

Development Variance Permit

FILE NO.: D2023.001-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' through 'M', 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, District Lot 2883S, SDYD, Plan KAP51714

Civic Address: 960 Cedar Street

Parcel Identifier (PID): 018-646-778 Folio: D-00891.001

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 setback for a parcel line adjacent to Highway 97 for a principal building in the Okanagan Falls Town Centre (OFTC) Zone, as prescribed in Section 18.1.7(a)(v) is varied:
 - i) from: 4.5 metres

to: 2.1 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

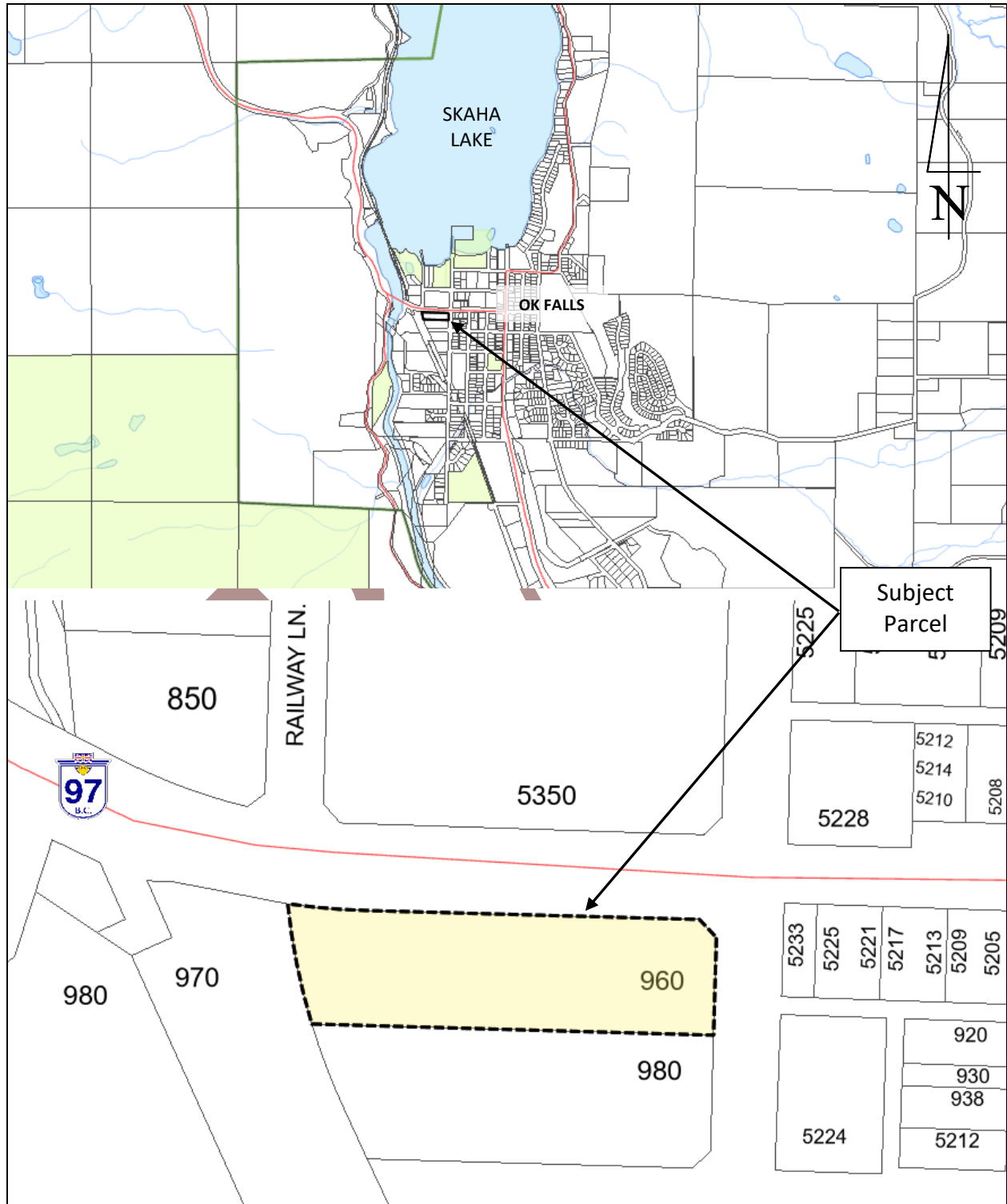
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

