

# Development Variance Permit

FILE NO.: E2022.027-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', 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 1, Plan KAP49178, District Lot 210, SDYD

Civic Address: 3180 3rd Street

Parcel Identifier (PID): 018-144-110 Folio: E-00746.001

### 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)(iv), is varied:

i) from: 7.5 metres

to: 1.5 metres to the outermost projection as shown on Schedule 'B', 'C', and 'D'.

## **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.
D. Noveall Chief Advairaintenting Officer	
B. Newell, Chief Administrative Officer	

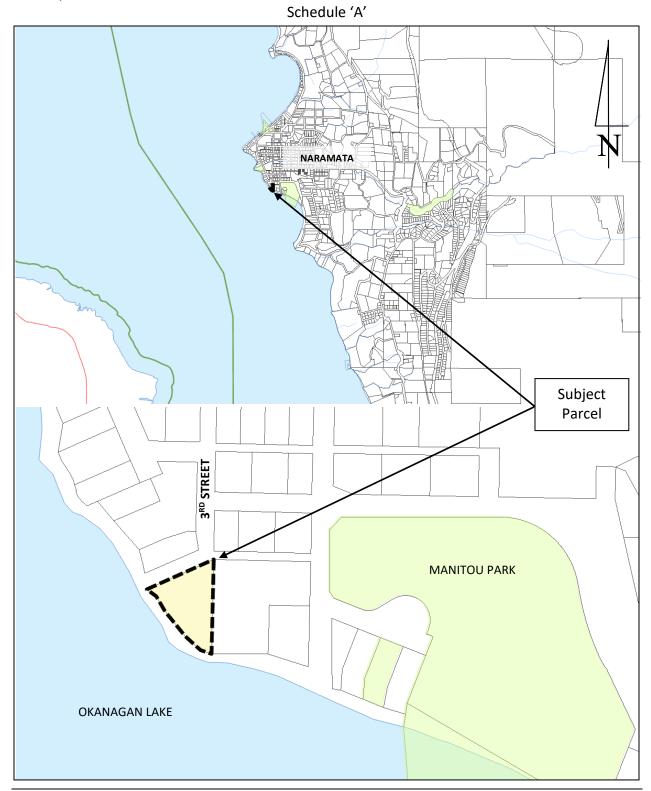
101 Martin St, Penticton, BC, V2A-5J9

Tel: 250-492-0237 Email: planning@rdos.bc.ca



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## Schedule 'B' The variance would allow for greater separation from the neighbour to the east, and the neighbour to the north has the natural buffer of the unconstructed road. The drive area to the east of the house is set a the minimum for maneuvering and required parking. The septic field is also proposed to be under the NEIGHBORING PROPERTY driveway, to the east of the house two storage buildings which are located against the north property line and a wooden fence which creates privacy for the neighbour. The variance allows for the existing form and character of the neighbourhood to be preserved, where the mass of the building is kept as far north as EXISTING HOUSE PROPOSED HOUSE NOTE: Setback interpretation provided by RDOS Planning Department. 3180 3rd street, Naramata, BC 102 Ellis Street Penticton, BC V2A 4L5 0.2 metres 250-276-4106 info@landformadb.com

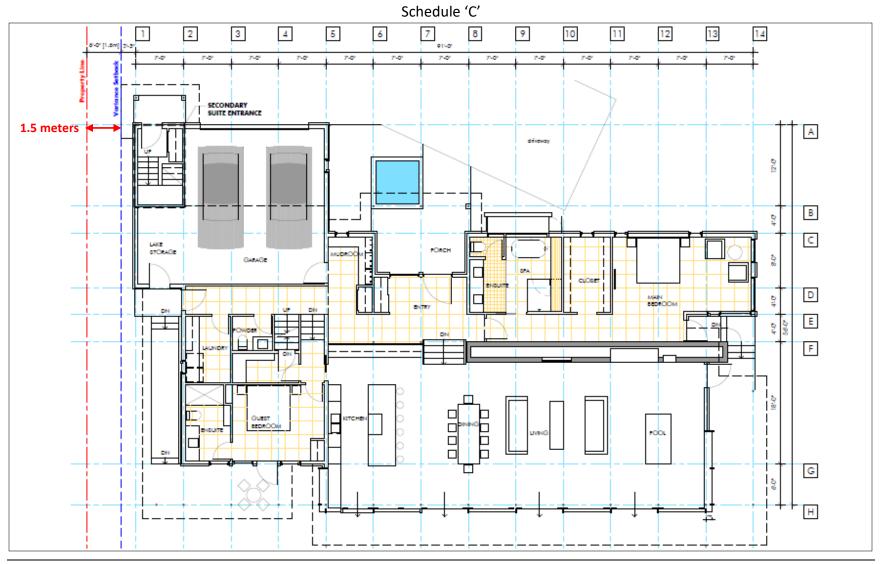
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## **Development Variace Permit**

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