

# Development Variance Permit

FILE NO.: I2022.051-DVP

Owner:

## 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 12, District Lot 395S, SDYD, Plan KAP65691

Civic Address: 134/136 Clearview Crescent & 135 Clearview Road

Parcel Identifier (PID): 024-634-824 Folio: I-02798.055

## 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 Apex Duplex (RD2) Zone, as prescribed in Section 16.7.5(a)(i) is varied:
    - i) from: 7.5 metres
    - to: 3.83 metres to the outermost projection as shown on Schedule 'B'.

- b) the minimum rear parcel line setback for a principal building in the Low Density Residential Apex Duplex (RD2) Zone, as prescribed in Section 16.7.5(a)(ii), is varied:
  - i) from: 7.5 metres
  - to: 3.79 metres to the outermost projection as shown on Schedule 'B'.
- c) the minimum interior side parcel line setback for a principal building in the Low Density Residential Apex Duplex (RD2) Zone, as prescribed in Section 16.7.5(a)(iii), is varied:
  - i) from: 3.0 metres
  - to: 2.07 metres & 2.15 metres to the outermost projection as shown on Schedule 'B'.
- d) the maximum parcel coverage in the Low Density Residential Apex Duplex (RD2) Zone, as prescribed in Section 16.7.7(a), is varied:
  - i) from: 45%
  - to: 49.88%

#### **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.

---

B. Newell, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

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

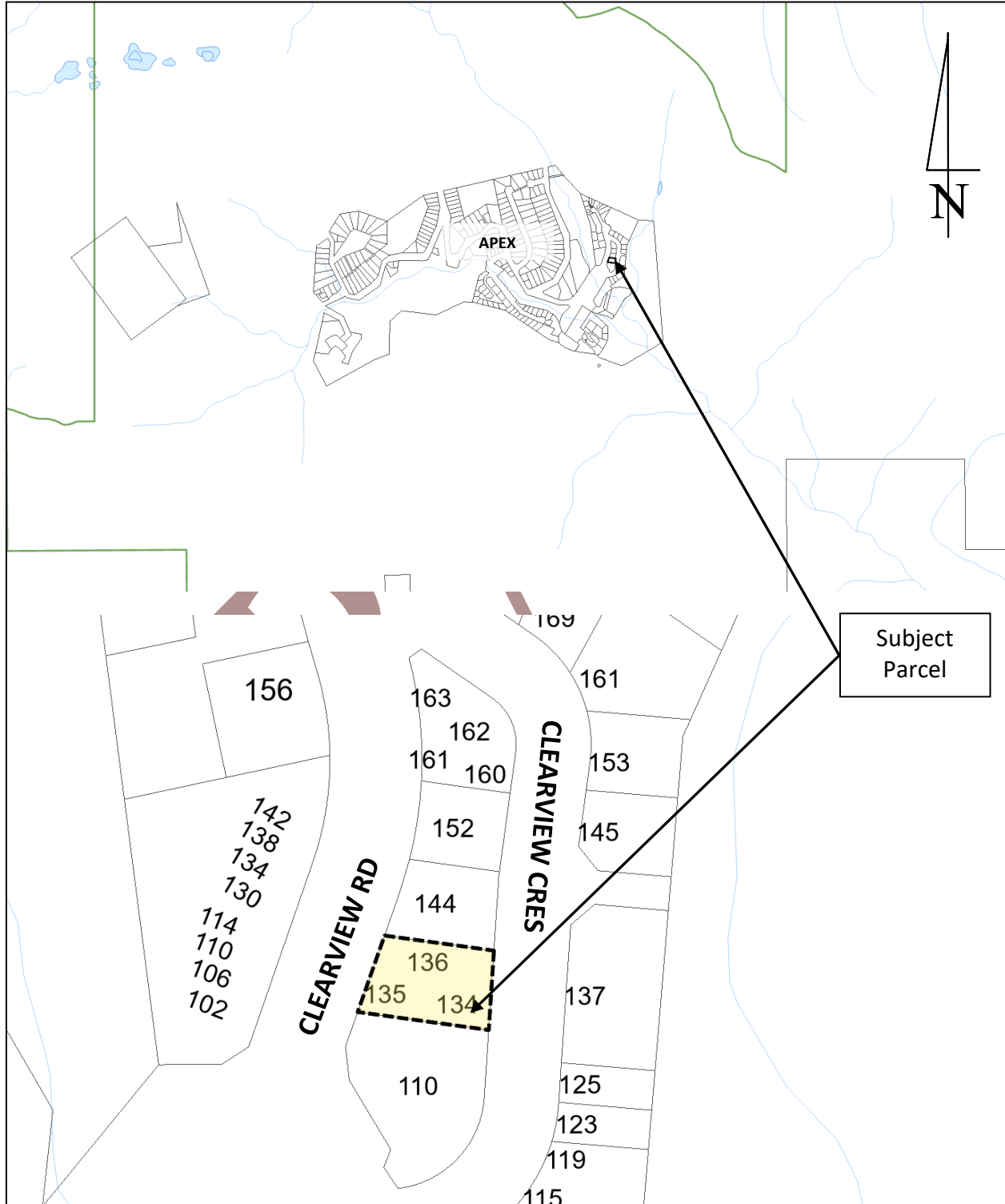
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Development Variance Permit