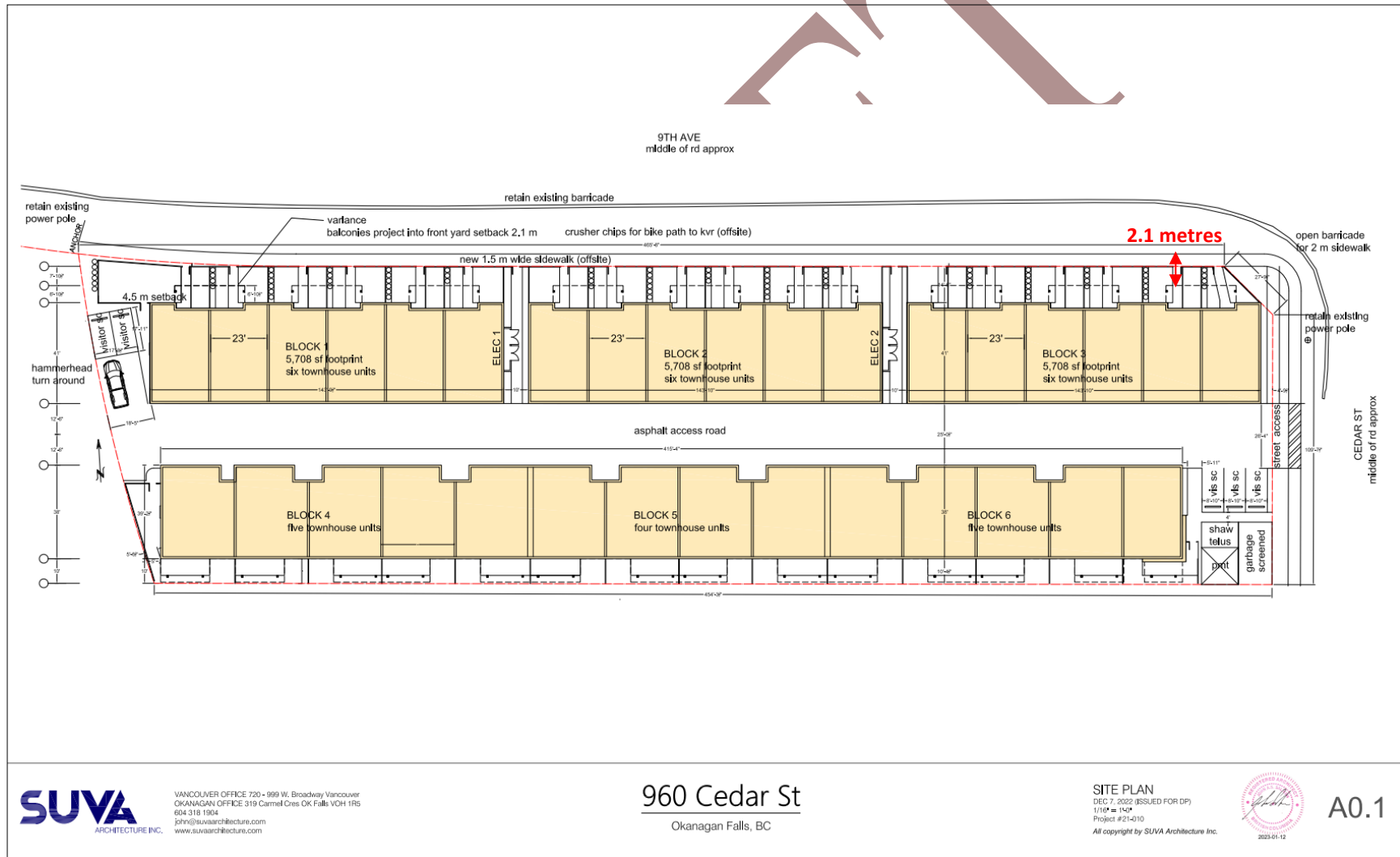
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'B'



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OKANAGAN OFFICE 319 Carmel Cres. Ok Falls V0H 1R5
604 318 1904
john@suvaarchitecture.com
www.suvaarchitecture.com

960 Cedar St
Okanagan Falls, BC

SITE PLAN
DEC 7, 2022 (ISSUED FOR DP)
1/16" = 1' = 0"
Project #21-010
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A0.1

