROM TO BE PROVIDED TO OWNER          PRIOR TO CONSTRUCTION.</p>	<p><b>LEFT ELEVATION</b></p>	<p>PROPOSED PROJECT FOR  <b>MAILEY RESIDENCE</b>  <b>LOT #19 87TH STREET</b>  <b>OSOYOOS, BC</b></p>
<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND REGULATIONS.</li> <li>BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCORDANCE TO THE SET DRAWING AND TO BE RESPONSIBLE.</li> <li>IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT STAKE OF THE BUILDING TO CONFORM WITH NEAREST ADJACENT BUILDINGS.</li> <li>ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PREPARE COMPLETE AND ACCURATE DRAWINGS WE CANNOT GUARANTEE THE POSSIBILITY OF HUMAN ERROR. THEREFORE HOLLOWERS OF THIS DRAWING WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS.</li> </ol> <p><b>FOUNDATION</b>          8" CONC. FOOTING          12" CONC. FOUNDATION          12" CONC. FOUNDATION          12" CONC. FOUNDATION          12" CONC. FOUNDATION          12" CONC. FOUNDATION</p> <p><b>DRAINAGE TILE</b>          4" DRAIN TILE          12" CONC. ROOF          12" CONC. ROOF</p> <p><b>FINISHES</b>          1/2" GYP BOARD          1/2" R-ROOF INSULATION          1/2" GYP BOARD</p> <p><b>NOTE</b>          PROVIDE FINISH TO BE CONFIRMED BY OWNER          INFORMATION FROM TO BE PROVIDED TO OWNER          PRIOR TO CONSTRUCTION.</p>			<p>UNIT 203 - 1889 SPALL RD.          Kelowna BC V1Y 4R2          Bus: (250) 717-5415          Cell: (250) 258-7819          E-mail: <a href="mailto:mullinsdrafting@shaw.ca">mullinsdrafting@shaw.ca</a></p> <p><b>MULLINS</b>          DRAFTERS &amp; ARCHITECTS</p>