File No. I2022.051-DVP

Schedule 'A'



# Regional District of Okanagan-Similkameen

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

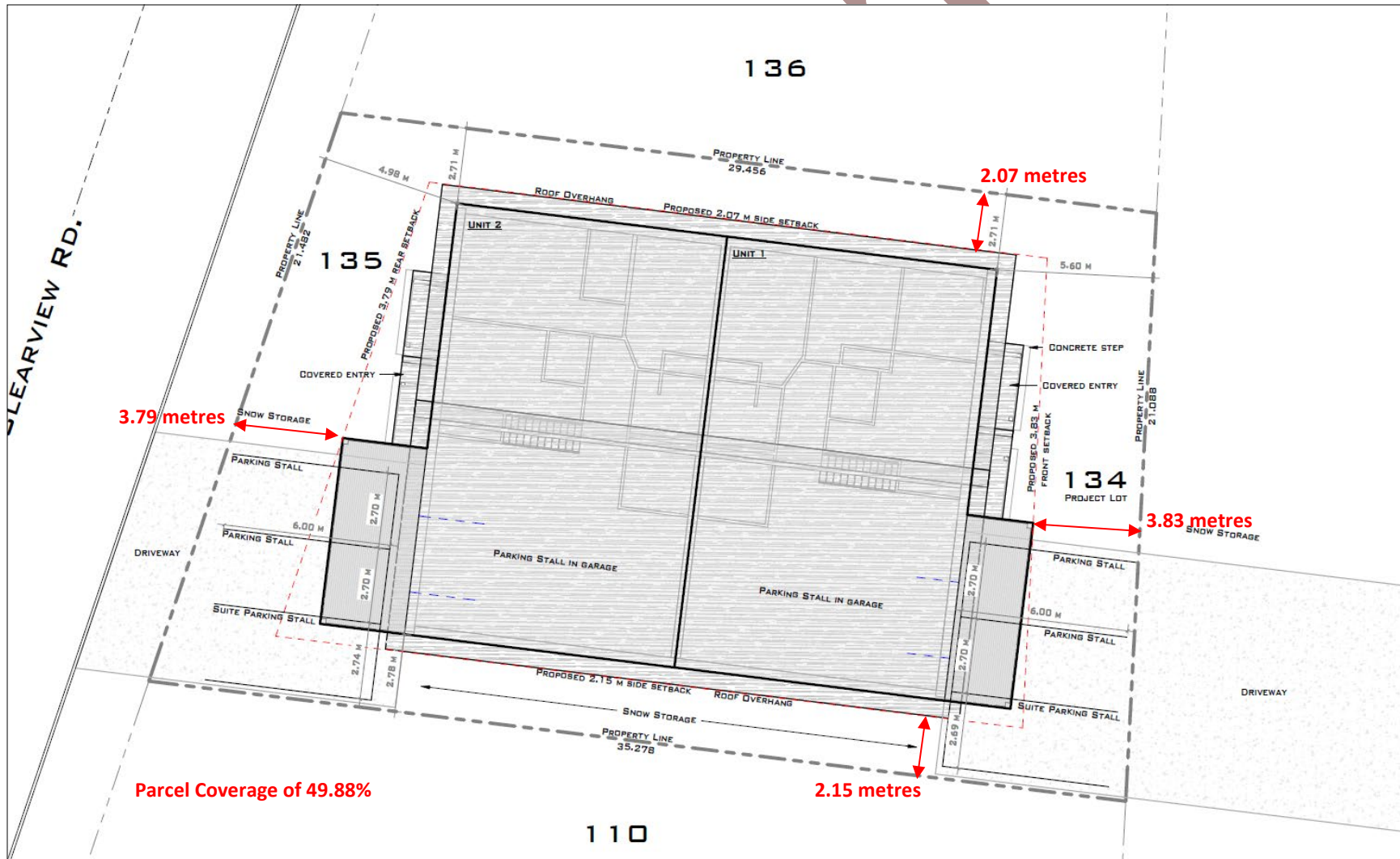
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. I2022.051-DVP

