



# Development Variance Permit

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FILE NO.: E2024.010-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', '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 22, Plan KAP3889, District Lot 211, SDYD

Civic Address: 4545 Mill Road

Parcel Identifier (PID): 010-694-471 Folio: E-02283.000

## 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 One (RS1) Zone, as prescribed in Section 16.1.5(i), is varied:
    - i) from: 6.0 metres

- to: 1.98 metres to the outermost projection as shown on Schedule 'B'.
- b) the minimum rear parcel line setback for a principal building in the Low Density Residential One (RS1) Zone, as prescribed in Section 16.1.5(ii), is varied:
  - i) from: 6.0 metres
  - to: 3.35 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
J. Zaffino, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

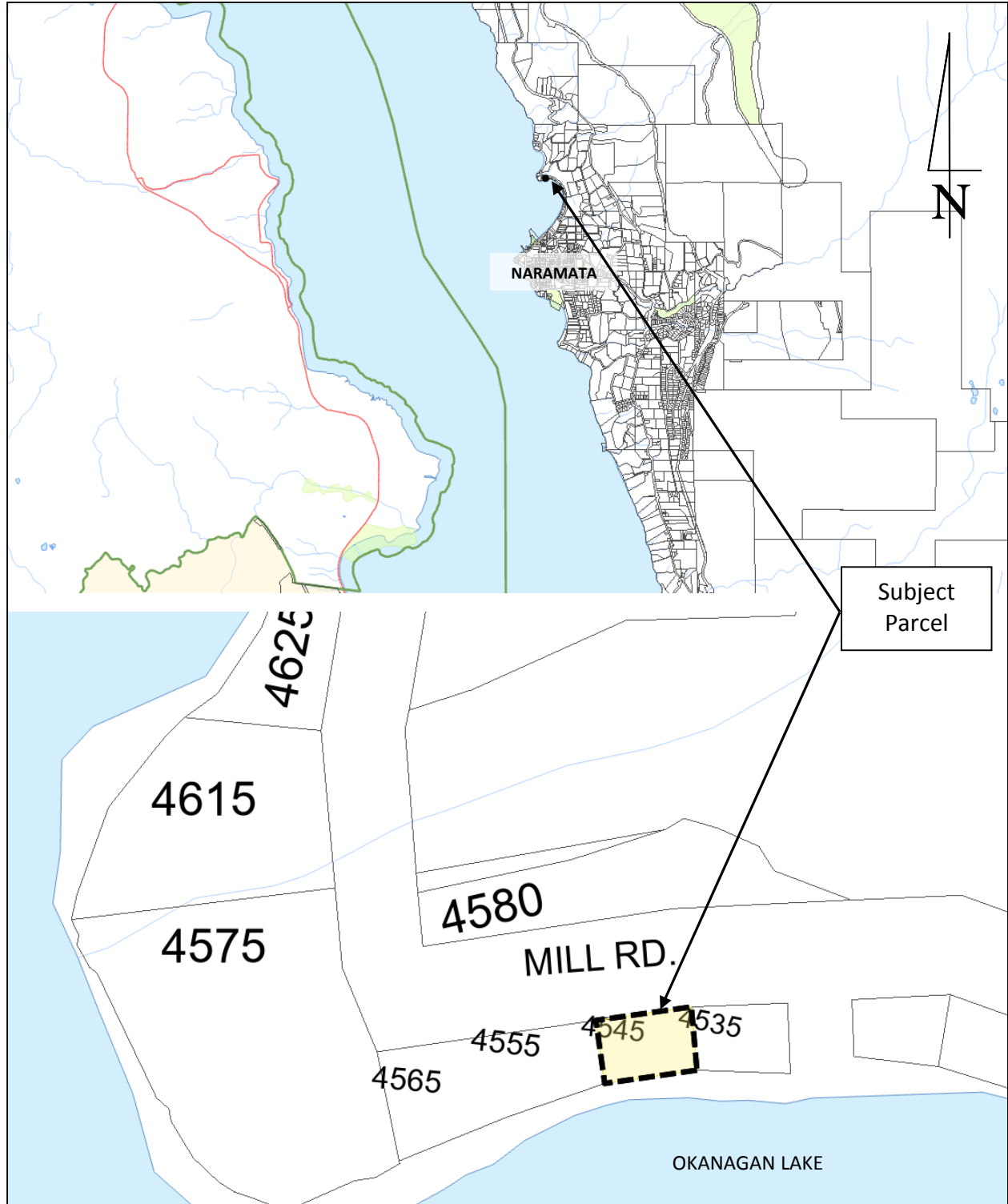
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Development Variance Permit

