

Development Variance Permit

FILE NO.: E2026.002-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', 'F' and 'G', 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-022882.000

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'.

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 _____, 2026.

J. Zaffino, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

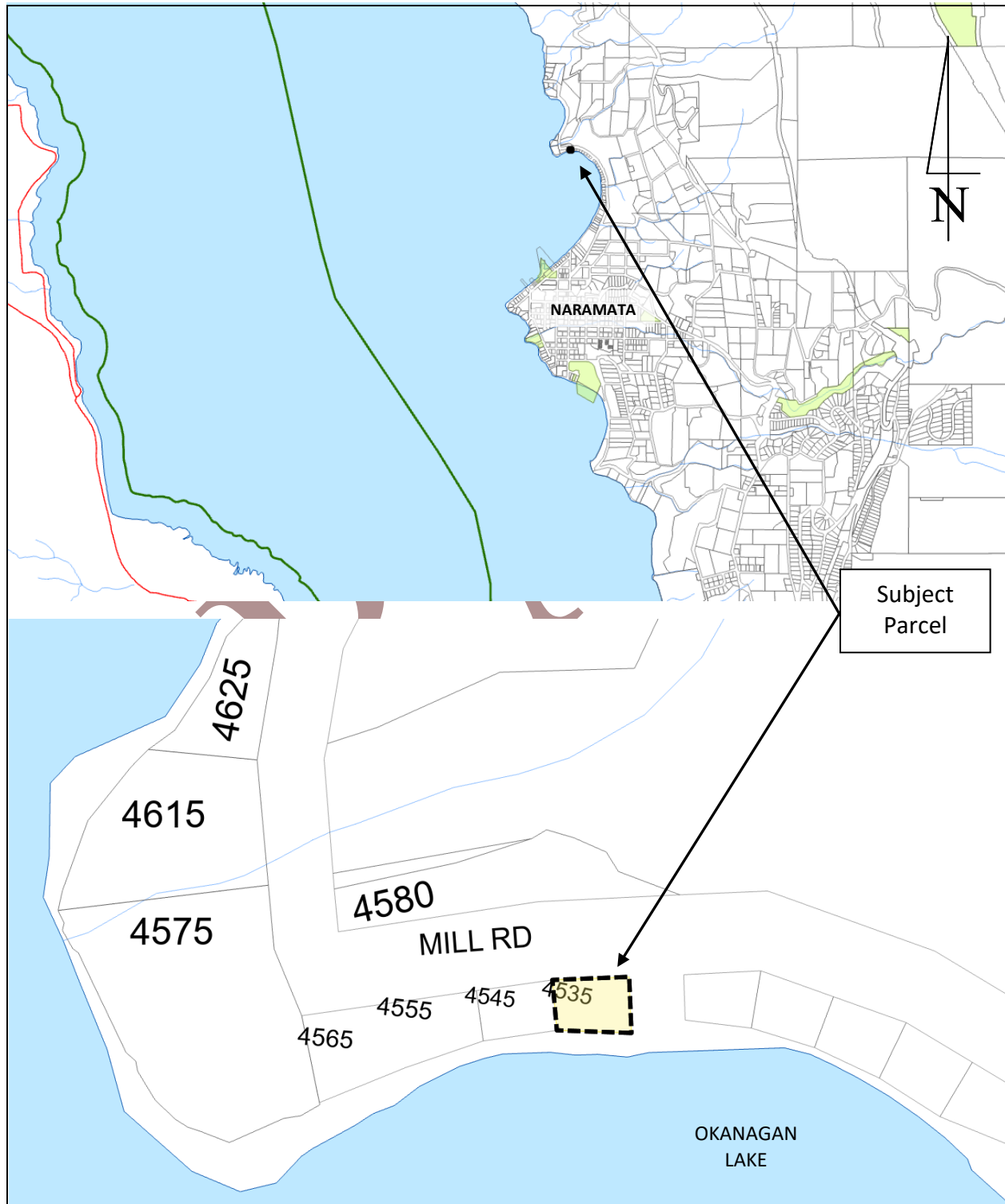
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

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Schedule 'A'