Schedule 'B'



# Regional District of Okanagan-Similkameen

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

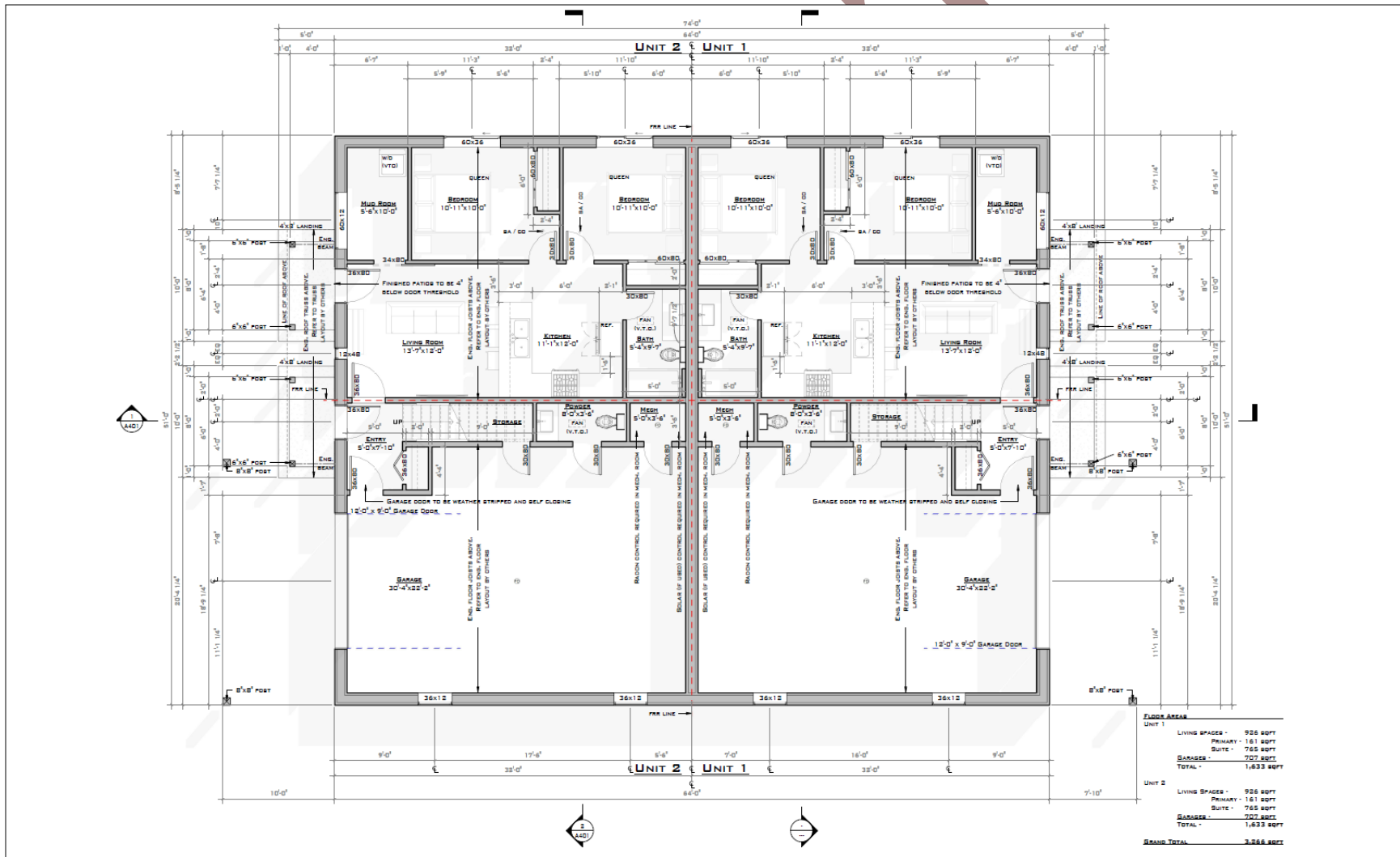
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. I2022.051-DVP

