

Development Variance Permit

FILE NO.: E2024.011-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', 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 21, Plan KAP3889, District Lot 211, SDYD

Civic Address: 4535 Mill Road

Parcel Identifier (PID): 010-694-463 Folio: E-02282.000

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(a)(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(a)(ii), is varied:
 - i) from: 6.0 metres
 - to: 4.01 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

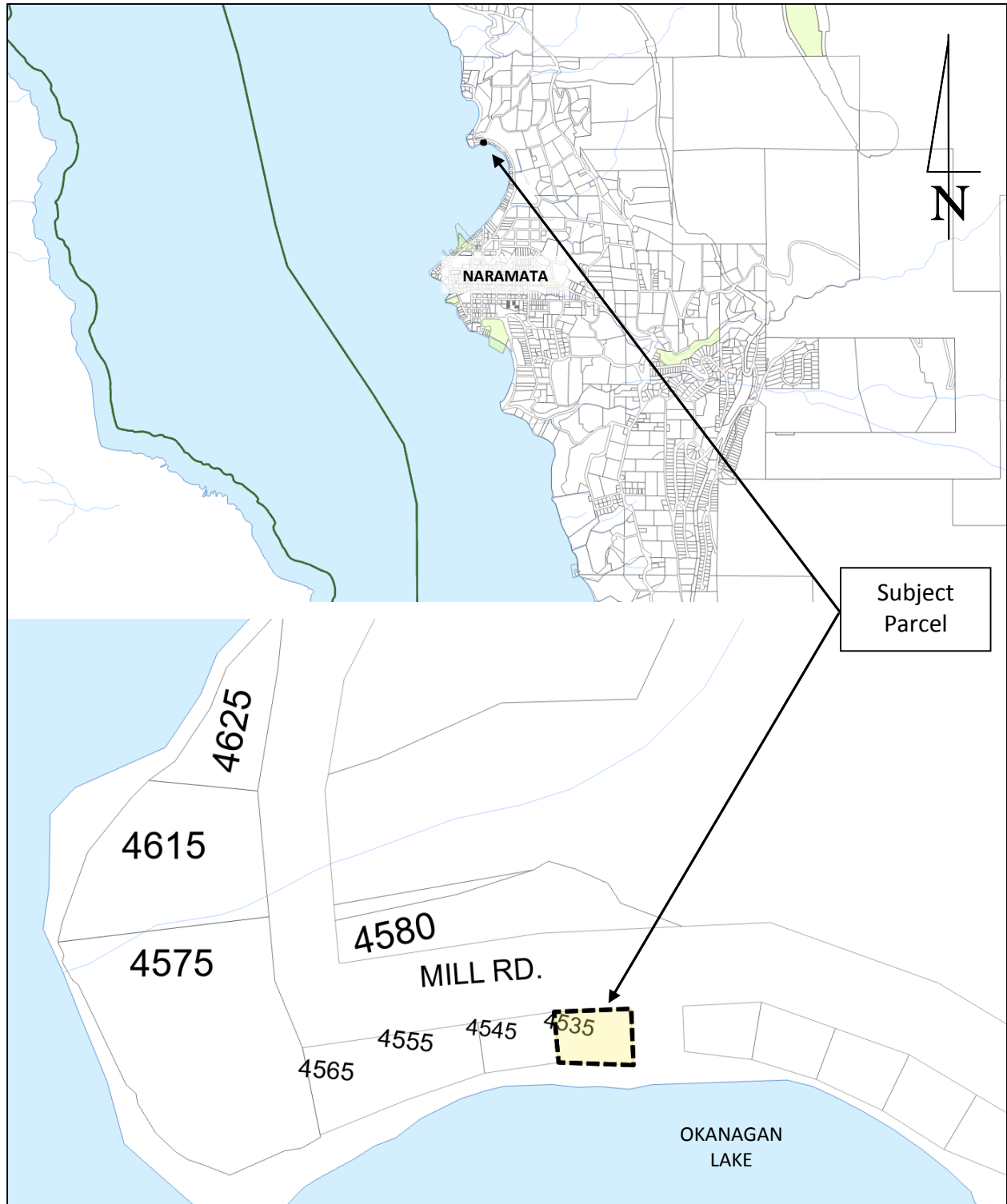
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2024.011-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