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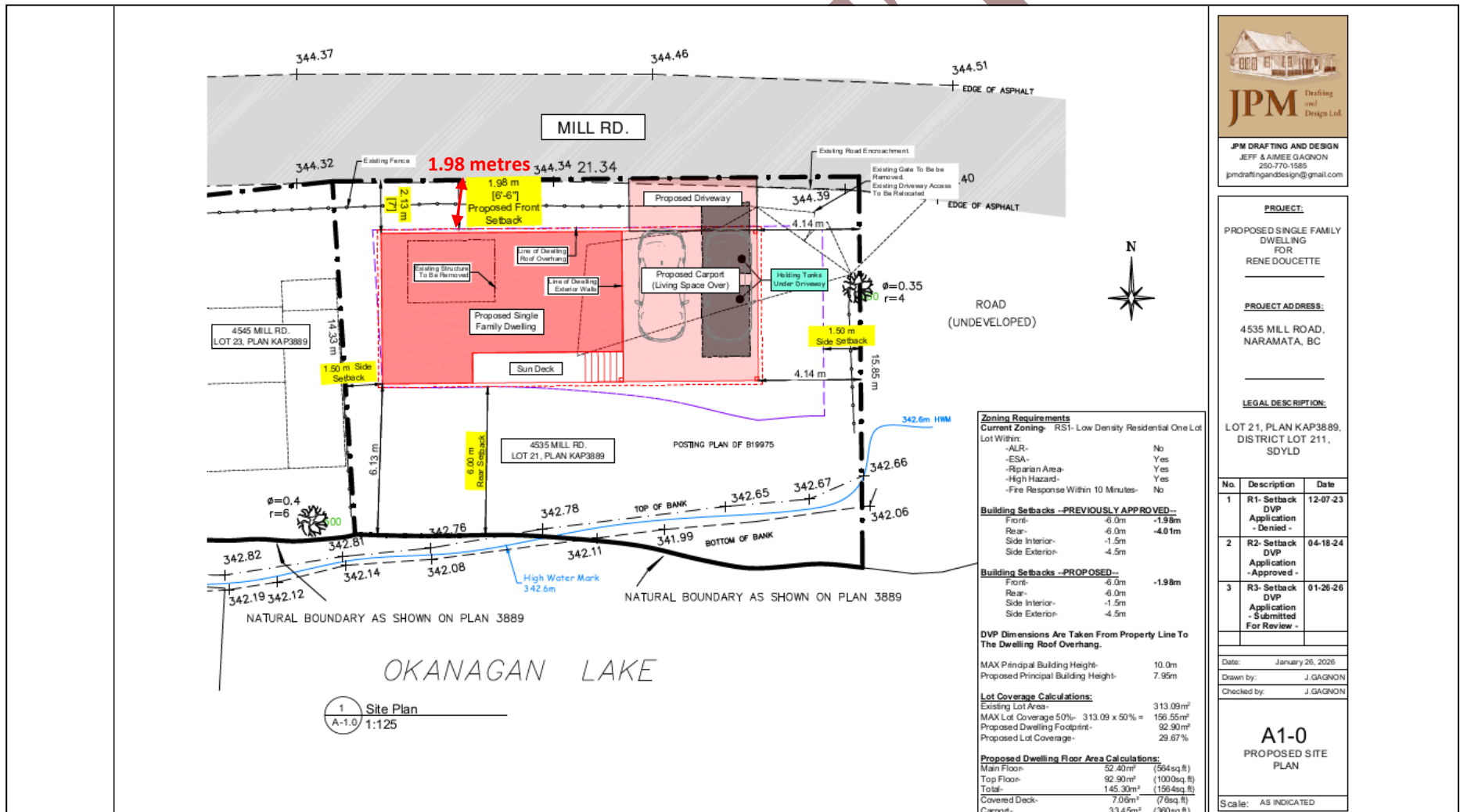
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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Schedule 'B'



