



Development Variance Permit

FILE NO.: D2021.017-DVP

Owner: Lucia Merino / Peter Lundy
5204 9th Avenue
Okanagan Falls, BC V0H 1R0

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 2, Plan KAP43911, District Lot 374, SDYD

Civic Address: 5204 9th Avenue, Okanagan Falls

Parcel Identifier (PID): 016-563-948 Folio: D-00998.198

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2455, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum parcel line setback for a building adjacent to Highway 97 in the Okanagan Falls Town Centre (OFTC) Zone, as prescribed in Section 13.1.7(a)(v), is varied:
 - i) from: 4.5 metres
 - to: 0.0 metres to the outermost projection as shown on Schedule 'B'.

- b) the off-street parking requirement for a residential development, as prescribed in Section 9.6 is varied:
 - i) from: 1.75 per dwelling unit
 - to: 1 per dwelling unit as shown on Schedule 'B'.
- c) Section 9.3.8 is varied to allow the back lane to be used as turn around space as shown on Schedule 'C'.

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 November 18, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

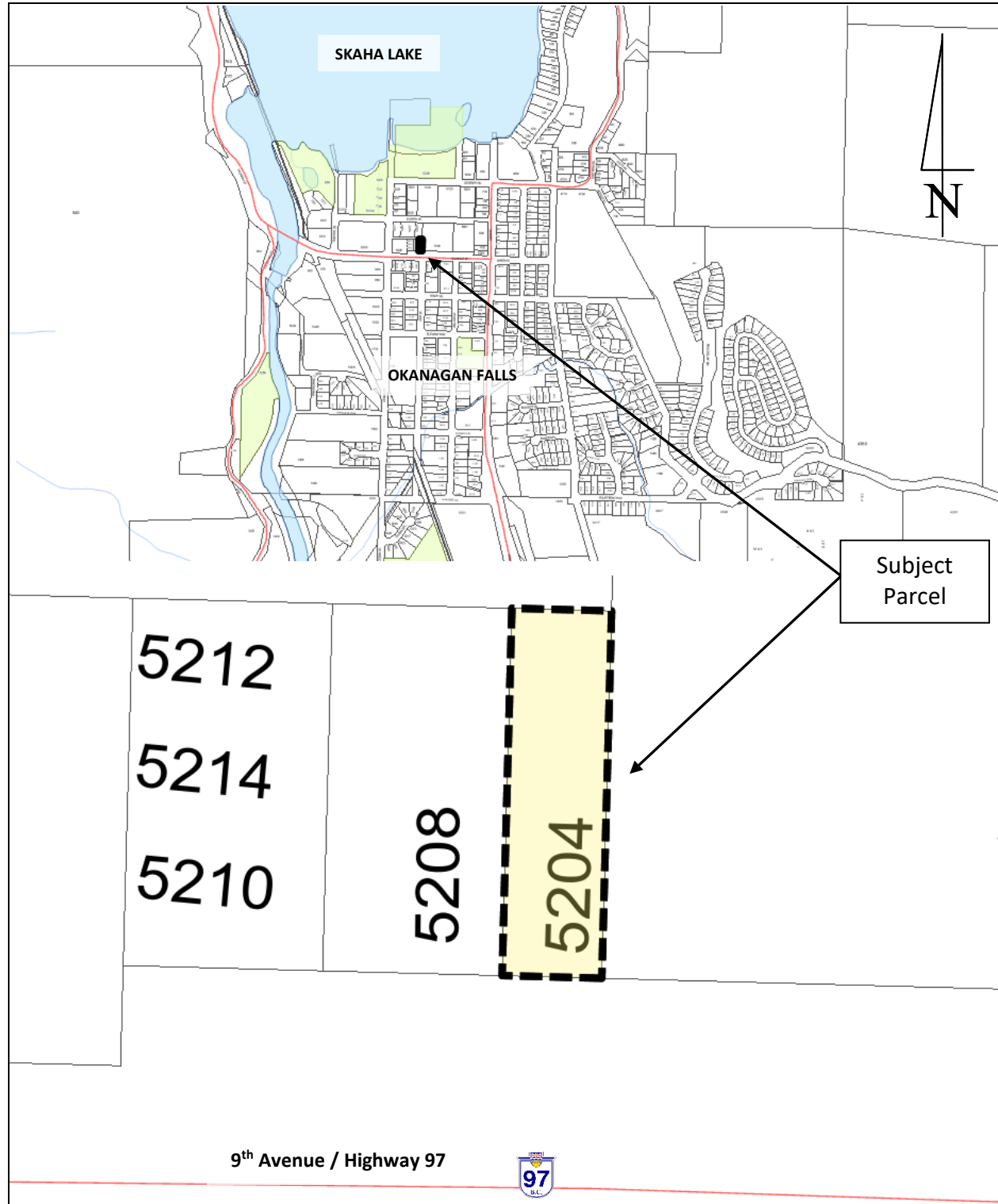
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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Schedule 'A'