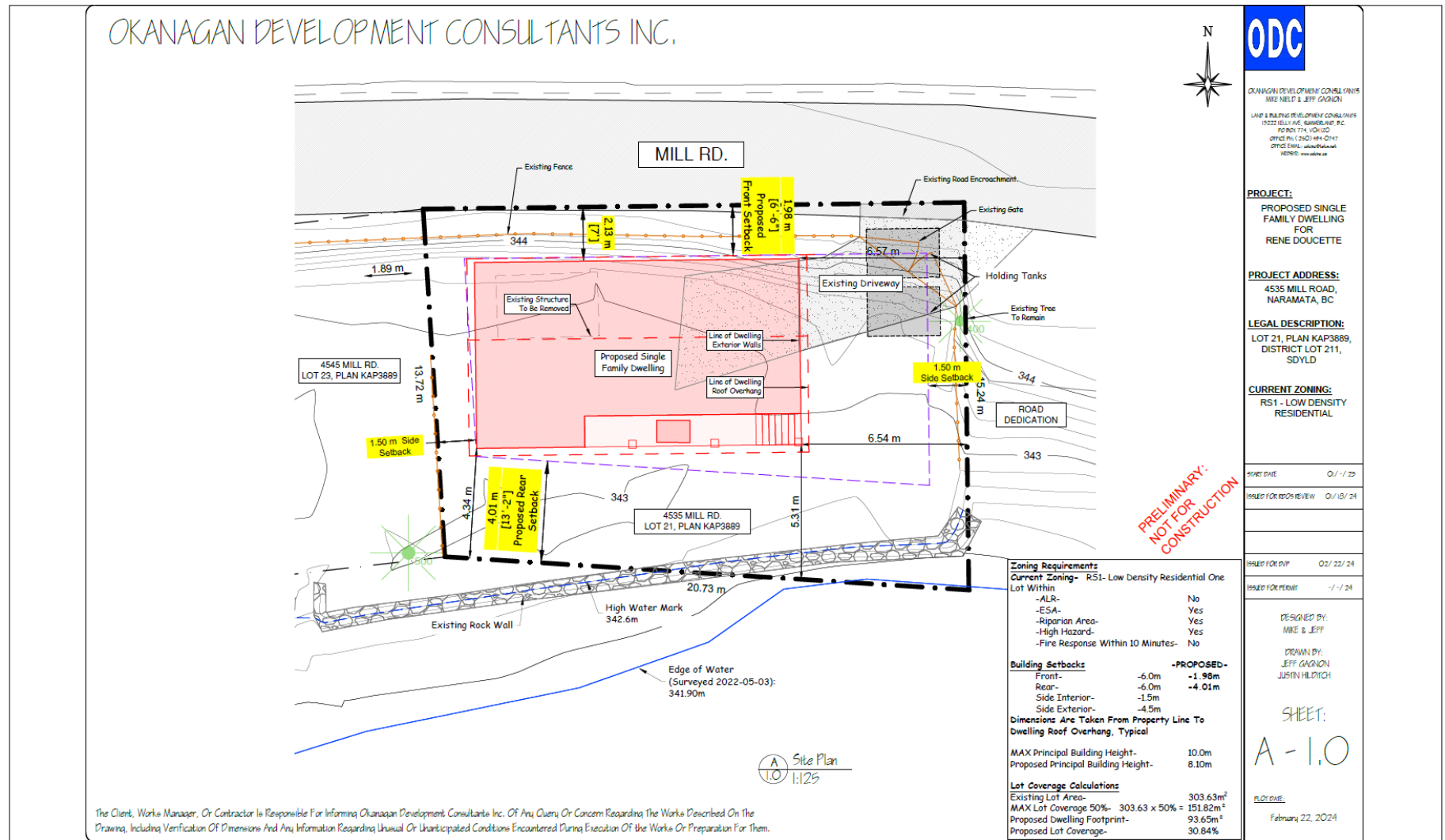
Telephone: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'B'