## Schedule 'C'



Development Variance Permit No. I2022.051-DVP

DRAFT VERSION - 2022-11-14

Page 5 of 8

# Regional District of Okanagan-Similkameen

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

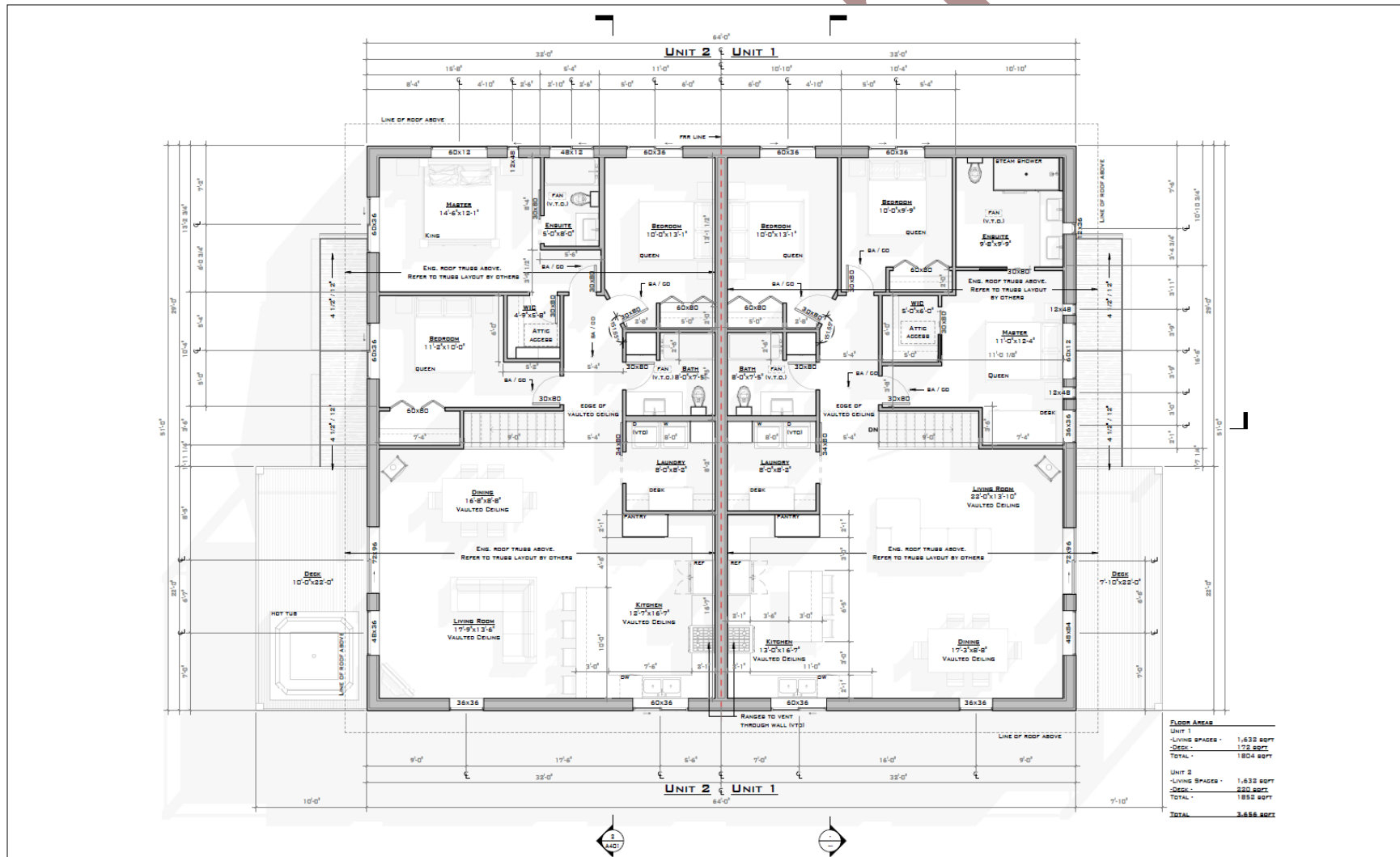
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. I2022.051-DVP