Regional District of Okanagan-Similkameen

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

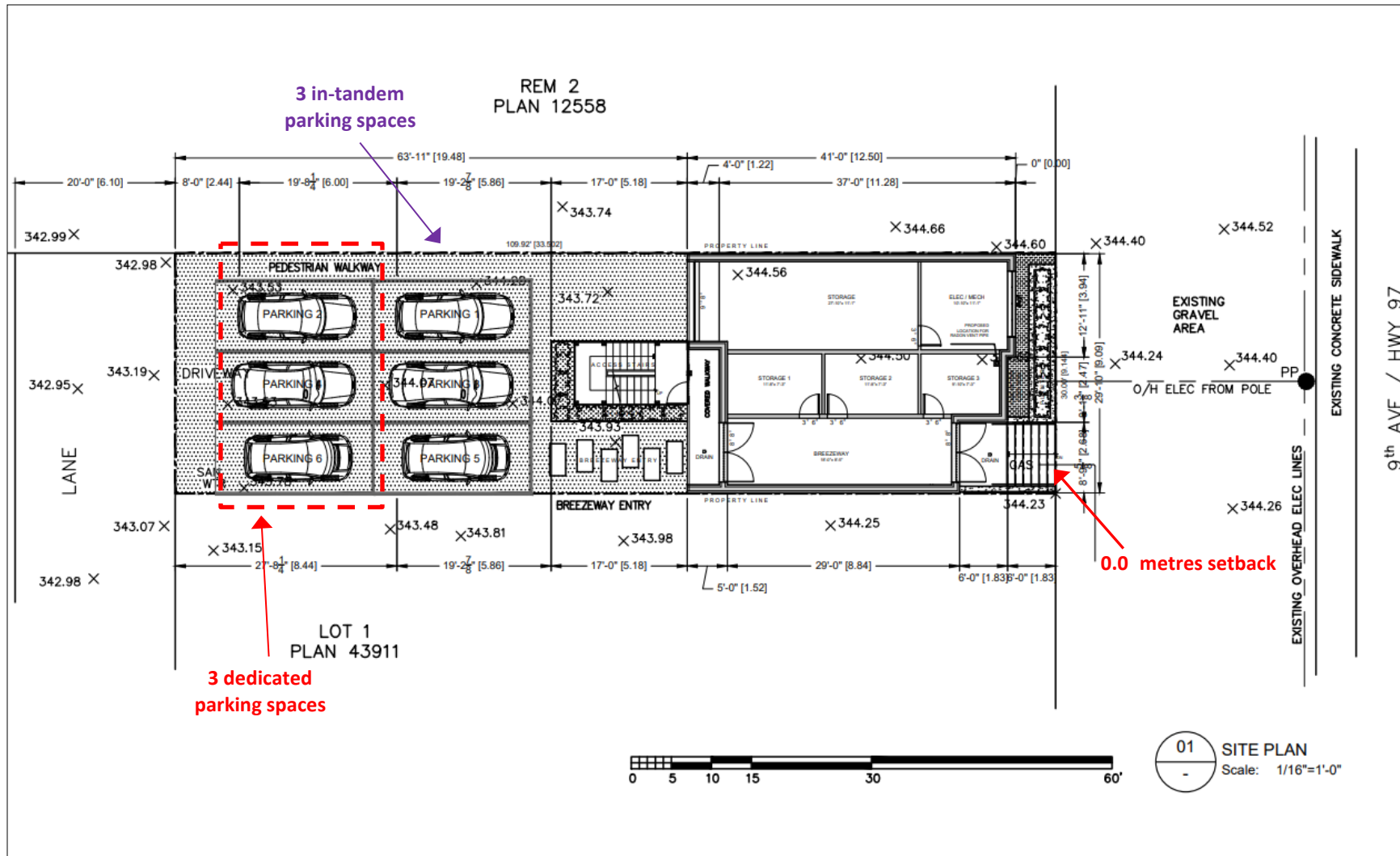
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Schedule 'B'



