



# Development Variance Permit

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FILE NO.: I2024-026-DVP

Owner: Rodney Anderson  
485 Pineview Drive  
Kaleden, BC, V0H-1K0

Agent: Amber LeComte  
694 Corbitt Drive  
Penticton, BC, V2A-8H3

## 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', and 'C', 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 5, Plan KAP19506, District Lot 103S, SDYD

Civic Address: 485 Pineview Drive

Parcel Identifier (PID): 004-224-639 Folio: I01638.020

## CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "I" Zoning Bylaw No. 2800, 2022, in the Regional District of Okanagan-Similkameen:
  - a) the maximum height for a retaining wall, as prescribed in Section 6.13.4, is varied:
    - i) from: 2 metres

to: 3.5m metres 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.

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J. Zaffino, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

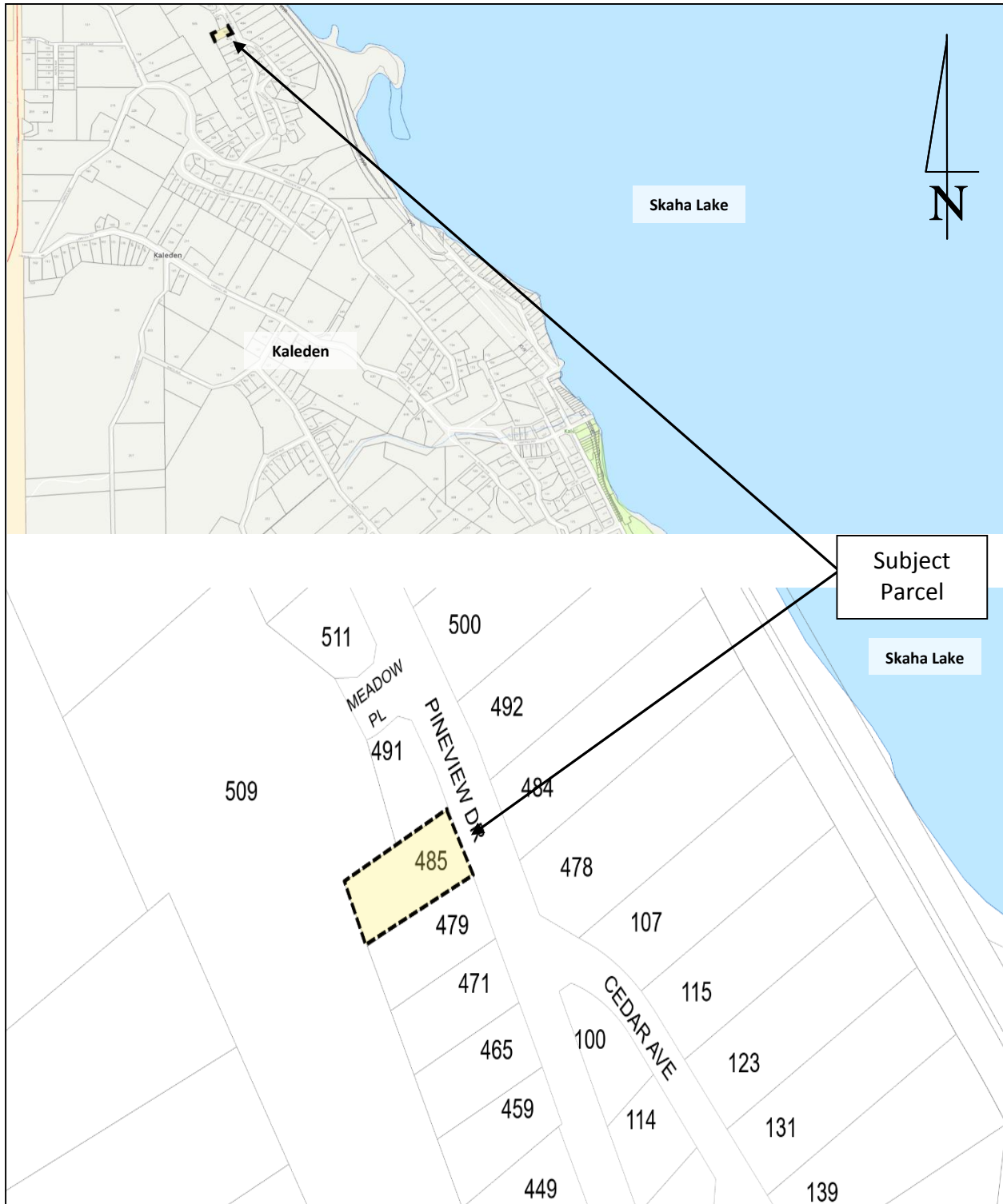
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



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Schedule 'A'



# Regional District of Okanagan-Similkameen

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

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



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## Schedule 'B'

Approximate location of Tiered Allan Block Retaining Wall.  
2 feet is closest point of retaining wall to the north property line.

Section 7  
Section 4  
Section 2  
Section 1

Approx. 64 feet  
Approx. 32 feet

485 Pineview Dr  
Pineview Dr

Subject Property:  
485 Pineview Drive

Section locations are approximate.

Base Plan: Google Earth - Imagery from 2022

GROUND FX  
Engineering & Architecture

PO Box 22042  
RPO Penticton Plaza  
Penticton, BC V2A 8L1

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Project No.:  
GFX-1177

Address:  
485 Pineview Drive,  
Kaleden, BC

Date:  
July 3, 2024

Design	AL	2024 07 03
Drawn	KTIAL	2024 07 03
Check	AL	2024 07 29

Revisions:

EGBC Permit No. 1004765

Note: Each of the numbered sections in the provided Site Plan corresponds to the numbered perspective view provided in Schedule "C".

Site Plan with Approximate Tiered Allan Block Retaining Wall Locations.

# Regional District of Okanagan-Similkameen

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## Schedule 'C'