Regional District of Okanagan-Similkameen

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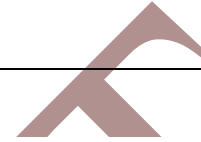
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'C'



VANCOUVER OFFICE: 720 - 888 W. Broadway Vancouver
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DRAFT VERSION – 2023-01-16

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Regional District of Okanagan-Similkameen

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

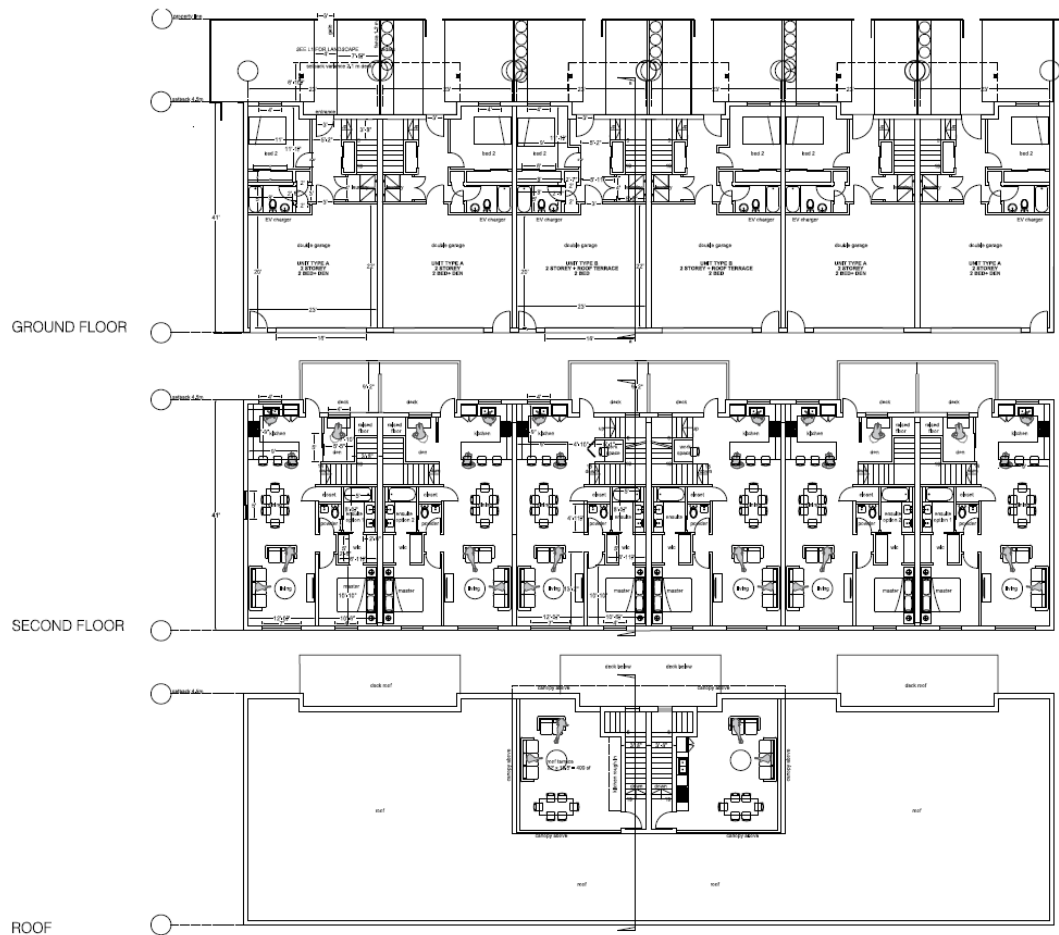
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'D'



VANCOUVER OFFICE: 720 - 330 W. Broadway Vancouver
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960 Cedar St
Okanagan Falls, BC

PLANS NORTH TYPICAL (BLOCKS 1, 2, 3)
DEC 7, 2022 (ISSUED FOR CP)
1/8" = 1'-0"
Project #21-470
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A1.0