Regional District of Okanagan-Similkameen

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

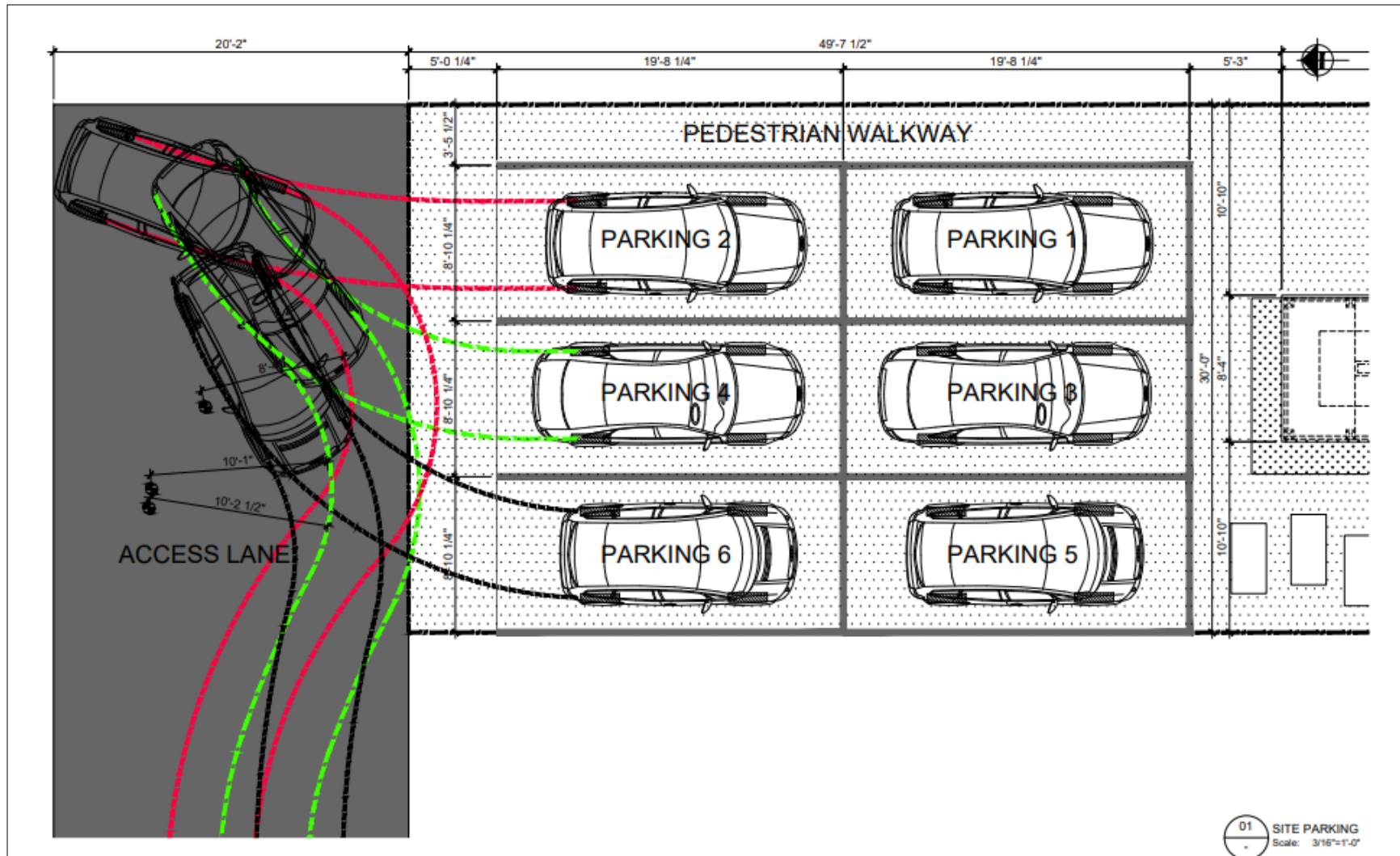
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Schedule 'C'



