

Development Variance Permit

FILE NO.: H2025.010-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', 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 10, Plan KAP23747, District Lot 1909, KDYD

Civic Address: 247 Missezula Lake Road

Parcel Identifier (PID): 066-234-844 Folio: H-01034.145

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "H" Zoning Bylaw No. 3065, 2024, in the Regional District of Okanagan-Similkameen:
 - a) the maximum height for a accessory building in the Low Density Residential One (RS1) Zone, as prescribed in Section 16.1.6(b), is varied:
 - i) from: 4.5 metres
 - to: 7.0 metres to the outermost projection 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 _____, 2025.

J. Zaffino, Chief Administrative Officer

In accordance with the authorization to execute under the Regional District's *Chief Administrative Officer Delegation Bylaw No. 3033, 2023*:

C. Garrish, Senior Manager of Planning

Date

Regional District of Okanagan-Similkameen

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

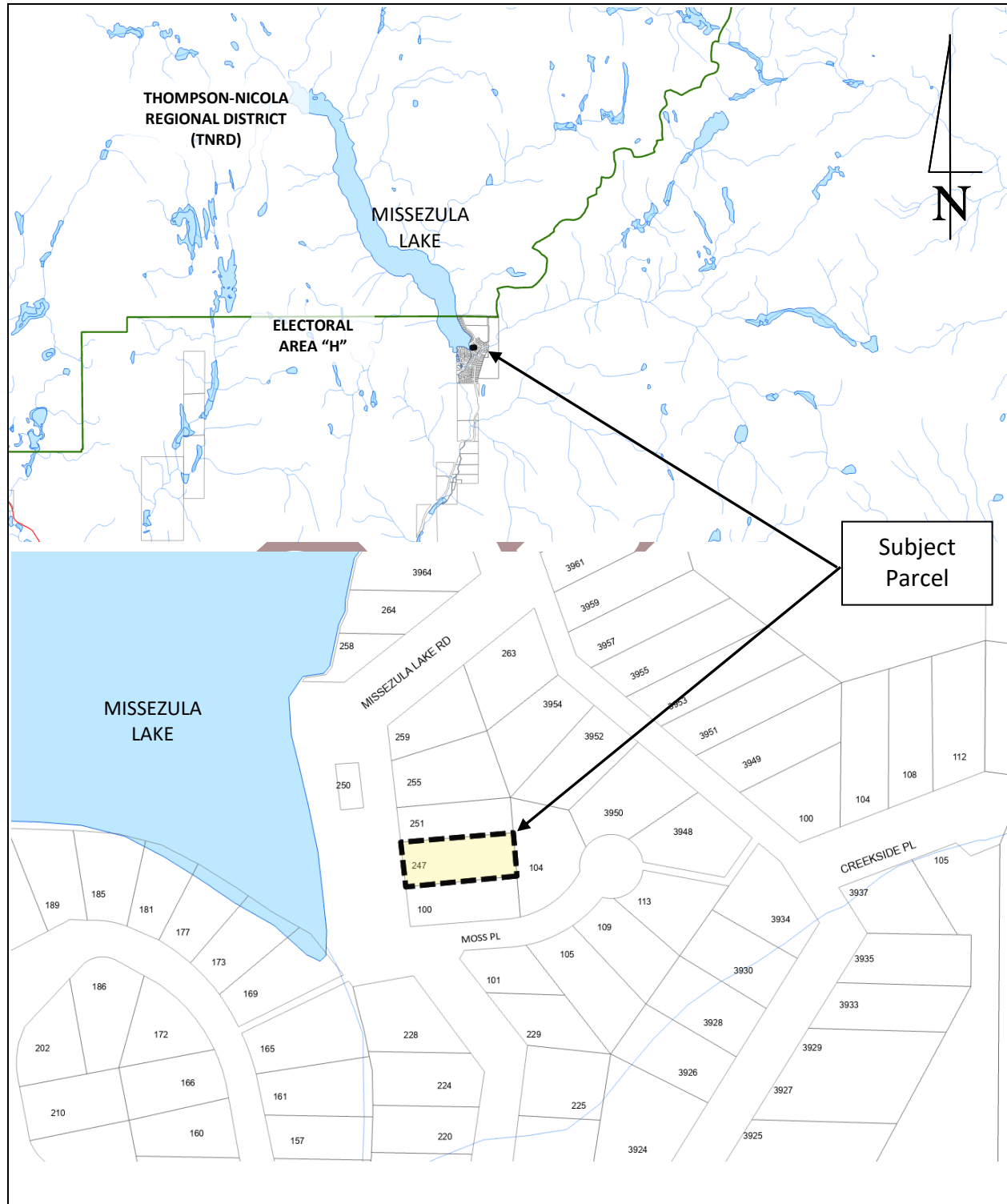
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. H2025.010-DVP