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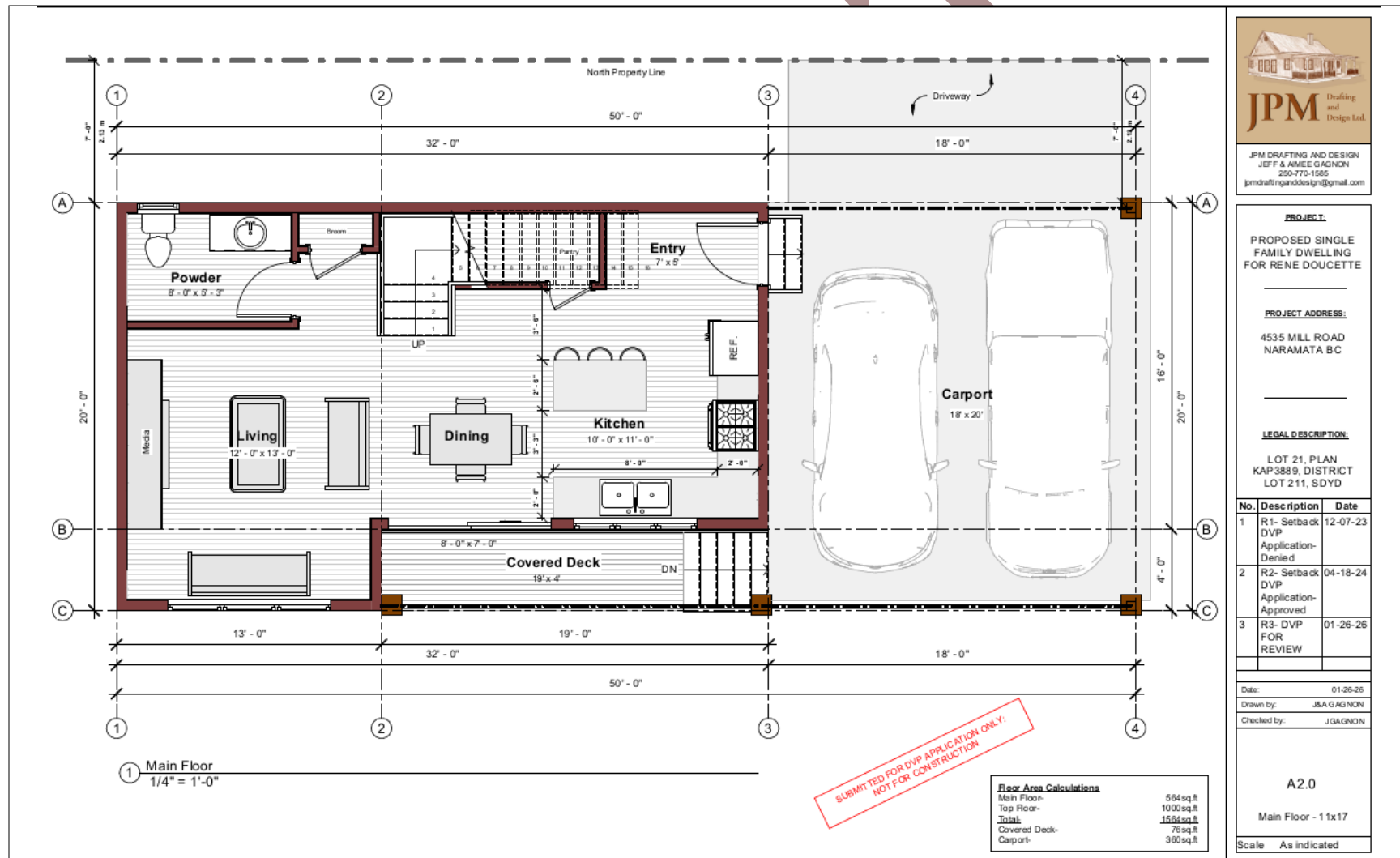
Telephone: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C'