Regional District of Okanagan-Similkameen

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

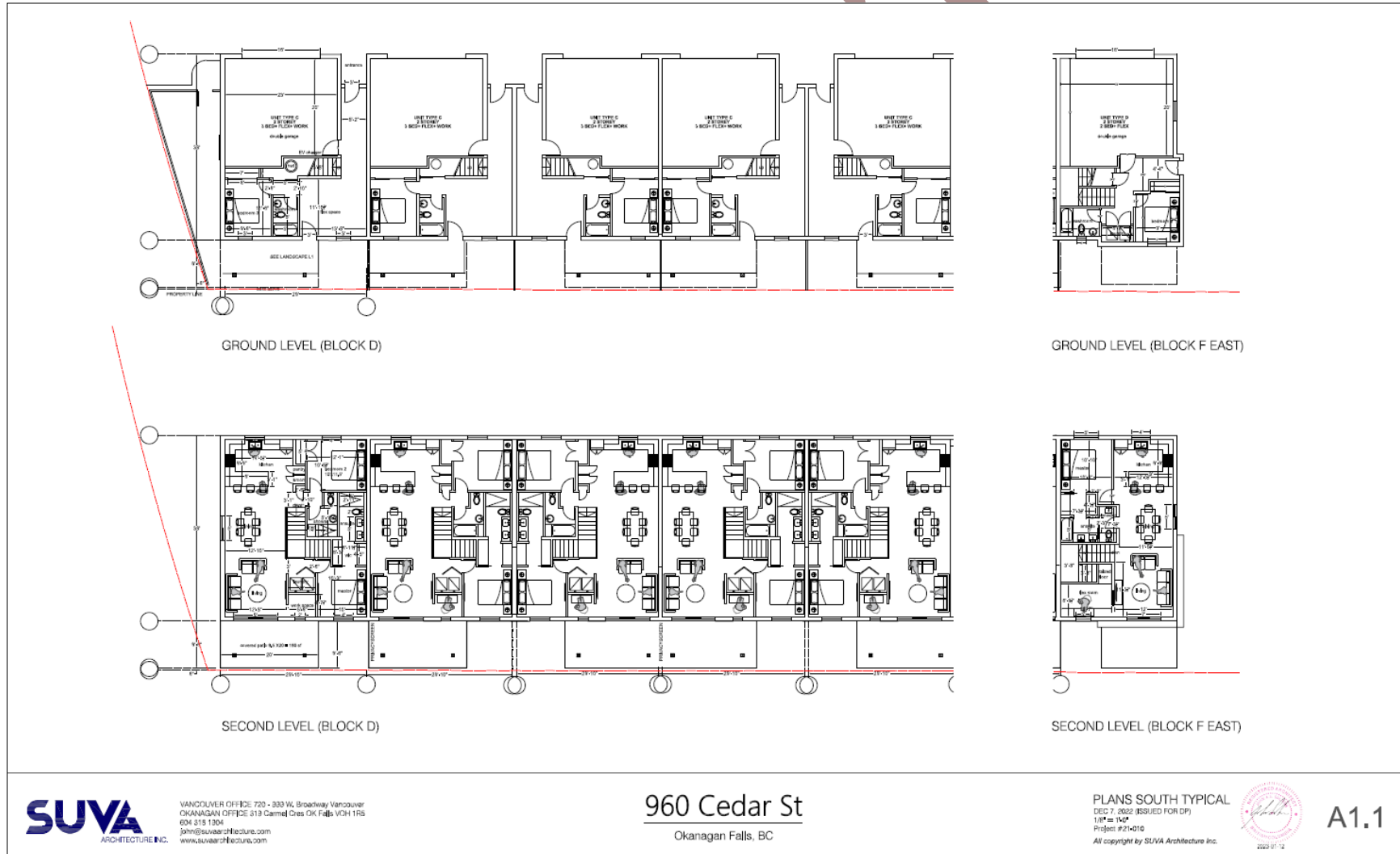
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'E'



