



# Development Variance Permit

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FILE NO.: D2024.034-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' and 'B', 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 O, Plan KAP1501, District Lot 374, SDYD

Civic Address: 1205 Maple Street

Parcel Identifier (PID): 011-518-227 Folio: D-00835.000

## CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Subdivision and Development Servicing Bylaw No. 2900, 2024, in the Regional District of Okanagan-Similkameen:
  - a) The underground wiring services regulation as prescribed in Section 4.4.2 is varied by waiving the requirement for underground pre-ducting along the frontage of the parcel.

**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.

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J. Zaffino, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

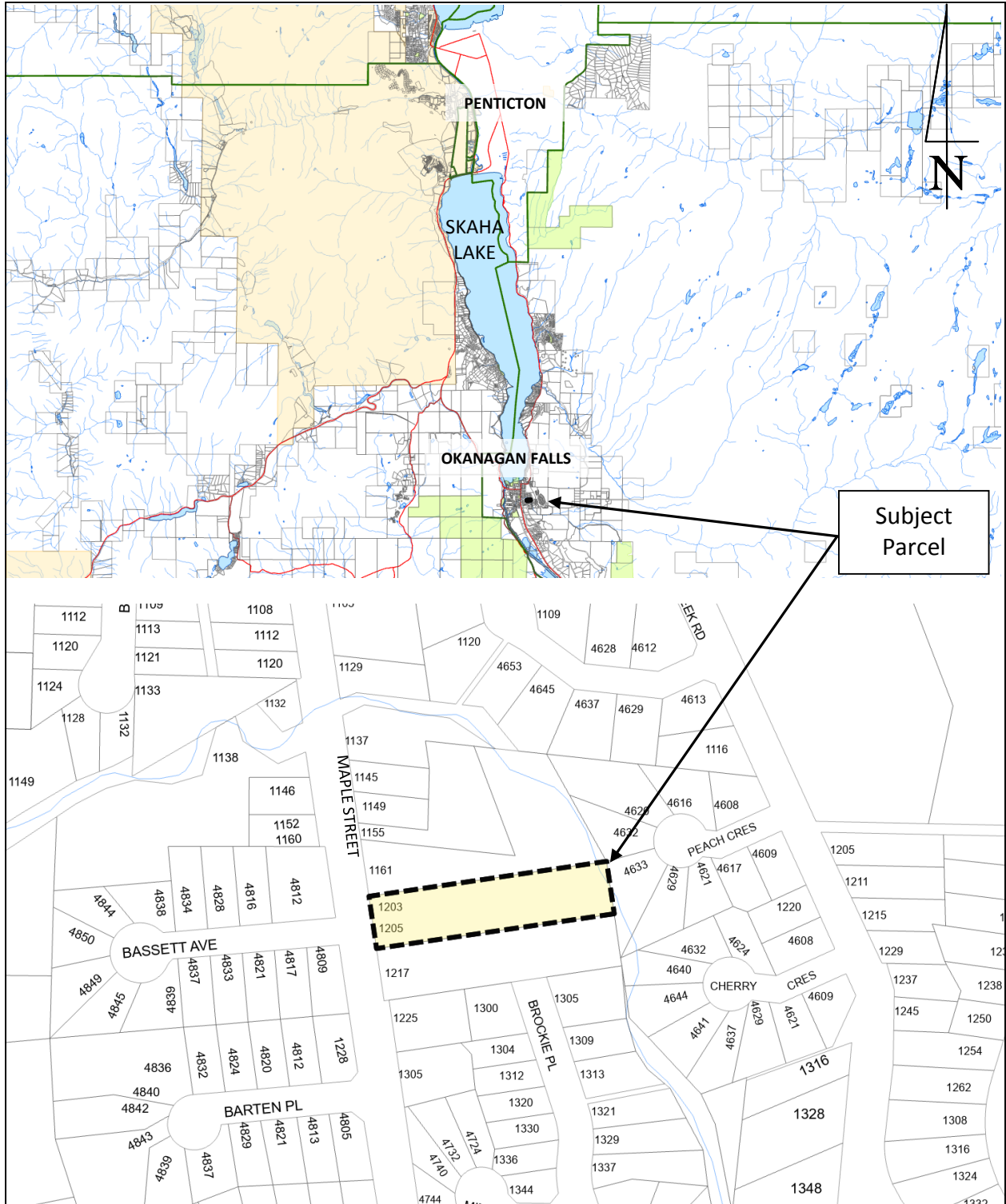
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



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## Schedule 'A'