## Schedule 'D'



Development Variance Permit No. I2022.051-DVP

**DRAFT VERSION - 2022-11-14**

Page 6 of 8

# Regional District of Okanagan-Similkameen

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

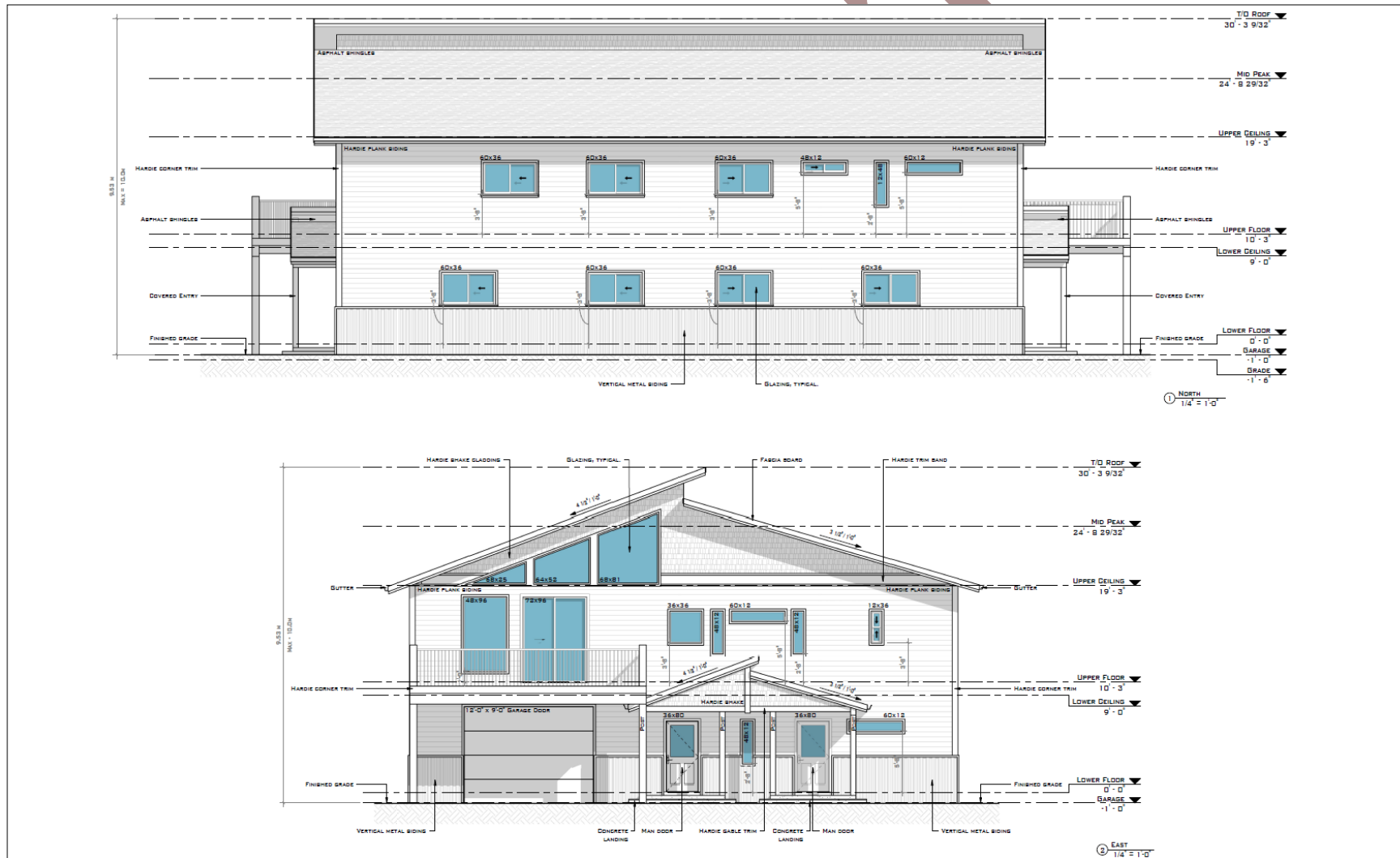
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. I2022.051-DVP