Schedule 'A'



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

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



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Schedule 'B'

General Notes and Specifications	
<p>NOTE:</p> <ul style="list-style-type: none">ALL CONCRETE FOOTINGS MUST BE BELOW FROST LEVEL. FROST LEVEL SHALL BE DETERMINED BY YOUR LOCAL BUILDING AUTHORITY.ALL CONCRETE IS TO BE REINFORCED ACCORDING TO LOCAL BYLAWS & REGULATIONS.ALL CONCRETE FLOORS MUST BEAR ON SOLID BEARING OR BE A MIN. OF 6" DEEP. <p>NOTE:</p> <ul style="list-style-type: none">CONTRACTOR TO INSURE ALL POSTS AND BEARING POINTS ARE PROPERLY PLACED ACCORDING TO FLOOR PLAN & ROOF TRUSS LAYOUTS SUPPLIED BY THE FLOOR AND TRUSS SUPPLIER.ALL BEAMS, POSTS, FOOTINGS, AND ANY OTHER STRUCTURAL COMPONENTS SHOWN IN THIS PROJECT ARE SUGGESTED ONLY AND ARE TO BE CHECKED AND VERIFIED BY A LOCAL BUILDING AUTHORITY AND/OR A STRUCTURAL ENGINEER REGISTERED IN YOUR LOCAL BUILDING AREA. <p>NOTE:</p> <ul style="list-style-type: none">ALL WINDOWS AND DOORS SHOWN ARE SHOWN IN APPROXIMATE FRAME. ONLY ACTUAL ROUGH OPENINGS SHALL VARY. REFER TO SUPPLIER, CONSULT SUPPLIER'S ROUGH OPENING FOR EXACT FINISHING REQUIREMENTS. <p>NOTE:</p> <p>REFER TO ROOF TRUSS PLAN FOR EXACT GROUND TRUSS LOCATIONS.</p> <p>THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2024 NBC BRITISH COLUMBIA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.</p> <p>THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND PROVINCIAL SERVICE AUTHORITIES.</p> <p>WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.</p> <p>THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.</p> <p>ASSUMED FROST DEPTH: 4'-0"</p> <p>THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.</p> <p>INSTALL FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.</p> <p>INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 7' ABOVE SHOWER DRAINS.</p> <p>PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.</p> <p>To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. PLP DESIGN is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.</p>	<p>DO NOT SCALE DRAWINGS</p> <ul style="list-style-type: none">ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE (ANY OTHER CODES AND REQUIREMENTS).ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO PLP DESIGN BEFORE CONSTRUCTION STARTS.ALL PRE MANUFACTURED FLOOR SYSTEMS INCLUDING BEAMS, FLOOR JOISTS, OR ANY OTHER COMPONENTS IN THE FLOOR MUST BE ENGINEERED BY SUPPLIER.ALL OTHER STRUCTURAL COMPONENTS REQUIRED MUST BE CHECKED AND VERIFIED BY LOCAL BUILDING AUTHORITY AND/OR A STRUCTURAL ENGINEER REGISTERED IN THE LOCAL BUILDING AREA.ALL HEADERS OVER ROOF MUST HAVE A DOUBLE CHIMNEY.ALL DETAILS ARE TO BE AS SHOWN UNLESS NOTED OTHERWISE.ALL EXTERIOR CONCRETE FOOTINGS AND FOUNDATIONS MUST BE MIN. 4" BELOW GRADE UNLESS NOTED OTHERWISE.PROVIDE ATRC ACCESS & ROOF VENTS AS REQUIRED.