File No. E2024.010-DVP

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)



Development Variance Permit

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Schedule 'B'

OKANAGAN DEVELOPMENT CONSULTANTS INC.



**ODC**

OKANAGAN DEVELOPMENT CONSULTANTS  
 MIKE NEP & JEFF GARSON  
 LAND & BUILDING DEVELOPMENT CONSULTANTS  
 19222 163<sup>RD</sup> AVE. NARAMATA, B.C.  
 PENTICTON, B.C. V2A 5J9  
 OFFICE PH: (250) 492-0237  
 OFFICE FAX: (250) 492-0237  
 WEB: www.odc.ca

**PROJECT:**  
 PROPOSED SINGLE  
 FAMILY DWELLING  
 FOR  
 ROB & DONALYN HIRTZ

**PROJECT ADDRESS:**  
 4545 MILL ROAD,  
 NARAMATA, BC

**LEGAL DESCRIPTION:**  
 LOT 22, PLAN KAP3889,  
 DISTRICT LOT 211,  
 SDYLD

**CURRENT ZONING:**  
 RS1 - LOW DENSITY  
 RESIDENTIAL

SHEET DATE 01 / 1 / 23

HAZOP FOR RDOS REVIEW 02 / 08 / 24

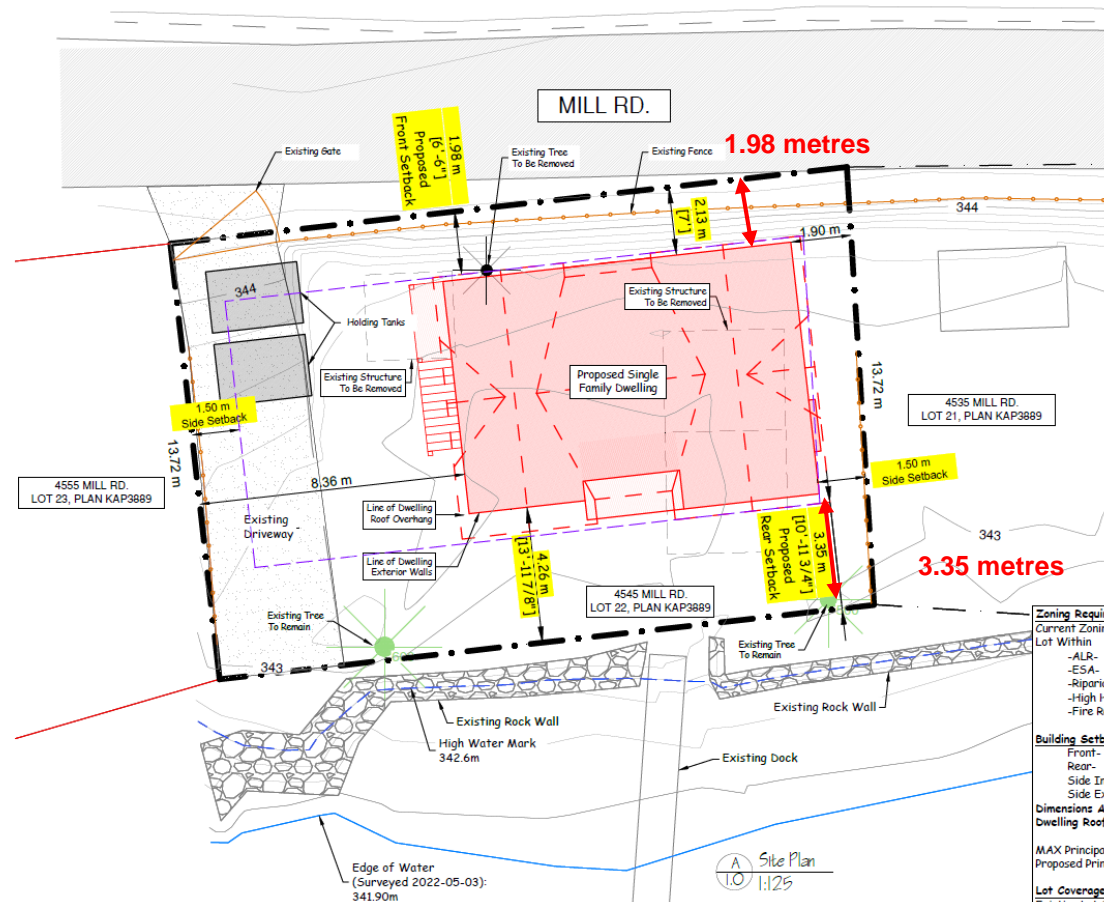
HAZOP FOR DVP 02 / 22 / 24

HAZOP FOR PERMIT 1 / 1 / 24

DESIGNED BY:  
 MIKE & JEFF  
 DRAWN BY:  
 JEFF GARSON  
 JUSTIN HILTYCH

SHEET:  
 A - 1.0

PLD DATE:  
 February 22, 2024



PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION

Zoning Requirements	
Current Zoning-	RS1 - Low Density Residential One
Lot Within	
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m -PROPOSED- -1.98m
Rear-	-6.0m -3.35m
Side Interior-	-1.5m
Side Exterior-	-4.5m
Dimensions Are Taken From Property Line To Dwelling Roof Overhang, Typical	
MAX Principal Building Height-	10.0m
Proposed Principal Building Height-	9.12m
Lot Coverage Calculations	
Existing Lot Size-	287.84m <sup>2</sup>
MAX Lot Coverage 50%-	287.84 x 50% = 143.92m <sup>2</sup>
Proposed Dwelling Footprint-	87.4m <sup>2</sup>
Proposed Lot Coverage-	30.36%

The Client, Work Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, Including Verification Of Dimensions And Any Information Regarding Unusual Or Unanticipated Conditions Encountered During Execution Of The Works Or Preparation For Them.