Regional District of Okanagan-Similkameen

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

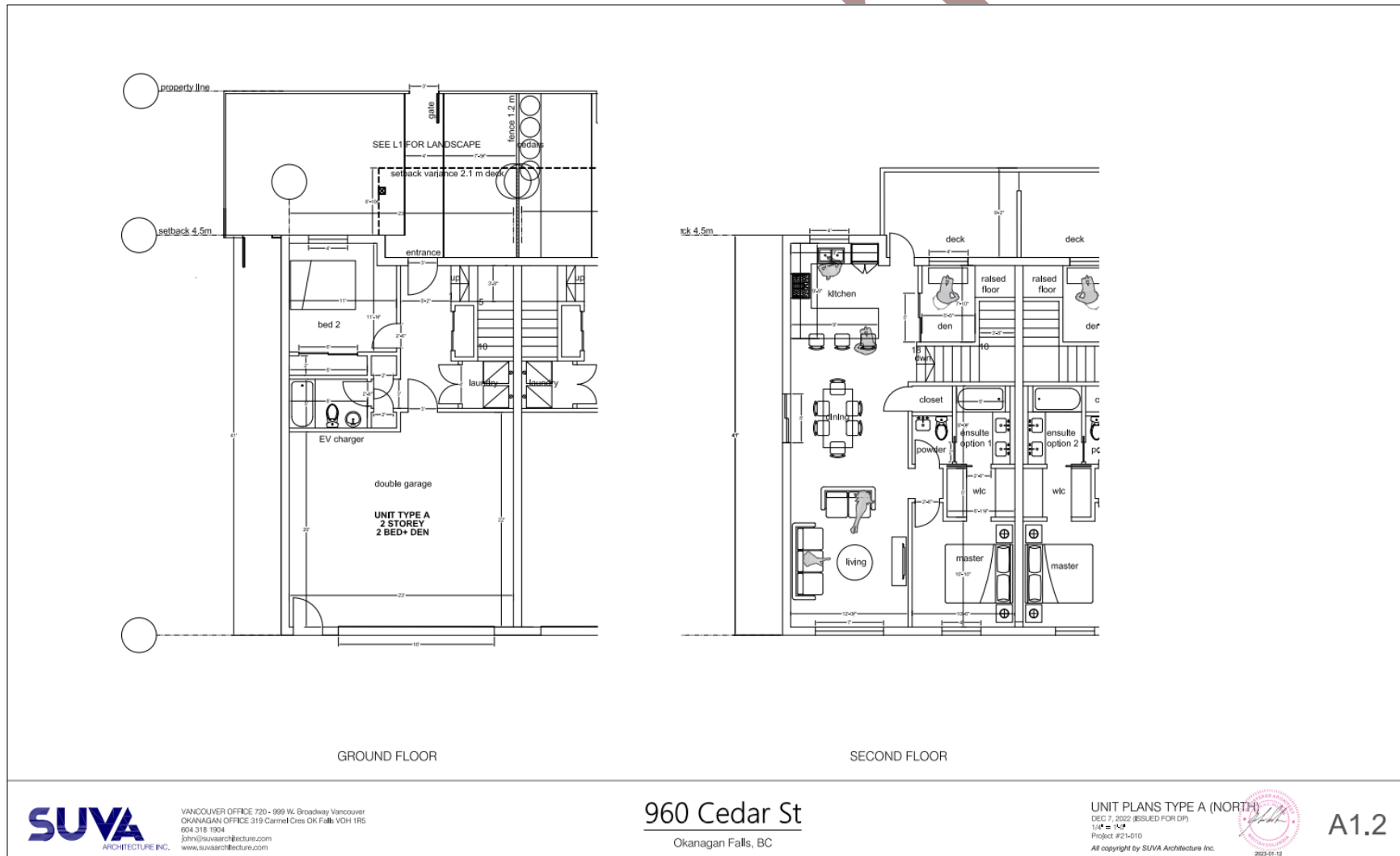
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'F'



