



Development Variance Permit

FILE NO.: E2023.033-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', 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 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 16.5.1(a)(i), is varied:
 - i) from: 6.0 metres

- to: 1.2 metres to the outermost projection as shown on Schedule 'B'.
- b) the minimum front parcel line setback for a principal building in the Low Density Residential One (RS1) Zone, as prescribed in Section 16.5.1(a)(i), is varied:
 - i) from: 6.0 metres
 - to: 3.98 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 _____, 2023.

J. Zaffino, Interim Chief Administrative Officer

Regional District of Okanagan-Similkameen

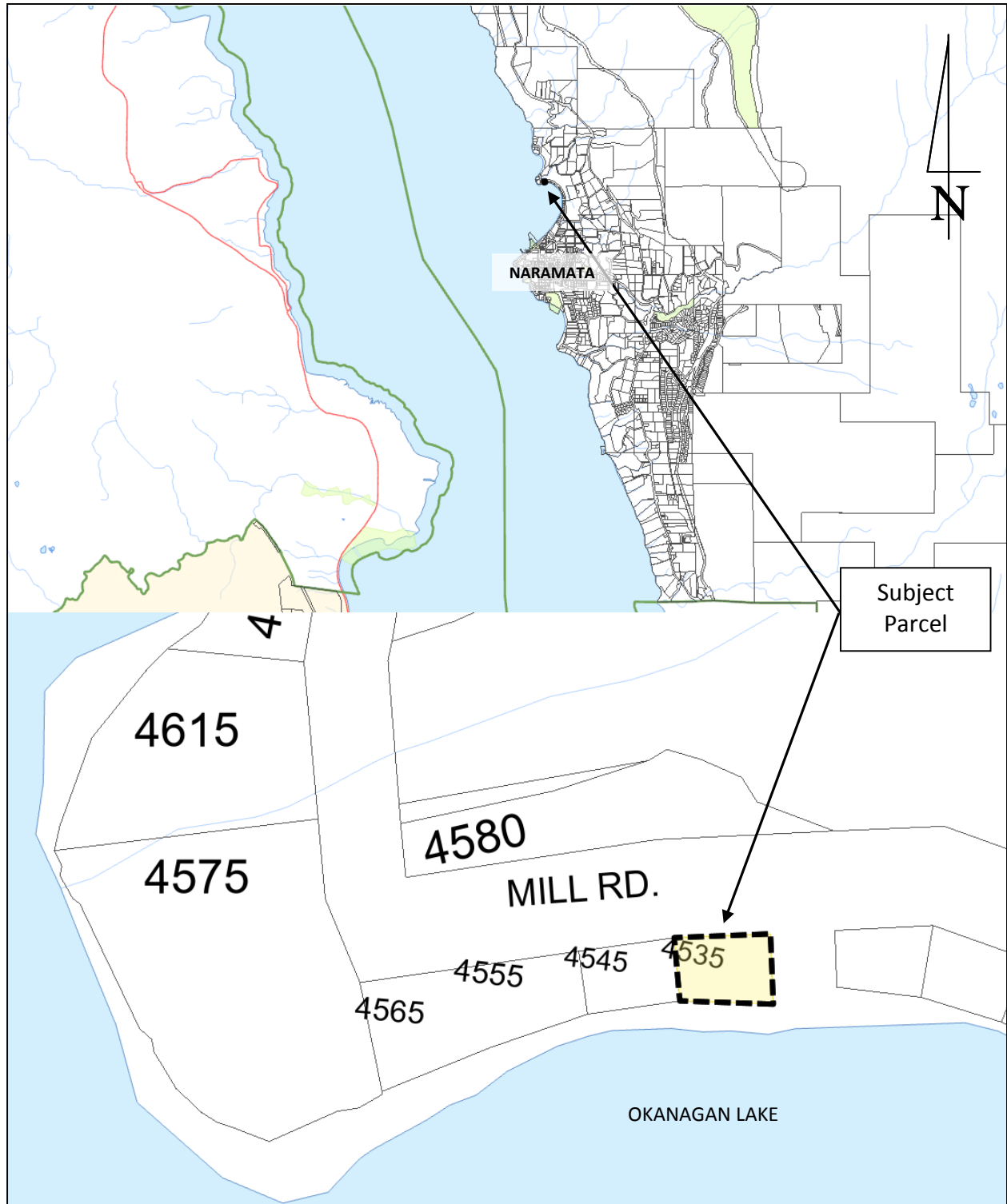
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2023.033-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