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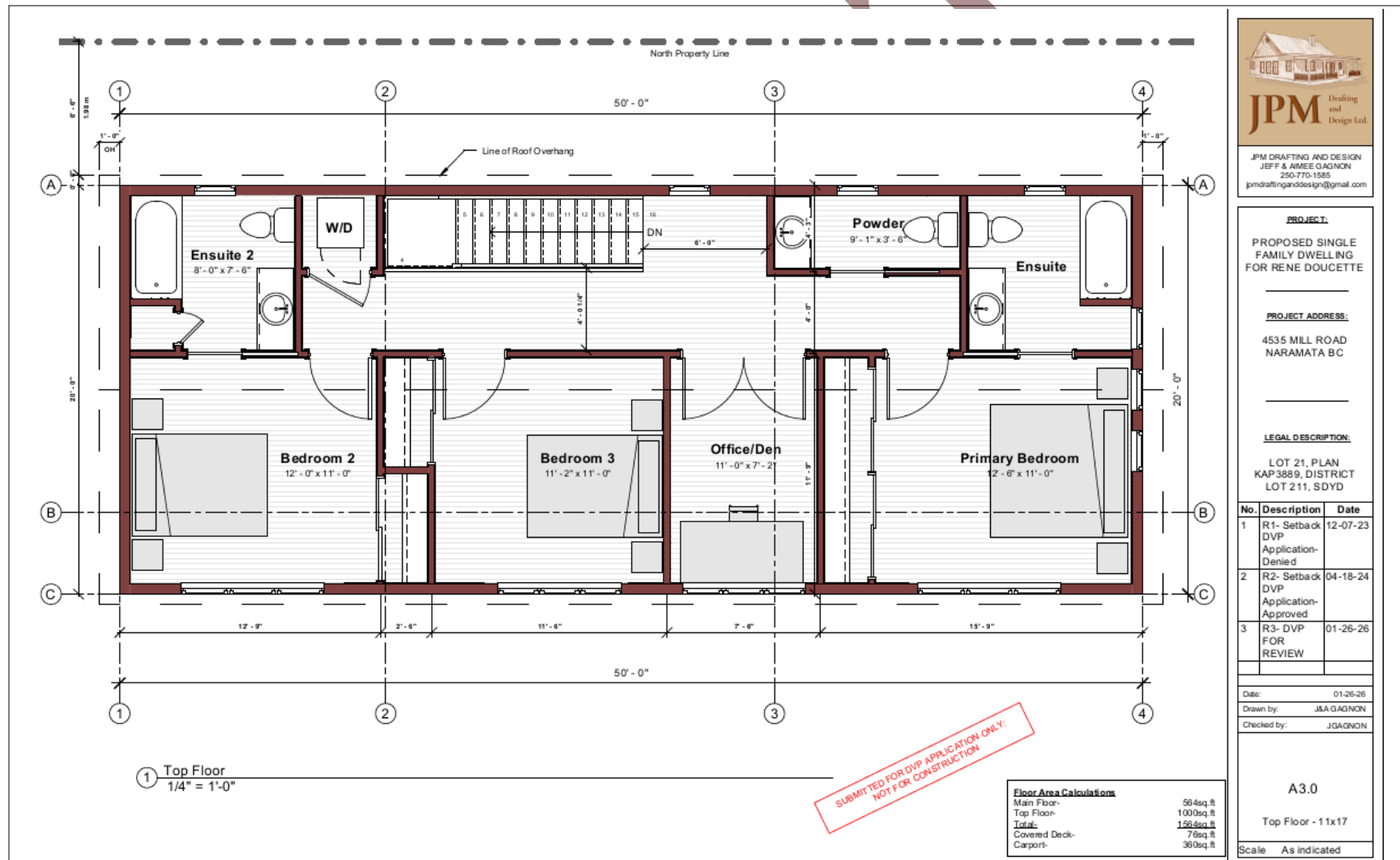
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Schedule 'D'