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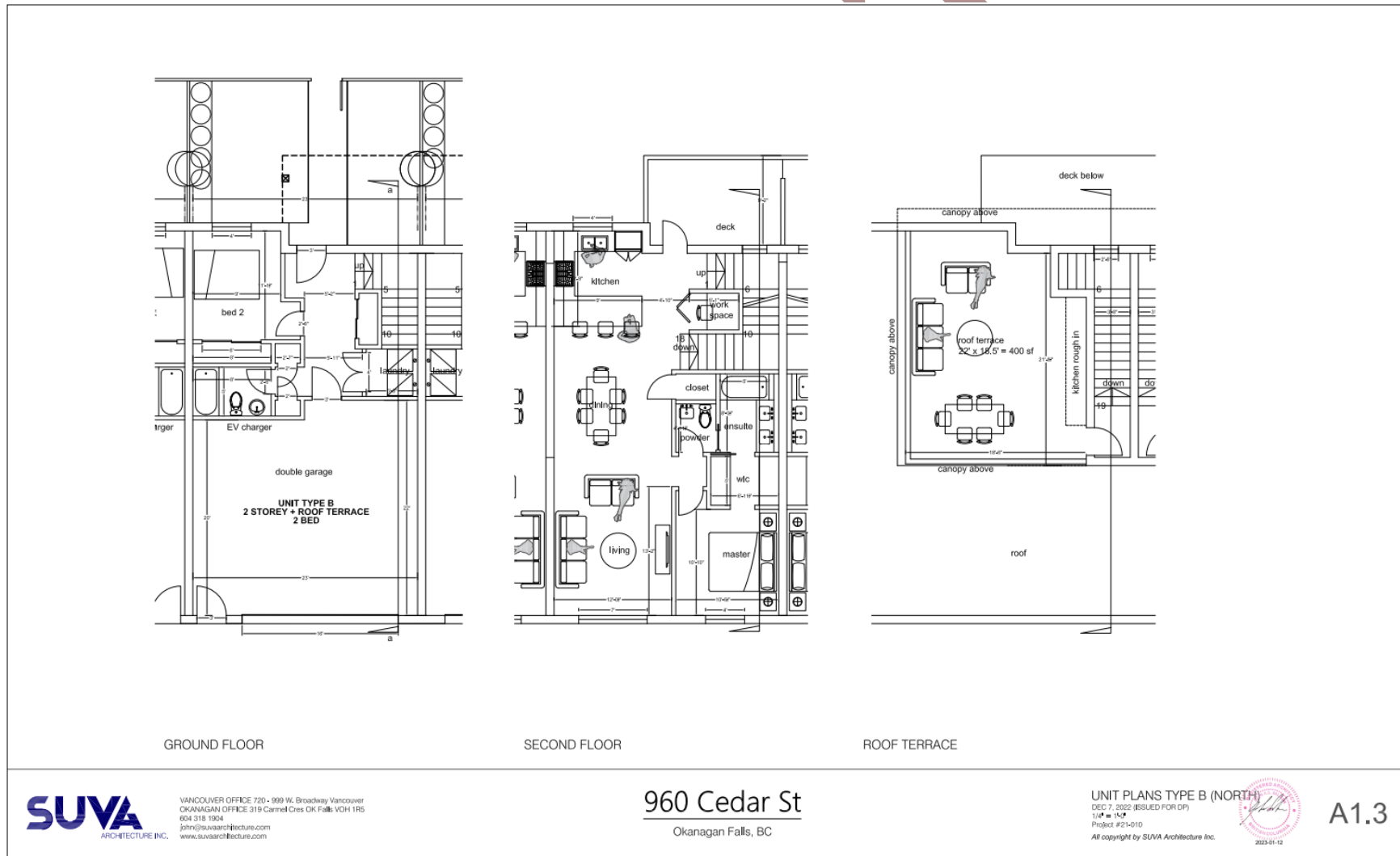
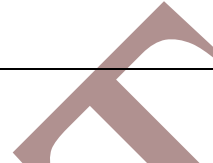
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Development Variance Permit

File No. D2023.001-DVP

Schedule 'G'



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960 Cedar St

Okanagan Falls, BC

UNIT PLANS TYPE B (NORTH)
DEC 7, 2022 (ISSUED FOR DP)
3.1.4' x 14.0'
Project #21-010
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A1.3