## Schedule 'E'



DRAFT VERSION – 2022-11-14

Development Variance Permit No. I2022.051-DVP

Page 7 of 8

# Regional District of Okanagan-Similkameen

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

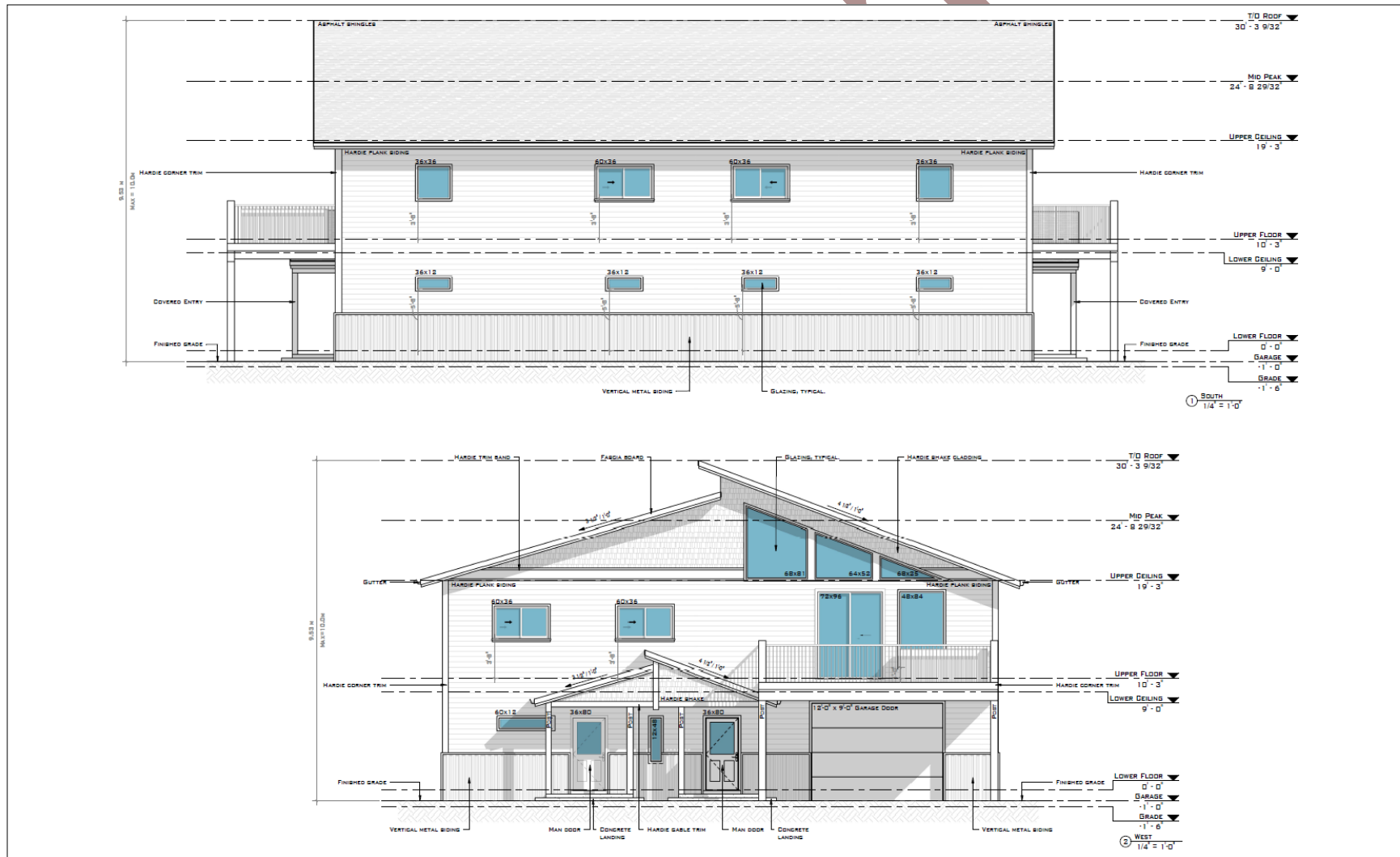
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. I2022.051-DVP

Schedule 'F'



Development Variance Permit No. I2022.051-DVP

DRAFT VERSION – 2022-11-14

Page 8 of 8