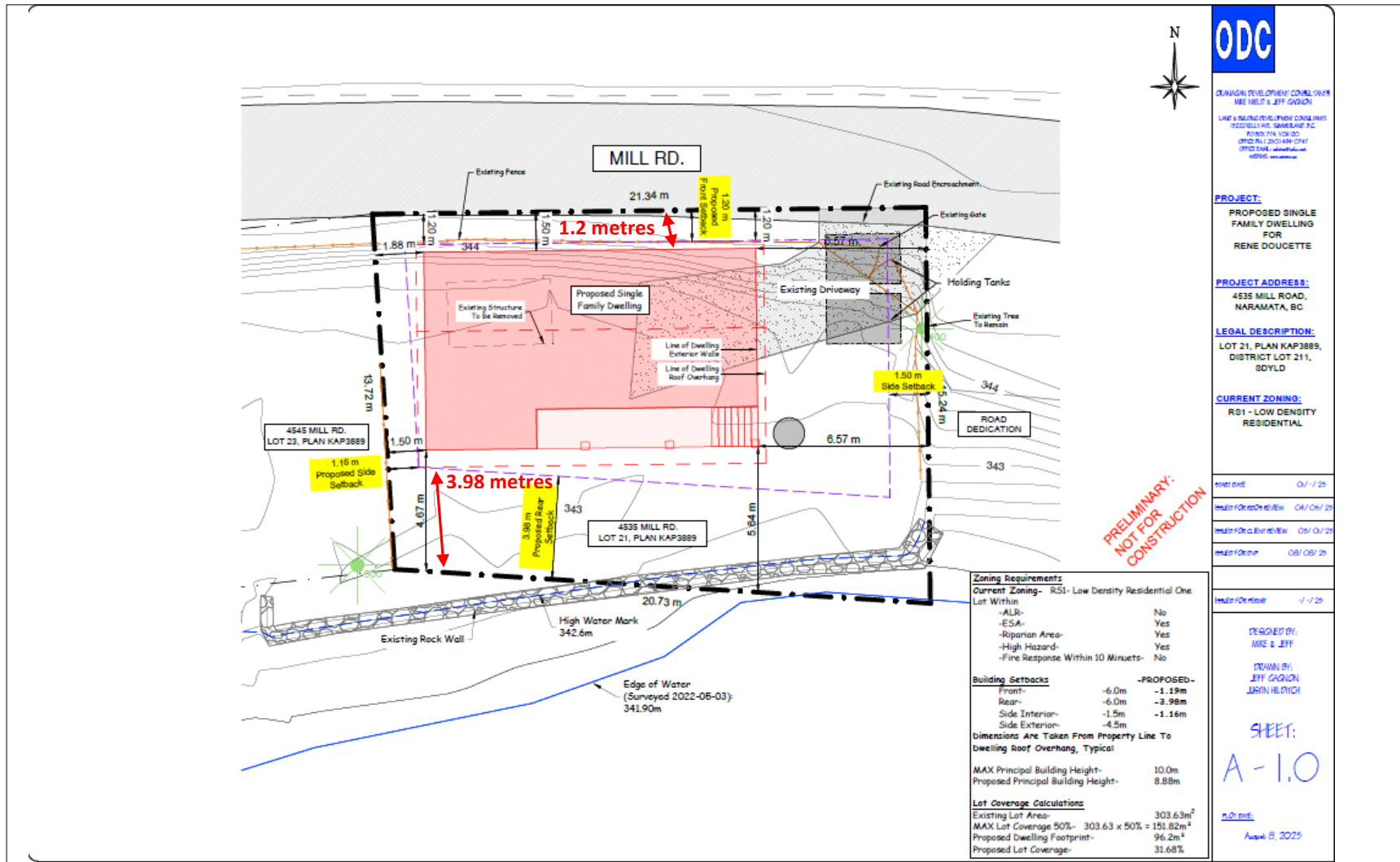
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2023.033-DVP