Regional District of Okanagan-Similkameen

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

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

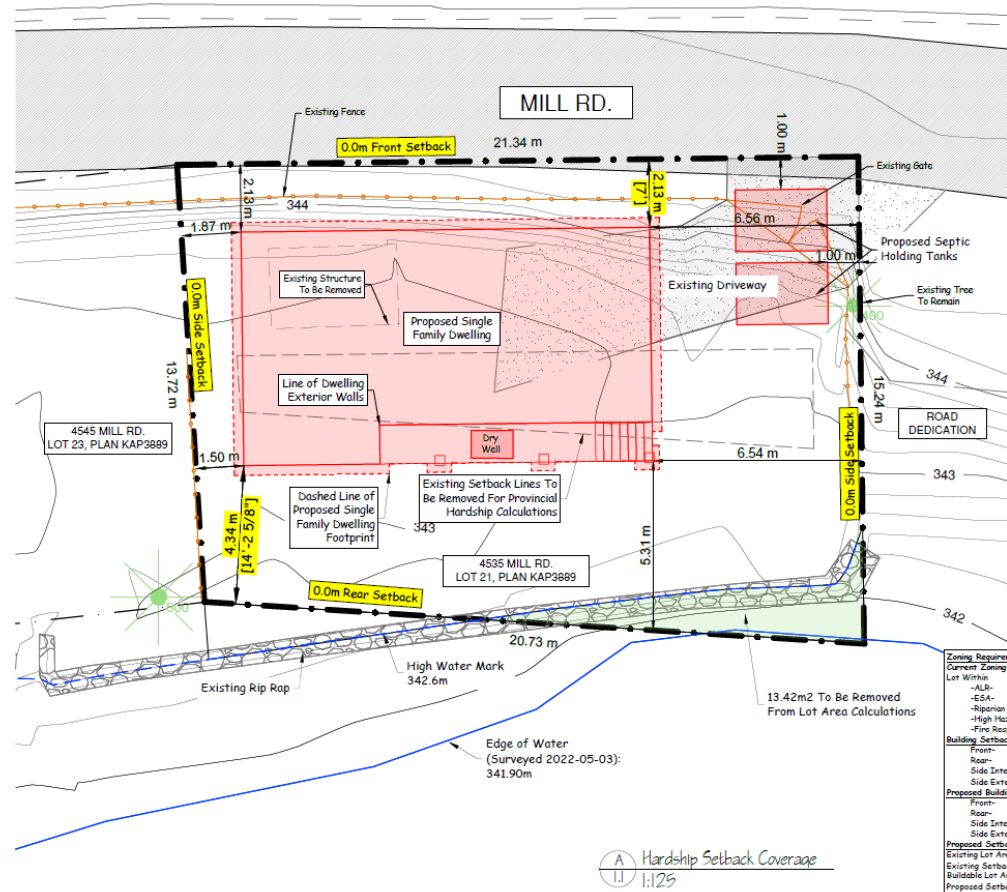


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Schedule 'C'

OKANAGAN DEVELOPMENT CONSULTANTS INC.



PRELIMINARY:
NOT FOR
CONSTRUCTION

Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Zone
Let Within	
-ALE-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-0.0m
Rear-	-0.0m
Side Interior-	-1.6m
Side Exterior-	-4.6m
Proposed Building Setbacks For Provincial Handship	
Front-	-0.0m
Rear-	-0.0m
Side Interior-	-0.0m
Side Exterior-	-0.0m
Proposed Setback Area Coverage Calculation	
Existing Lot Area-	303.63m ²
Existing Setback Area-	44.03m ²
Buildable Lot Area-	290.21m ²
Proposed Setback Area-	290.21m ²
Proposed Dwelling Footprint-	104.10m ²
Proposed Septic Tanks-	11.06m ²
Proposed Dry Well-	0.0m ²
TOTAL Proposed Setback Coverage-	115.21m² - 39.69%
40% MAX. Setback Area Coverage For Provincial Handship-	290.21x40%=116.08m² Max

ODC
OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NIELD & JEFF GAGNON

LAND & BUILDING DEVELOPMENT CONSULTANTS
10222 BELLY AVE. SUMNER, B.C.
V2B 9T7 (V2B 9T7)
OFFICE PH: (250) 494-0247
OFFICE FAX: (250) 494-0247
MOBILE: (250) 494-0247

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

PROJECT ADDRESS:
4535 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:
LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYLD

CURRENT ZONING:
RS1 - LOW DENSITY RESIDENTIAL

DATE DNE: 01/1/24
 ISSUED FOR PREVIEW: 01/10/24
 ISSUED FOR DVP: 02/22/24
 ISSUED FOR REVIEW: 1/1/24

DESIGNED BY:
MIKE & JEFF
 DRAWN BY:
JEFF GAGNON
JUSTIN HILDITCH

SHEET:
A-1.1

FLOOR PLAN
February 22, 2024

The Client, Works 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.