# Regional District of Okanagan-Similkameen

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

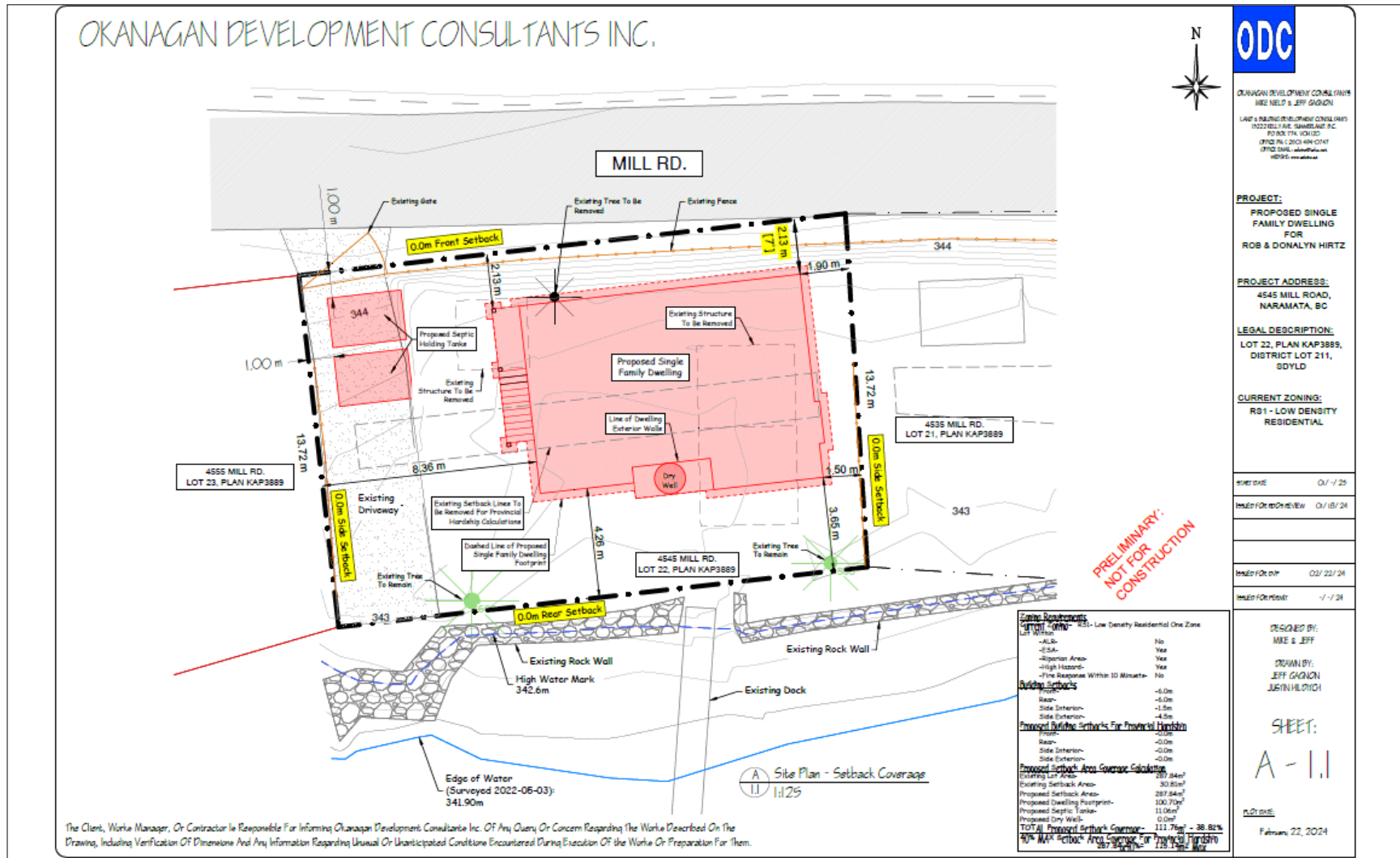
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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Schedule 'C'