Schedule 'B'



ODC

OKANAGAN DEVELOPMENT CONSULTANTS
MIRE NIELD & JEFF GAGNON
LAND & PLANNING DEVELOPMENT CONSULTANTS
2022 BULLY HILL, NARAMATA, B.C.
PENTICTON, V2A 5J9
OFFICE #1 250-492-0237
OFFICE #2 250-492-0237
OFFICE #3 250-492-0237
OFFICE #4 250-492-0237

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:
R51 - LOW DENSITY RESIDENTIAL

PREPARED BY:	01/1/23
DESIGNED BY:	01/01/23
CHECKED BY:	05/01/23
APPROVED BY:	08/08/23
DATE:	1/1/23

DESIGNED BY:
MIRE & JEFF
DRAWN BY:
JEFF GAGNON
JURIN HILTRICH

SHEET:
A-1.0

DATE:
April 8, 2025

PRELIMINARY:
NOT FOR CONSTRUCTION

Regional District of Okanagan-Similkameen

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

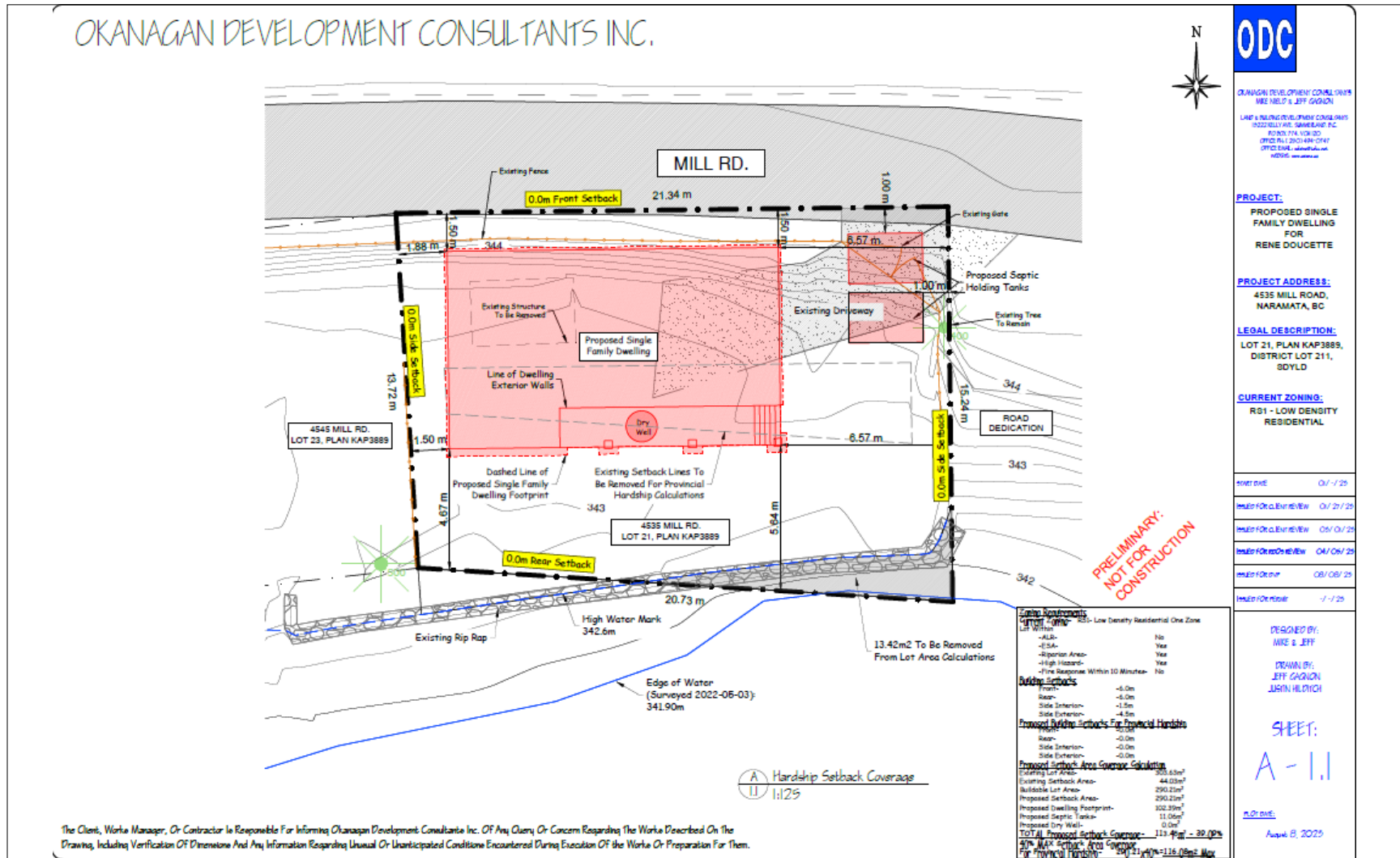
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2023.033-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