# Regional District of Okanagan-Similkameen

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

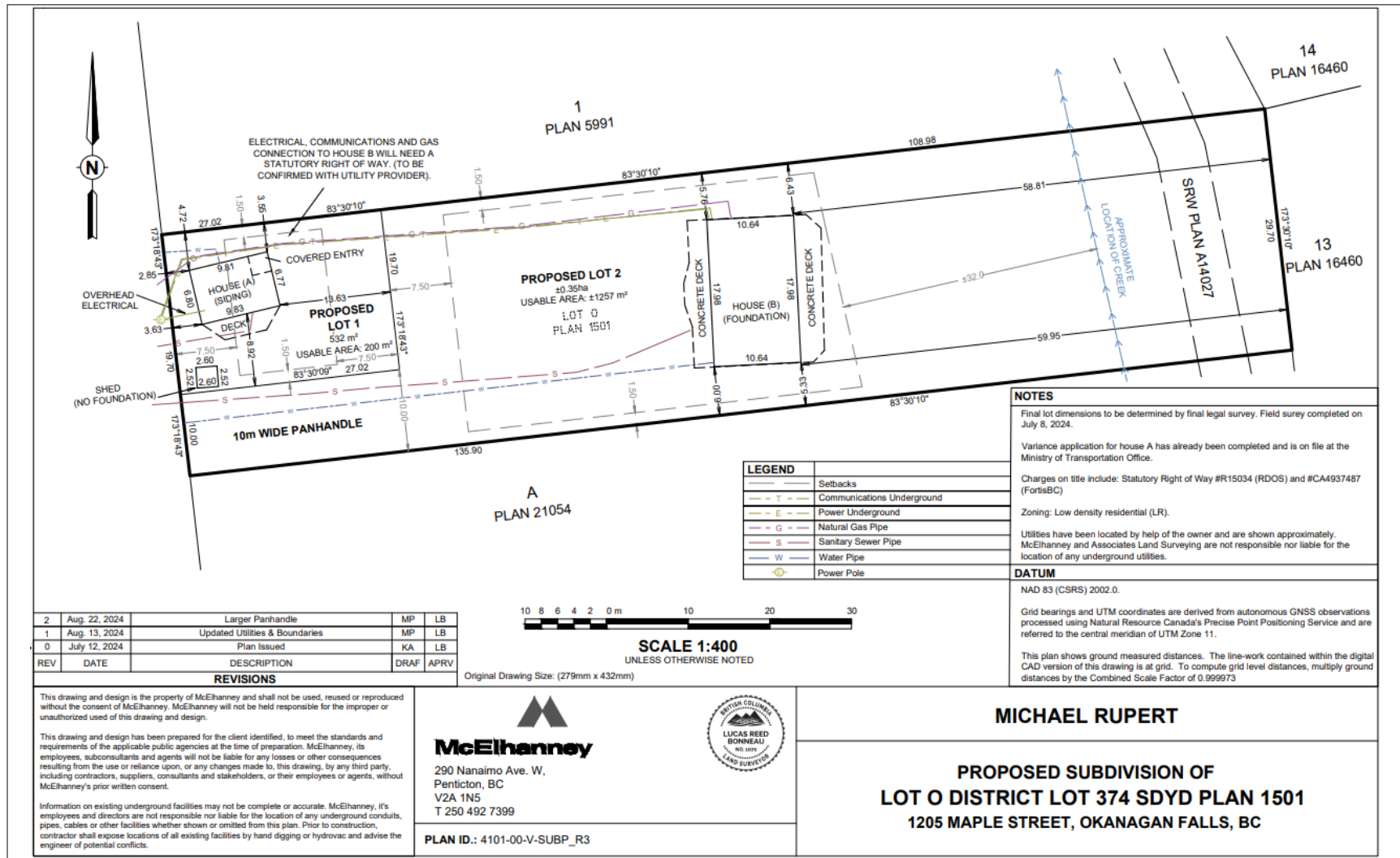
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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Schedule 'B'



**NOTES**

Final lot dimensions to be determined by final legal survey. Field survey completed on July 8, 2024.

Variance application for house A has already been completed and is on file at the Ministry of Transportation Office.

Charges on title include: Statutory Right of Way #R15034 (RDOS) and #CA4937487 (FortisBC)

Zoning: Low density residential (LR).

Utilities have been located by help of the owner and are shown approximately. McElhanney and Associates Land Surveying are not responsible nor liable for the location of any underground utilities.

**DATUM**

NAD 83 (CSRS) 2002.0.

Grid bearings and UTM coordinates are derived from autonomous GNSS observations processed using Natural Resource Canada's Precise Point Positioning Service and are referred to the central meridian of UTM Zone 11.

This plan shows ground measured distances. The line-work contained within the digital CAD version of this drawing is at grid. To compute grid level distances, multiply ground distances by the Combined Scale Factor of 0.999973

REV	DATE	DESCRIPTION	DRAF	APRV
2	Aug. 22, 2024	Larger Panhandle	MP	LB
1	Aug. 13, 2024	Updated Utilities & Boundaries	MP	LB
0	July 12, 2024	Plan Issued	KA	LB

**REVISIONS**

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Information on existing underground facilities may not be complete or accurate. McElhanney, its employees and directors are not responsible nor liable for the location of any underground conduits, pipes, cables or other facilities whether shown or omitted from this plan. Prior to construction, contractor shall expose locations of all existing facilities by hand digging or hydrovac and advise the engineer of potential conflicts.

**McElhanney**

290 Nanaimo Ave. W,  
Penticton, BC  
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T 250 492 7399

PLAN ID.: 4101-00-V-SUBP\_R3

**MICHAEL RUPERT**

**PROPOSED SUBDIVISION OF  
LOT O DISTRICT LOT 374 SDYD PLAN 1501  
1205 MAPLE STREET, OKANAGAN FALLS, BC**