

# Development Variance Permit

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FILE NO.: I2023.010-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' through 'N', 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 13, District Lot 395S, SDYD, Plan KAP6591

Civic Address: 144 Clearview Crescent

Parcel Identifier (PID): 024-634-832 Folio: I-02798.060

## 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 maximum height for a principal building in the Low Density Residential Apex Duplex (RD2) Zone, as prescribed in Section 16.7.6(a), is varied:
    - i) from: 10.0 metres

to: 12.01 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 \_\_\_\_\_, 2023.

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B. Newell, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

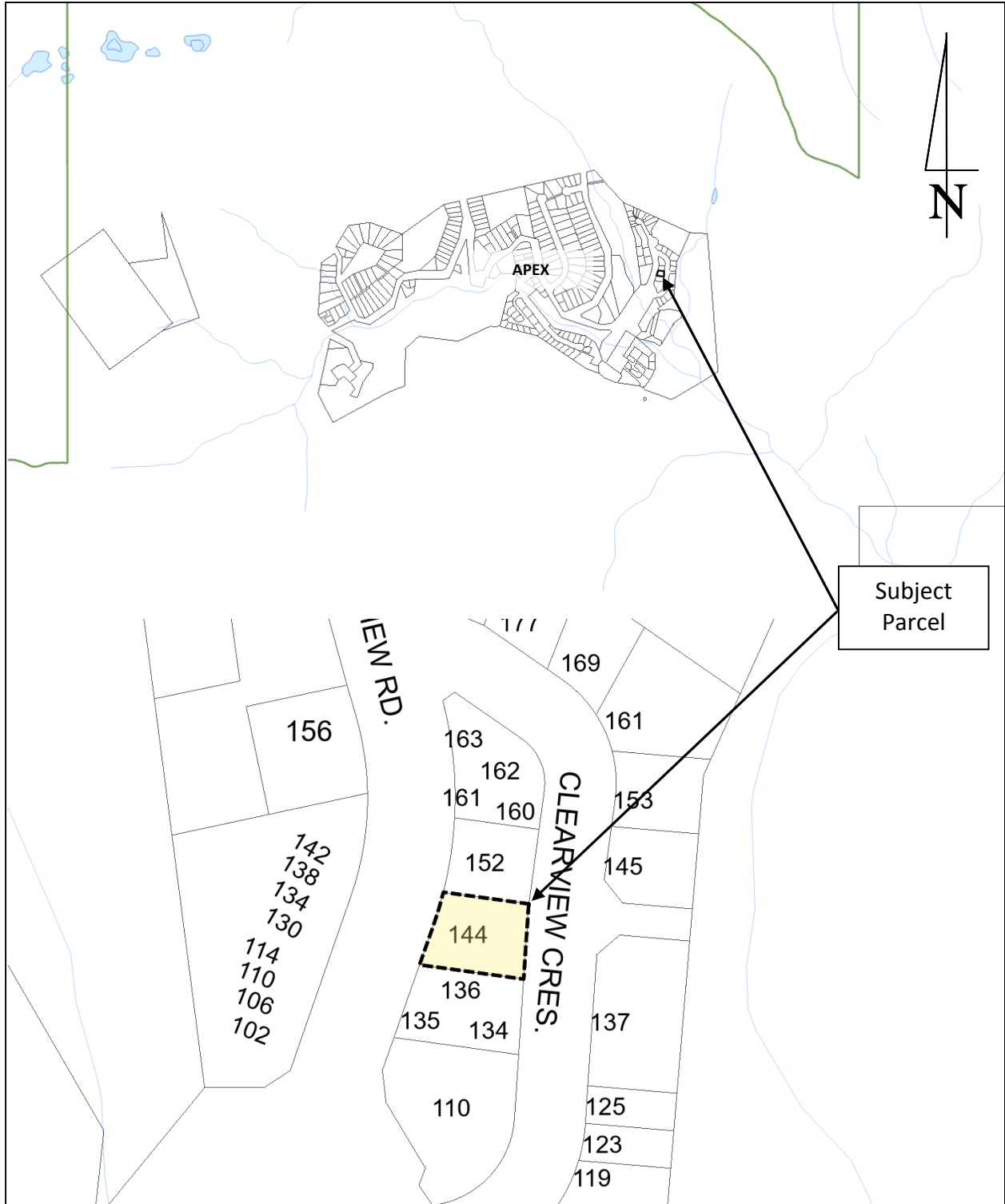
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Development Variance Permit

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Schedule 'A'