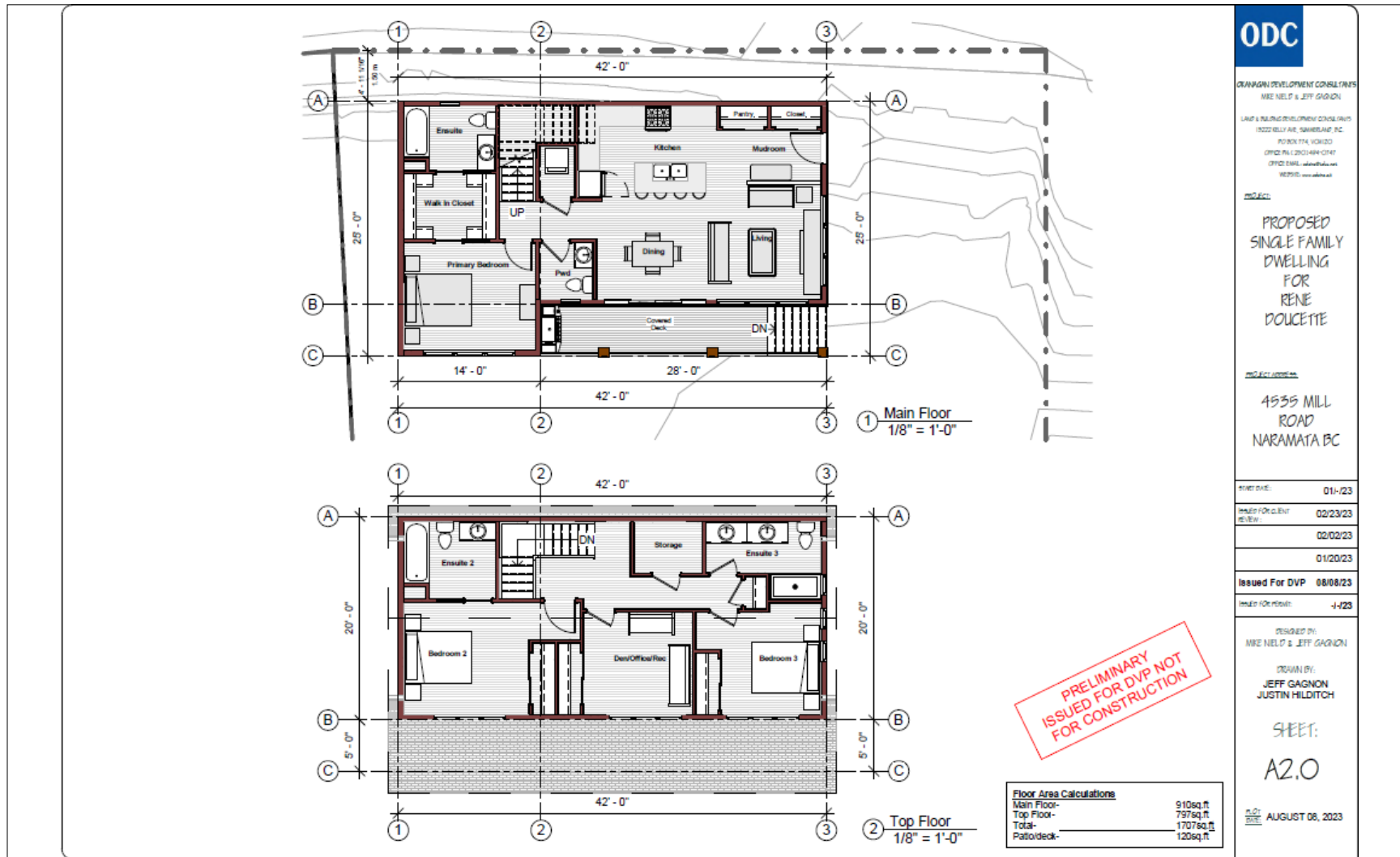
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2023.033-DVP