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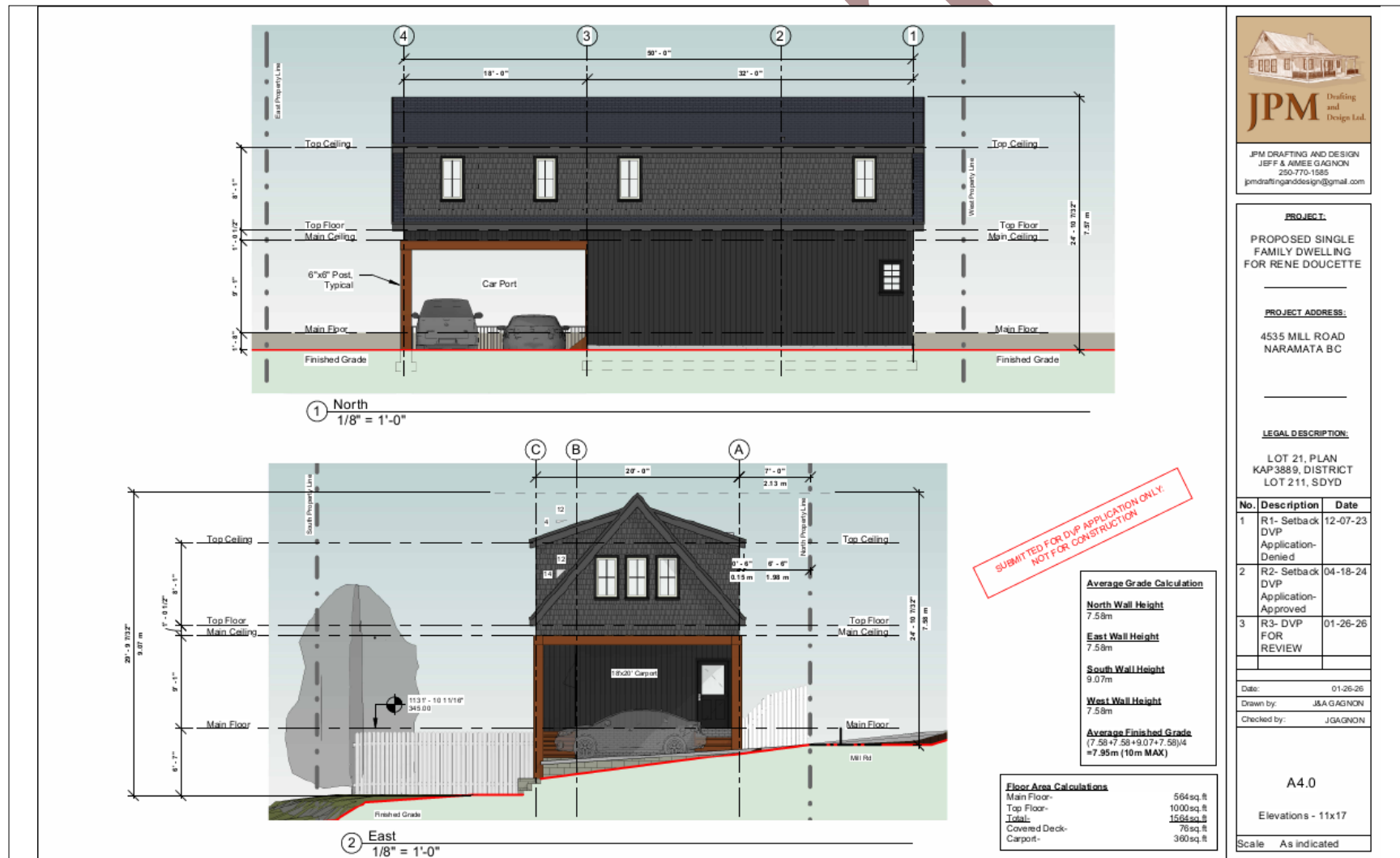
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Schedule 'E'