Regional District of Okanagan-Similkameen

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

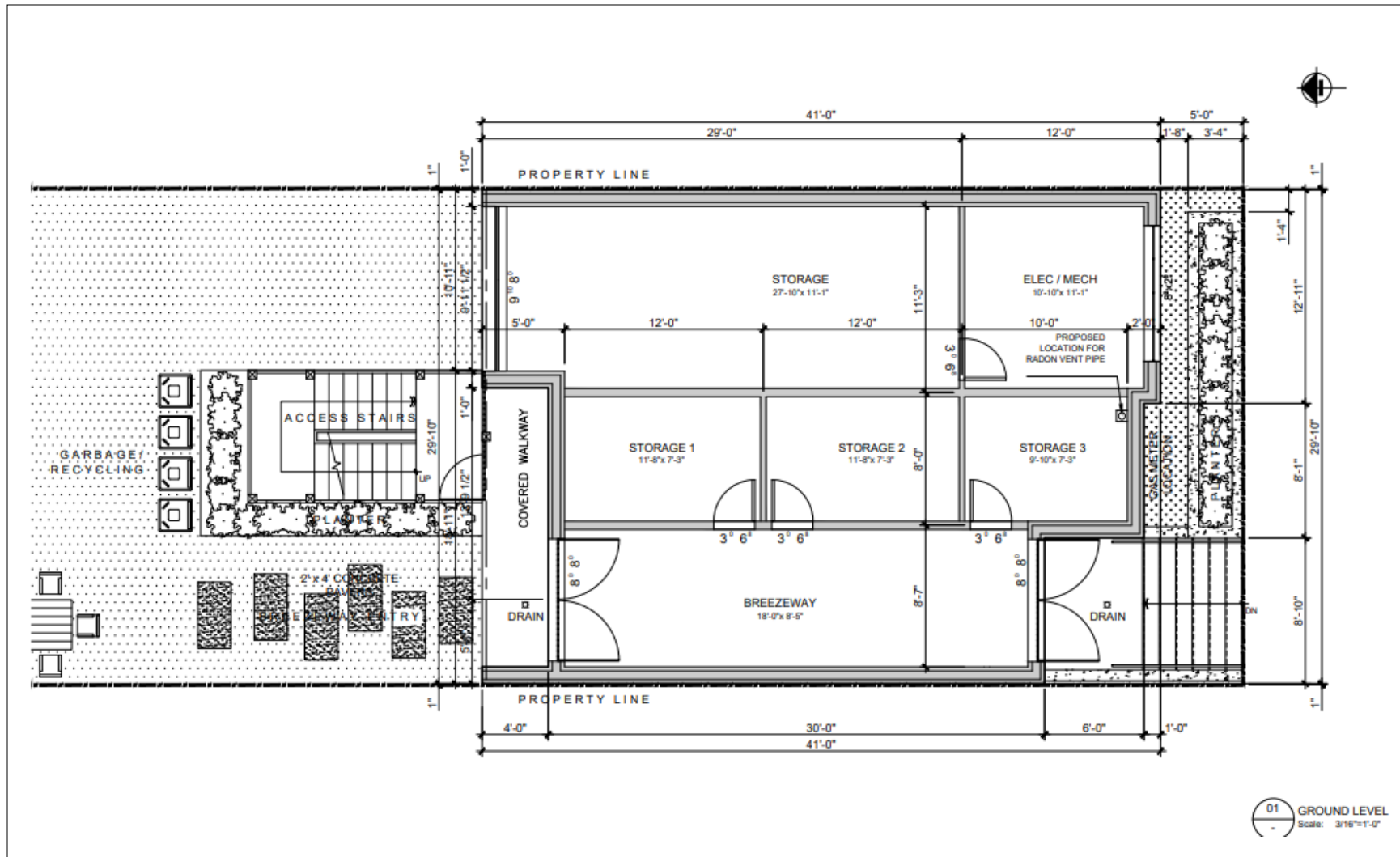
Telephone: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'D'