Schedule 'D'



ODC
OKANAGAN DEVELOPMENT CONSULTANTS
MIRE NIELD & JEFF GAGNON

LAND & PLANNING DEVELOPMENT CONSULTANTS
10222 KELLY AVE, SHARPLEND, BC
PO BOX 174, V0K0Z0
OFFICE: (250) 494-0747
OFFICE EMAIL: info@rdos.bc.ca
WEBSITE: www.odc.ca

**PROPOSED
SINGLE FAMILY
DWELLING
FOR
RENE
DOUCETTE**

4555 MILL
ROAD
NARAMATA BC

ISSUED DATE:	01-/23
ISSUED FOR DVP:	02/23/23
REVISED:	02/02/23
	01/20/23
ISSUED FOR DVP:	08/08/23
ISSUED FOR REVIEW:	1-/23

DESIGNED BY:
MIRE NIELD & JEFF GAGNON

DRAWN BY:
JEFF GAGNON
JUSTIN HILDITCH

SHEET:
A2.0

DATE: AUGUST 08, 2023

Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. E2023.033-DVP

Schedule 'E'

East
1/8" = 1'-0"

South
1/8" = 1'-0"

Floor Area Calculations

Main Floor-	910sq.ft
Top Floor-	797sq.ft
Total-	1707sq.ft
Patio/deck-	120sq.ft

**PRELIMINARY
ISSUED FOR DVP NOT
FOR CONSTRUCTION**

ODC

OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NEILD & JEFF GAGNON

LAND & PLANNING DEVELOPMENT CONSULTANTS
1000 BELLA AIR SPARKS RD. P.C.
PO BOX 174 KASLO BC
CP102 0A1 250-748-0747
WWW.ODC.BC.CA

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

ADDRESS:
4555 MILL ROAD
NARAMATA BC

PROJECT NO.: 011-23

DATE FOR CLIENT REVIEW: 02/23/23

DATE FOR CITY REVIEW: 02/02/23

DATE FOR DVP: 01/20/23

ISSUED FOR DVP: 08/08/23

DESIGNED BY: MIKE NEILD & JEFF GAGNON

DRAWN BY: JEFF GAGNON
JUSTIN HILDITCH

SHEET:
A3.0

DATE: AUGUST 08, 2023

Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. E2023.033-DVP

Schedule 'F'



① South 3D View



② East 3D View

ODC

OKANAGAN DEVELOPMENT CONSULTANTS
MIKE NIELT & JEFF GAGNON

LAND & PLANNING DEVELOPMENT CONSULTANTS
REGISTERED ARCHITECTS/BUILDING P.C.
PO BOX 274, VICERZ
OFFICE PH: (250) 494-0747
OFFICE FAX: (250) 494-0747
WEBSITE: www.odc.ca

PROJECT:
PROPOSED
SINGLE FAMILY
DWELLING
FOR
RENE
DOUCETTE

PROJECT ADDRESS:
4555 MILL
ROAD
NARAMATA BC

PROJECT DATE: 01/1/23
DESIGN FOR CLIENT: 02/23/23
DESIGN REVIEW: 02/02/23
01/20/23

ISSUED FOR DVP: 08/08/23
DESIGN FOR REVIEW: 1/23

DESIGNED BY:
MIKE NIELT & JEFF GAGNON

DRAWN BY:
JEFF GAGNON
JUSTIN HILDITCH

SHEET:
A4.0

DATE: AUGUST 08, 2023

**PRELIMINARY
ISSUED FOR DVP NOT
FOR CONSTRUCTION**

Floor Area Calculations	
Main Floor-	910sq.ft
Top Floor-	797sq.ft
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