Regional District of Okanagan-Similkameen

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

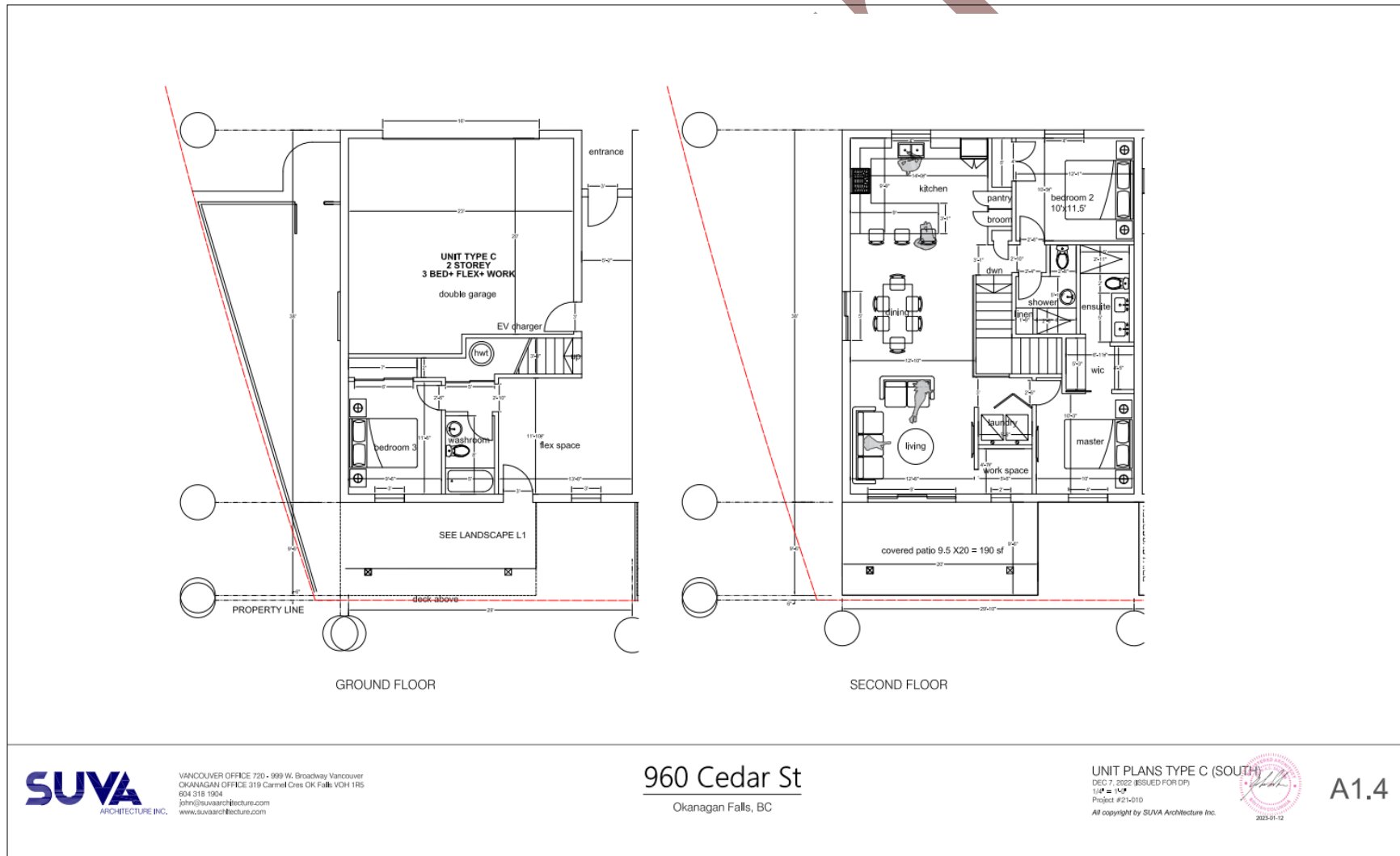
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'H'



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960 Cedar St

Okanagan Falls, BC

UNIT PLANS TYPE C (SOUTH)
DEC 7, 2022 (ISSUED FOR DP)
1:4" = 1'-0"
Project #21-010
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A1.4

Regional District of Okanagan-Similkameen

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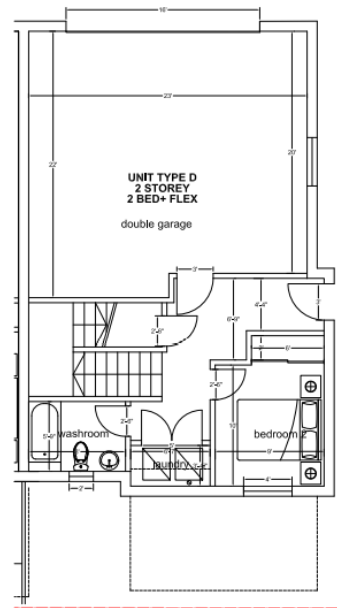
Telephone: 250-492-0237 Email: info@rdos.bc.ca