Regional District of Okanagan-Similkameen

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

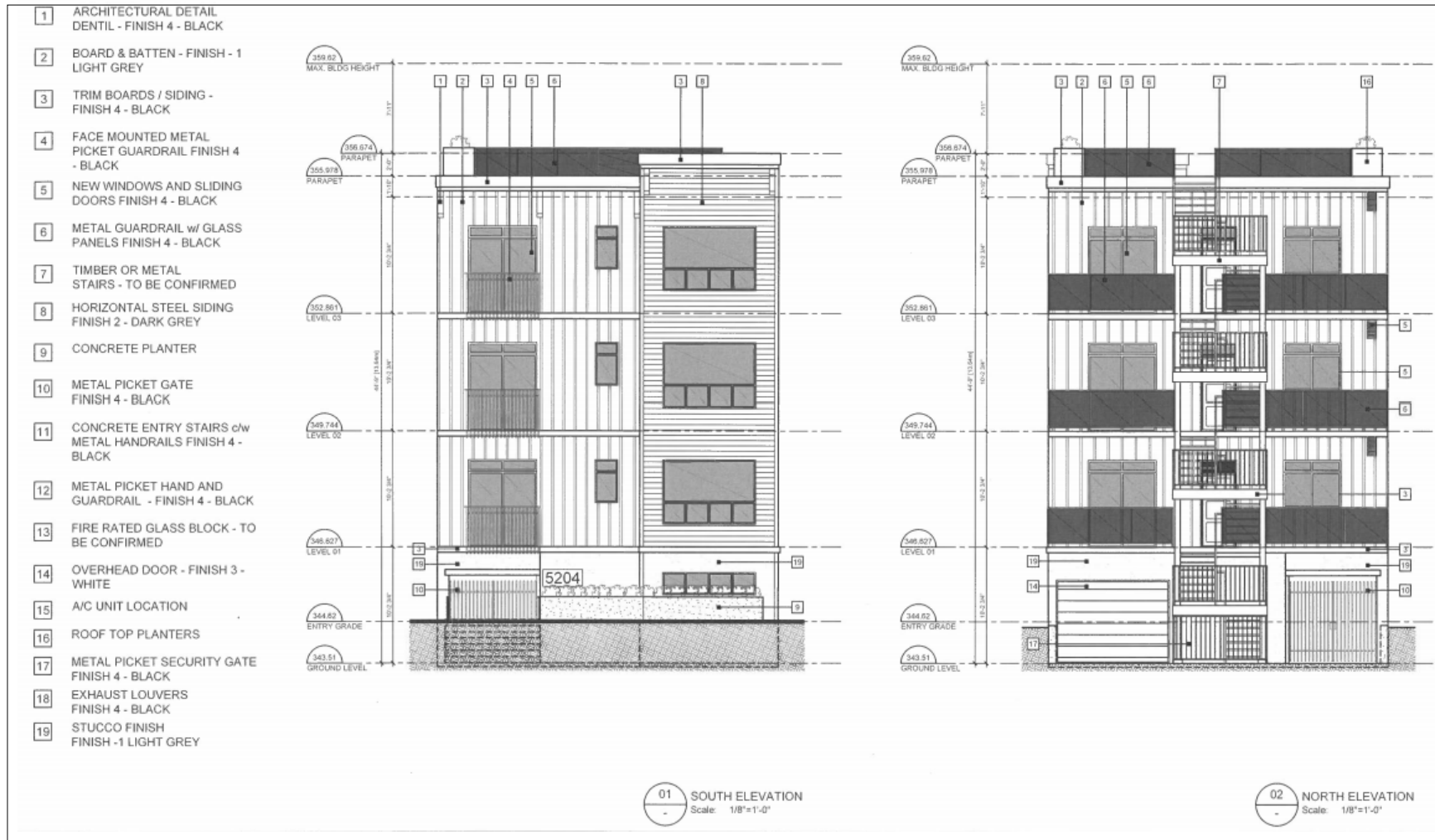
Telephone: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'E'



Regional District of Okanagan-Similkameen

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Schedule 'F'