# Regional District of Okanagan-Similkameen

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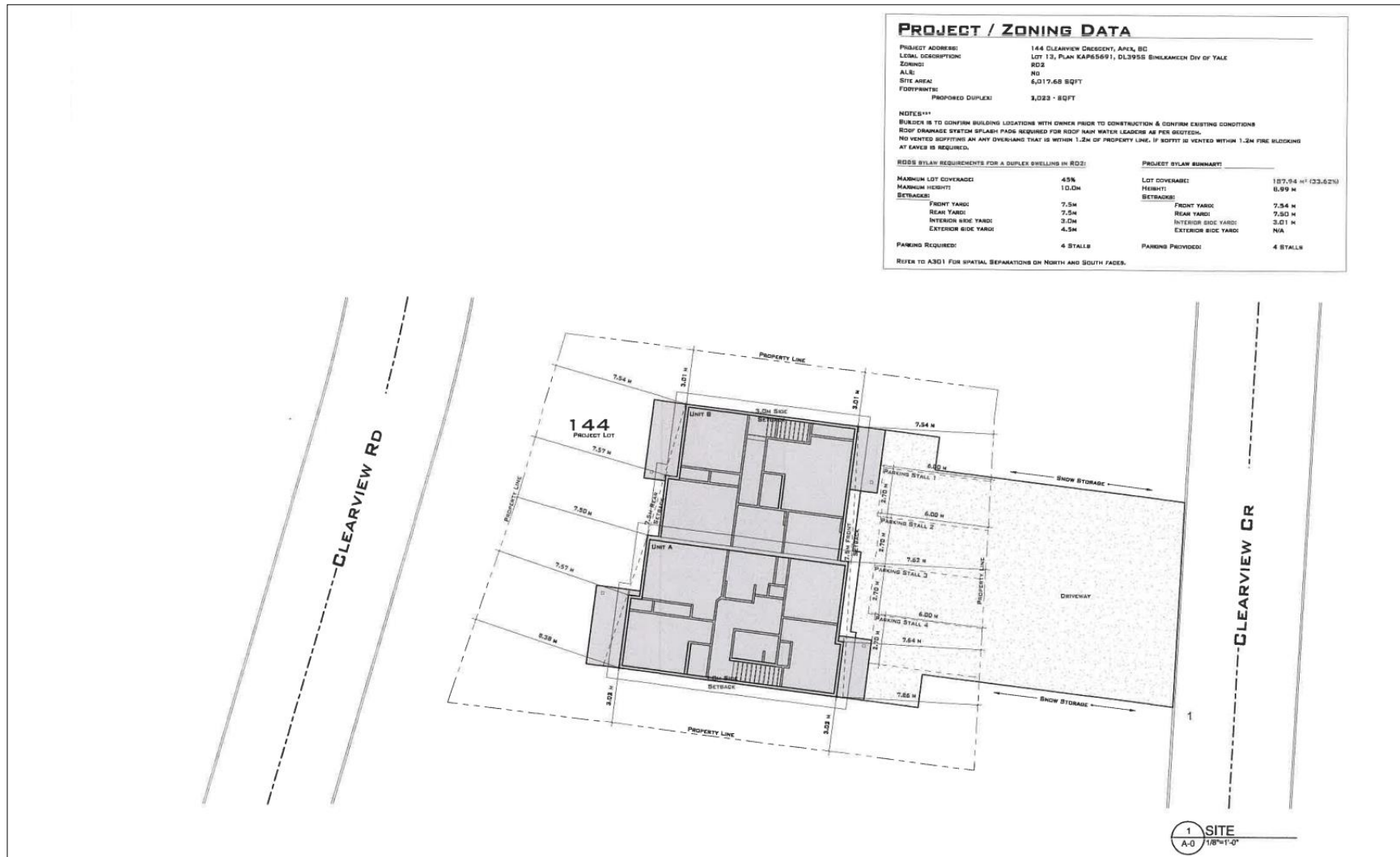
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## Schedule 'B'



# Regional District of Okanagan-Similkameen

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## Schedule 'C'

### ELEVATION & EXTERIOR NOTES

1. WINDOWS 9.7.4.2 2019 BCBC - ALL WINDOWS, DOORS AND SKYLIGHTS TO CONFORM TO NAFS AND A44DS1. MINIMUM RATING REQUIREMENT OF P620 FOR BUILDINGS LESS THAN 10M IN HEIGHT.
2. TOP OF WINDOWS ARE REQUIRED TO BE 6" ABOVE FINISHED GRADE UNLESS OTHERWISE INDICATED.
3. RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE.
4. FLASHING INSTALLATION 9.27.3.8.2019 BCBC - FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS. FLASHING TO BE MINIMUM 30MM UPWARDS INSIDE OF THE SHEATHING MEMBRANE. SLOPE NOT LESS THAN 6% TOWARDS THE EXTERIOR. TERMINATE AT EACH END WITH A DAM.
5. NO ROOFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES.
6. STRUCTURAL WOOD ELEMENTS WITHIN 1' 6" OF FINISHED GRADE MUST BE PRESURE-TREATED.
7. CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING.
8. ALL GRADES TO SLOPE AWAY FROM PROJECT.
9. BCBC 9.3.2.9 (3) A - PROVIDE 6" (152MM) CLEARANCE FROM FINISHED GRADE TO FRAMING.
10. BCBC 9.28.1.4, STUCCO FINISH SHALL NOT BE LESS THAN 6" (152MM) FROM FINISHED GRADE EXCEPT WHEN APPLIED OVER CONCRETE OR MASONRY.