Measurement (Metrics)

LOT AREA=1393.55sq.m.
BUILDING AREA=134.06 sq.m.
DECK =70.14 sq.m.
TOTAL = 85.56 sq.m. (23.0%)
GARAGE=62.80 sq.m.
TOTAL=268.42 sq.m.
% OF LOT COVERAGE=20.26%

Water Line

NORTH

MISSEZULA LAKE ROAD

1 SITE PLAN
A1 1:300

REVISION	
A1	Proposed Building Permit
A2	
A3	
A4	
A5	
A6	
A7	
A8	

PROFESSIONAL STAMPS:	
CONSULTANT: PLP DESIGN	
PROJECT: CURRIE PROPOSED GARAGE	
SHEET TITLE: SITE PLAN/ NOTES	
DATE: 2025-02-24	DRAWN: PARRY
SCALE: 3/16" = 1'-0"	FILE: 2025-08
SHEET: A-1	

Regional District of Okanagan-Similkameen

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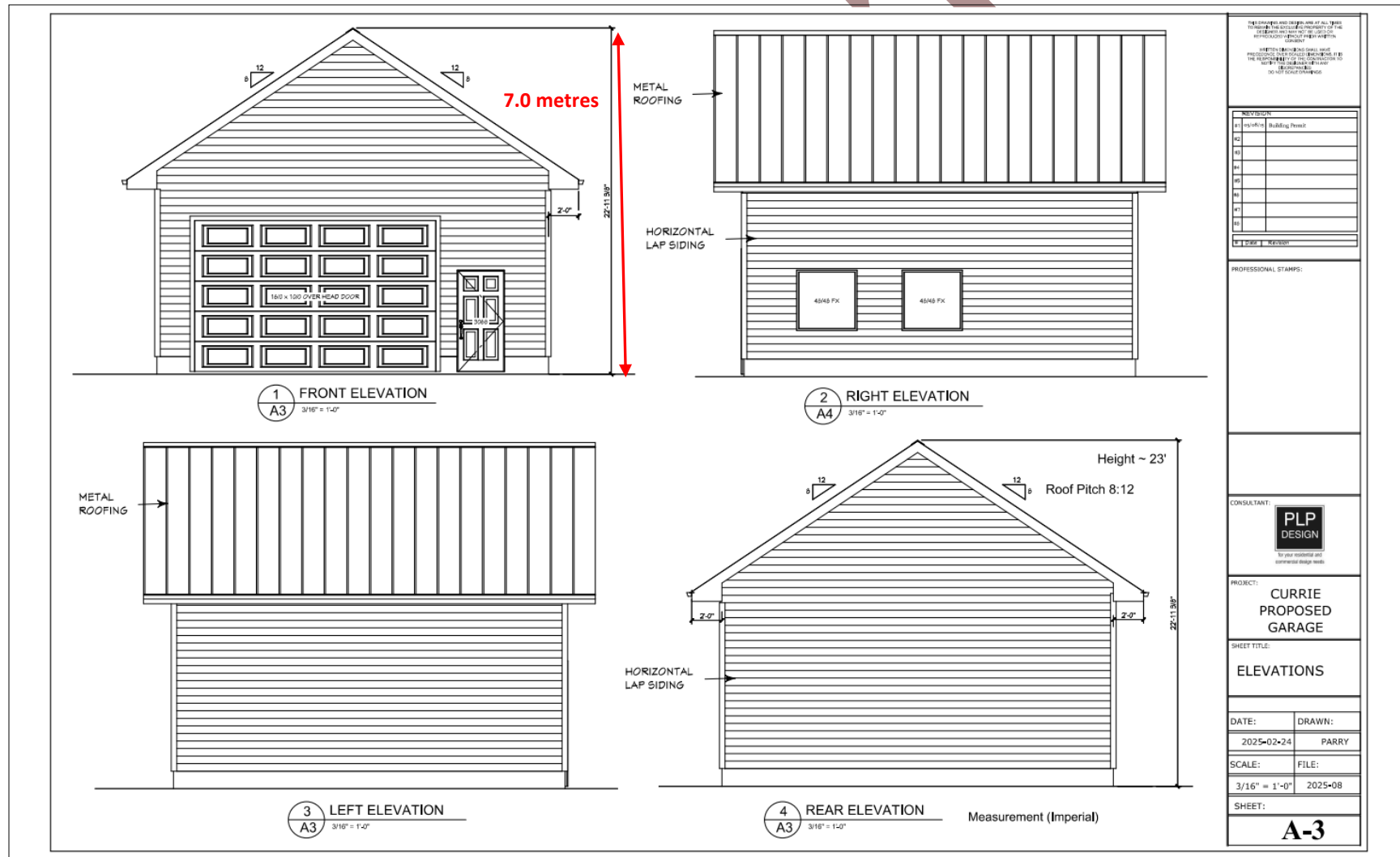
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Schedule 'C'



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