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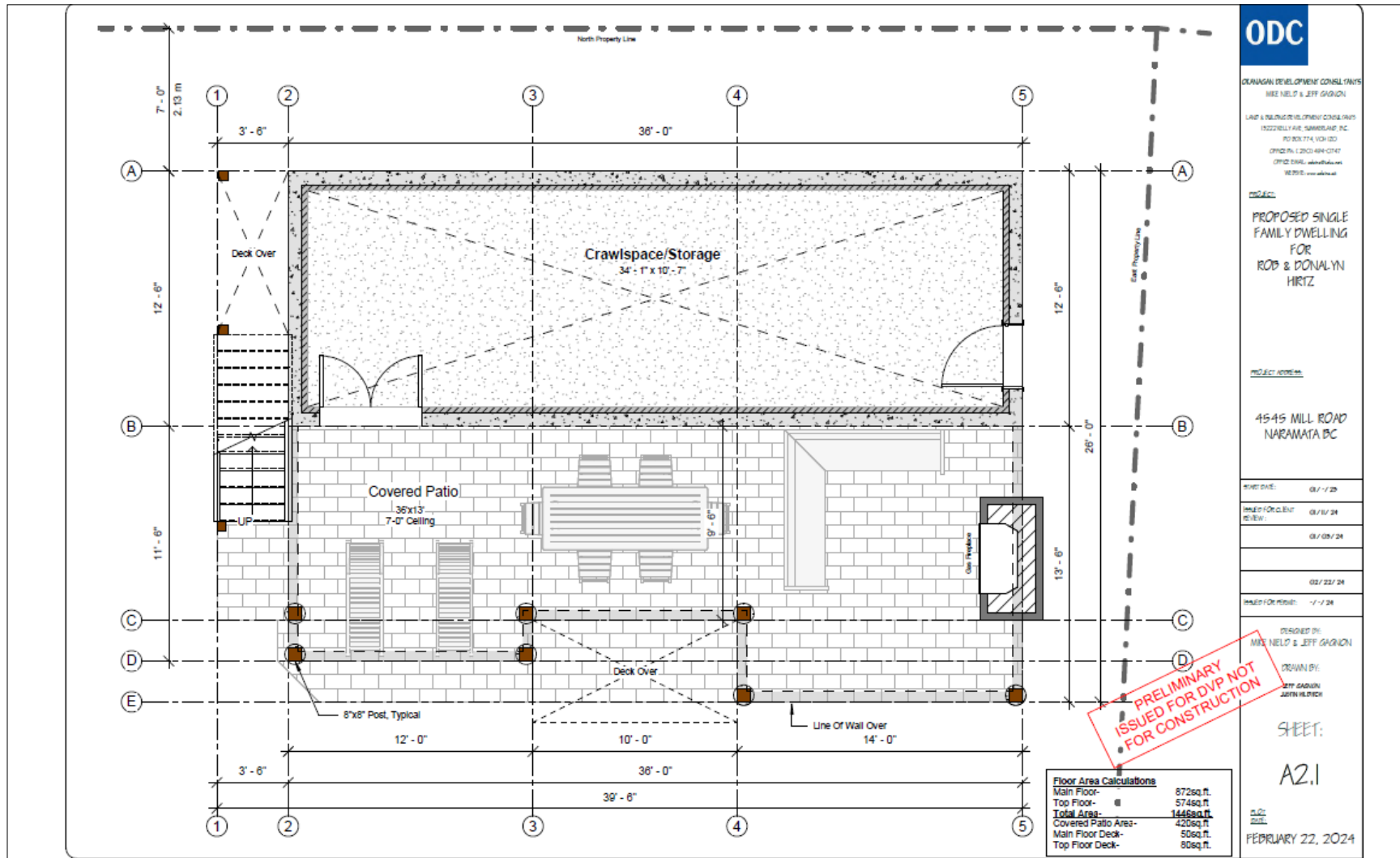
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## Schedule 'D'



**ODC**

OKANAGAN DEVELOPMENT CONSULTANTS  
 MIKE NELLO & JEFF GAGNON  
 LAND & BUILDING DEVELOPMENT CONSULTANTS  
 10222 KELLY AVE. SUMASLAND BC  
 P.O. BOX 774 V0J 0S0  
 OFFICE PH: (250) 494-0747  
 OFFICE FAX: (250) 494-0747  
 WEBSITE: www.odc.ca

PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

4545 MILL ROAD NARAMATA BC

DESIGNED BY: MIKE NELLO & JEFF GAGNON  
 DRAWN BY: JEFF GAGNON, JEFF HILSCH

SHEET: A2.1

DATE: FEBRUARY 22, 2024



# Regional District of Okanagan-Similkameen

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

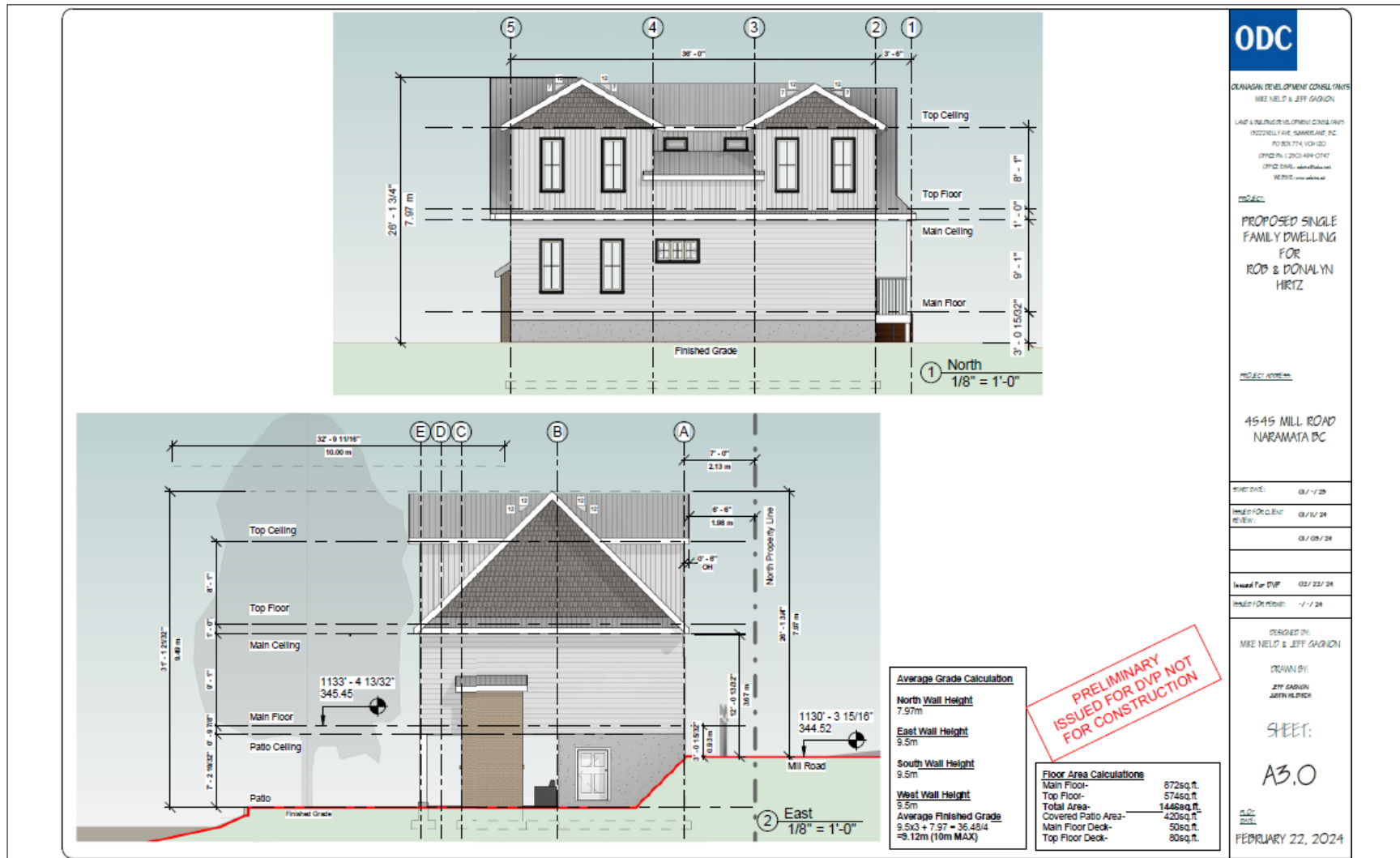
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## Schedule 'E'