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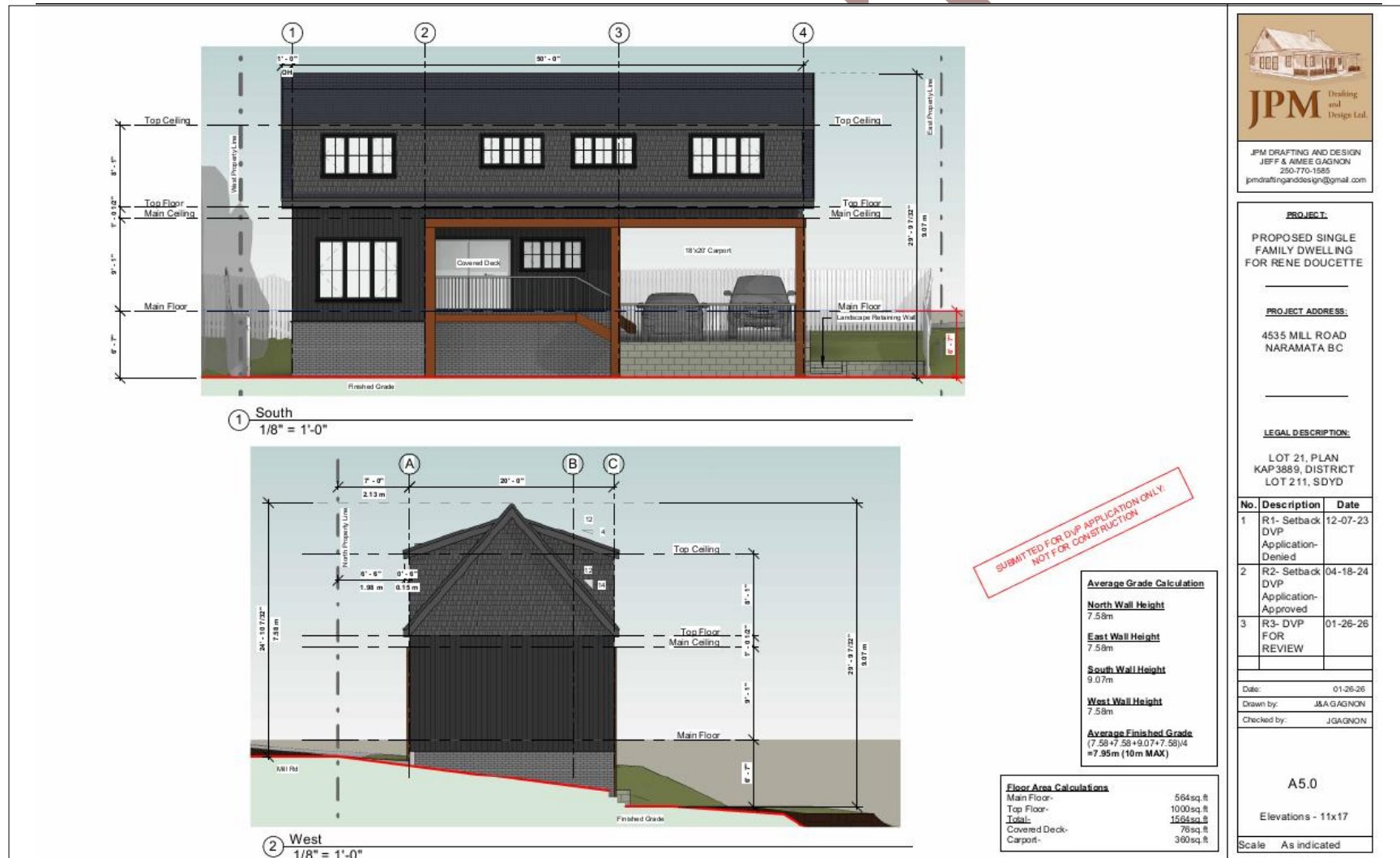
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Schedule 'F'



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Schedule 'G'



① South 3D View



② East 3D View

Average Grade Calculation

North Wall Height

7.58m

East Wall Height

7.58m

South Wall Height

9.07m

West Wall Height

7.58m

Average Finished Grade

$(7.58 + 7.58 + 9.07 + 7.58) / 4$

$= 7.95m (10m MAX)$

Floor Area Calculations

Main Floor- 564sq.ft

Top Floor- 1000sq.ft

Total- 1564sq.ft

Covered Deck- 78sq.ft

Carport- 360sq.ft

SUBMITTED FOR DVP APPLICATION ONLY.
NOT FOR CONSTRUCTION



PROJECT:

PROPOSED SINGLE
FAMILY DWELLING
FOR RENE DOUCETTE

PROJECT ADDRESS:

4535 MILL ROAD
NARAMATA BC

LEGAL DESCRIPTION:

LOT 21, PLAN
KAP3889, DISTRICT
LOT 211, SDYD

No.	Description	Date
1	R1- Setback DVP Application- Denied	12-07-23
2	R2- Setback DVP Application- Approved	04-18-24
3	R3- DVP FOR REVIEW	01-26-26

Date: 01-26-26

Drawn by: J&A GAGNON

Checked by: J GAGNON

A6.0

3D Renderings - 11x17

Scale As indicated

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