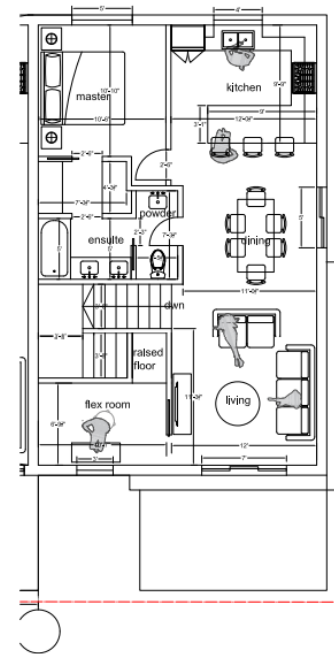
Development Variance Permit

File No. D2023.001-DVP

Schedule '1'



GROUND FLOOR



SECOND FLOOR



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jim@suvaaarchitecture.com
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960 Cedar St

Okanagan Falls, BC

UNIT PLANS TYPE D (SOUTH EAST)
DEC 7, 2022 (ISSUED FOR DP)
1/8" = 1/4"
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A1.5

Regional District of Okanagan-Similkameen

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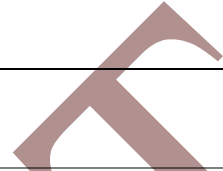
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2023.001-DVP

Schedule 'J'



NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION (OLD)

MATERIALS:

1. BRICK VENEER
2. CEMENTITIOUS PANEL OR EQUIVALENT
3. CEMENTITIOUS PANEL OR EQUIVALENT
4. WOOD POST AND BEAM OR EQUIVALENT
5. VINYL WINDOWS
6. GLASS AND METAL GUARD OR EQUIVALENT
7. STEEL POST AND BEAM OR EQUIVALENT
8. GLASS GUARD
9. METAL FLASHING
10. METAL GARAGE DOOR

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ELEVATIONS NORTH - BLOCK 1
 DEC 7, 2022 (ISSUED FOR DP)
 1/8" = 1'-0"
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A2.1

Regional District of Okanagan-Similkameen

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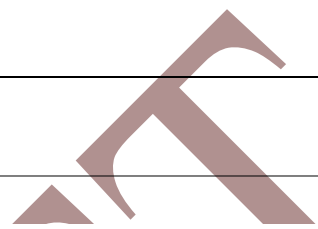
Telephone: 250-492-0237 Email: info@rdos.bc.ca



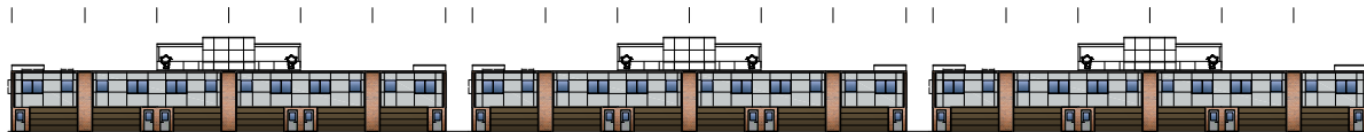
Development Variance Permit

File No. D2023.001-DVP

Schedule 'K'



NORTH ELEVATION



SOUTH ELEVATION



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STREET VIEW NORTH UNITS
DEC 7, 2022 (ISSUED FOR DP)
1/16" = 1'-0"
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A2.2

Regional District of Okanagan-Similkameen

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

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Development Variance Permit

File No. D2023.001-DVP

Schedule 'L'

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

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ELEVATIONS SOUTH - BLOCK A
DEC 7, 2022 ISSUED FOR DVP
1/8" = 1'-0"
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A2.4

Regional District of Okanagan-Similkameen

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

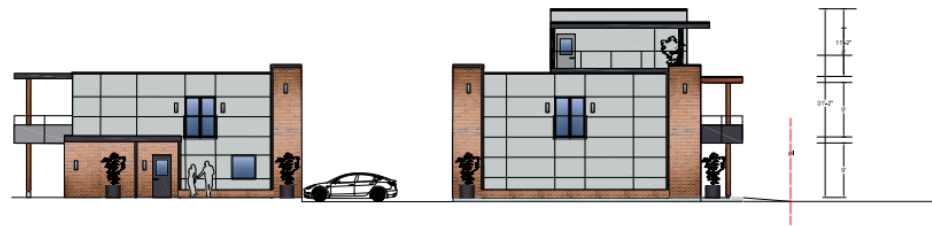
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Development Variance Permit

File No. D2023.001-DVP

Schedule 'M'



EAST STREET ELEVATION



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960 Cedar St
Okanagan Falls, BC

ELEVATIONS STREET EAST
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1/8" = 1/4"
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A2.5