# Regional District of Okanagan-Similkameen

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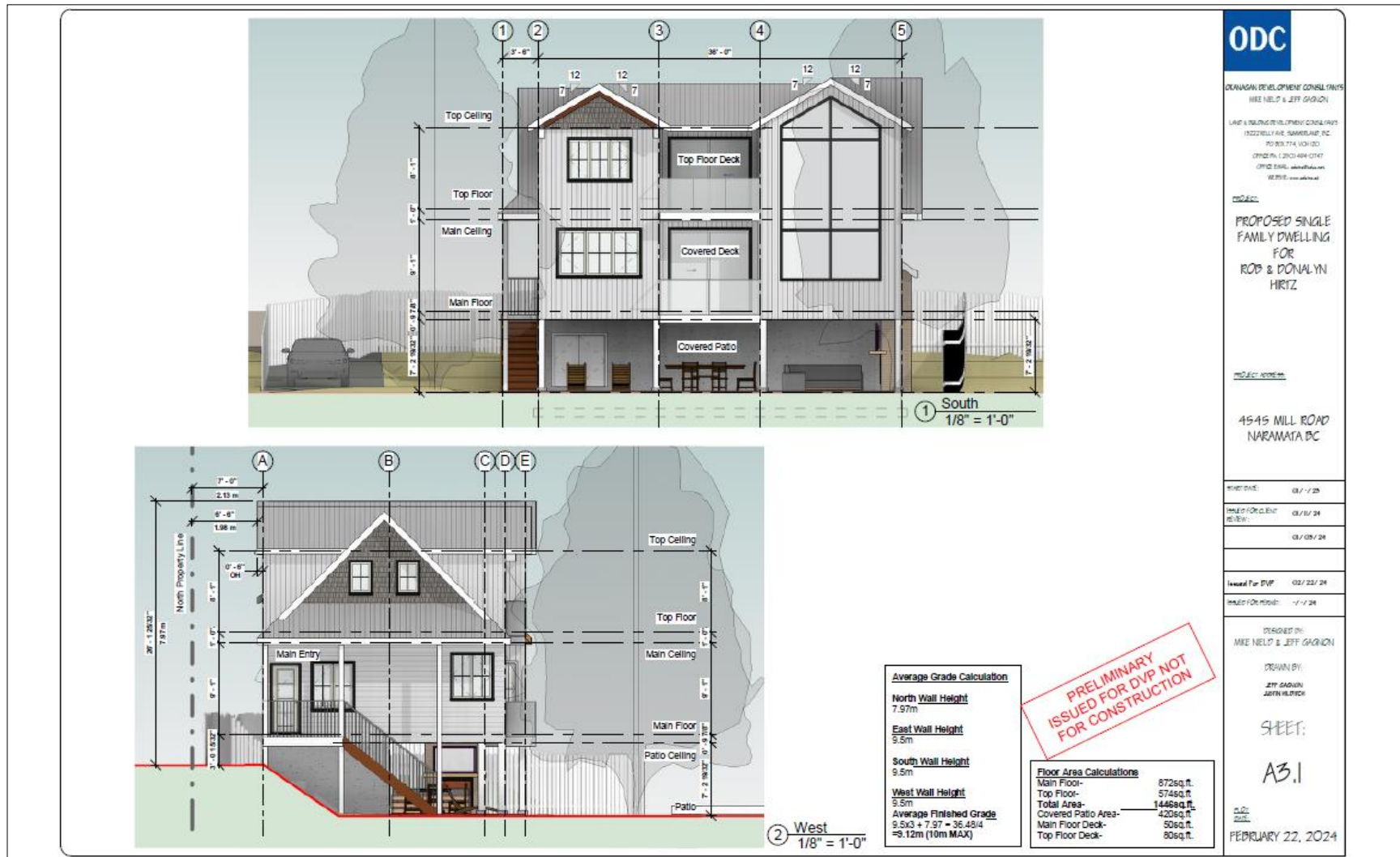
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## Schedule 'F'



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