Ⓐ Handship Setback Coverage
1:125

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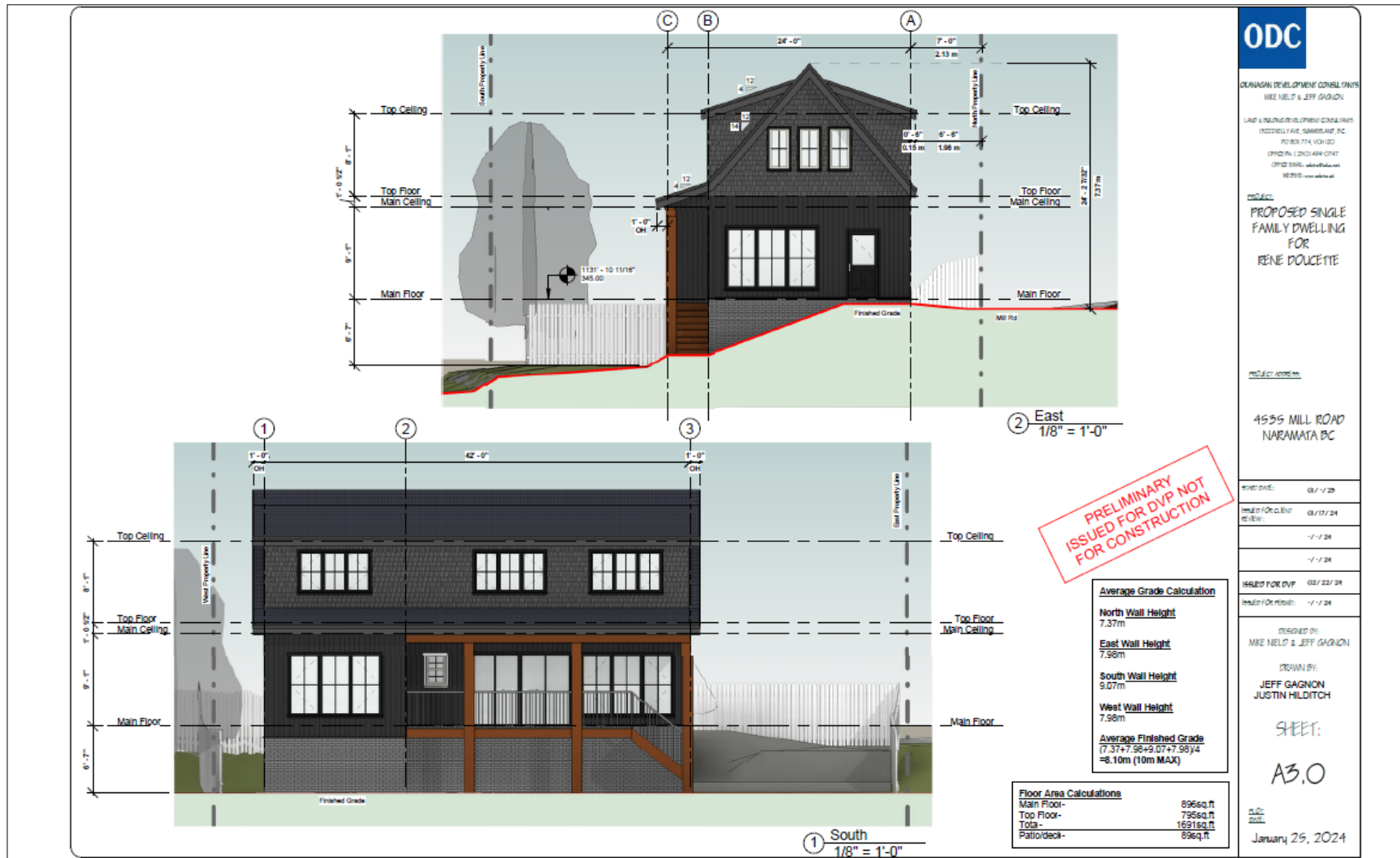
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Schedule 'D'



ODC

OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NELSON & JEFF GAGNON

LAND & PLANNING DEVELOPMENT CONSULTANTS
10220 174th STREET, SUITE 101
P.O. BOX 174 V1N 1C2
PH: 250-494-0747
FAX: 250-494-0747
WWW.ODC-CANADA.COM

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR
RENE DOUCEITE

PROJECT ADDRESS:

4555 MILL ROAD
NARAMATA BC

ISSUED DATE:

ISSUED FOR DVP:

ISSUED FOR:

ISSUED FOR DVP:

ISSUED FOR REVIEW:

DESIGNED BY:

DESIGNED BY:

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