12.01 m



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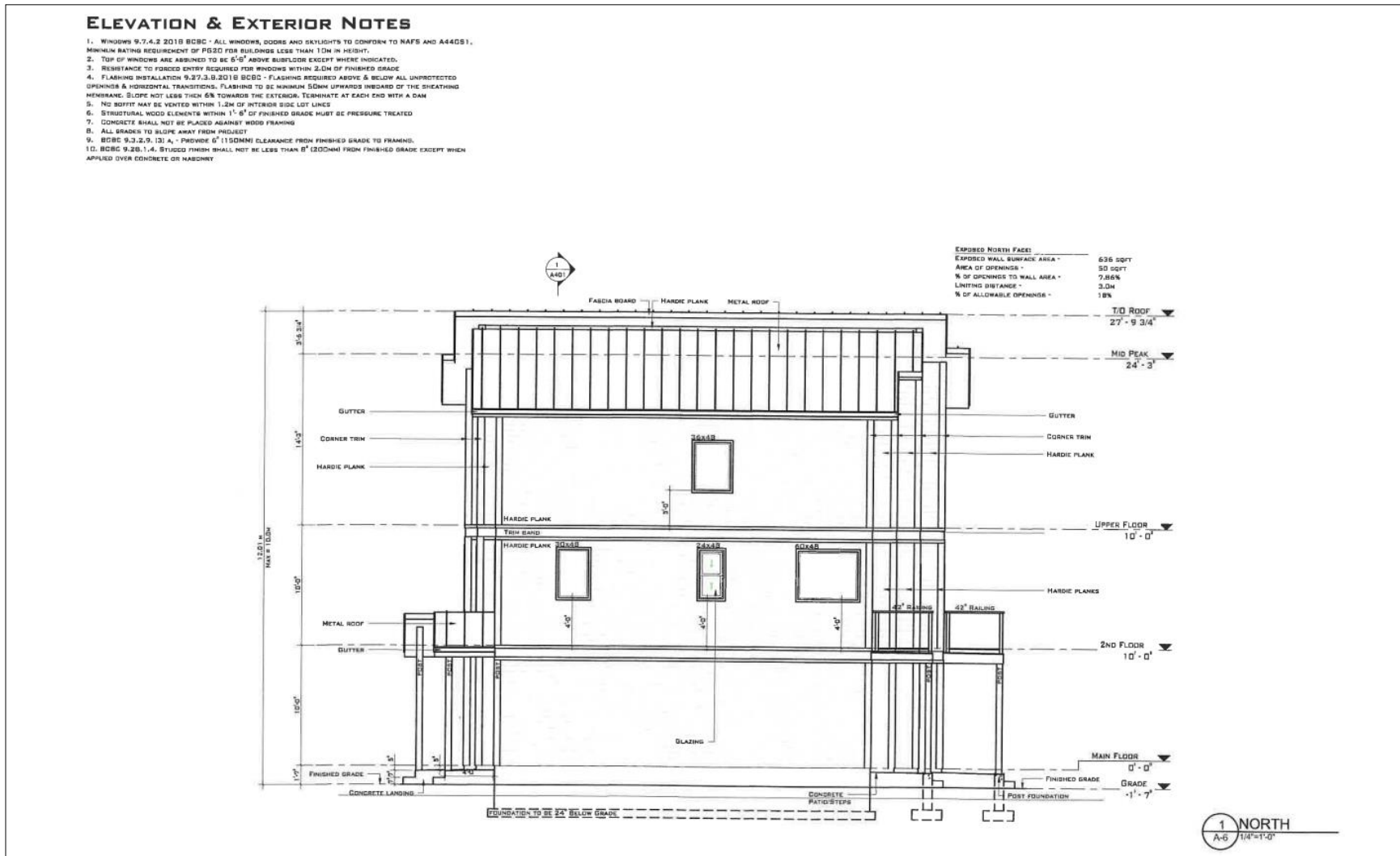
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## Schedule 'D'



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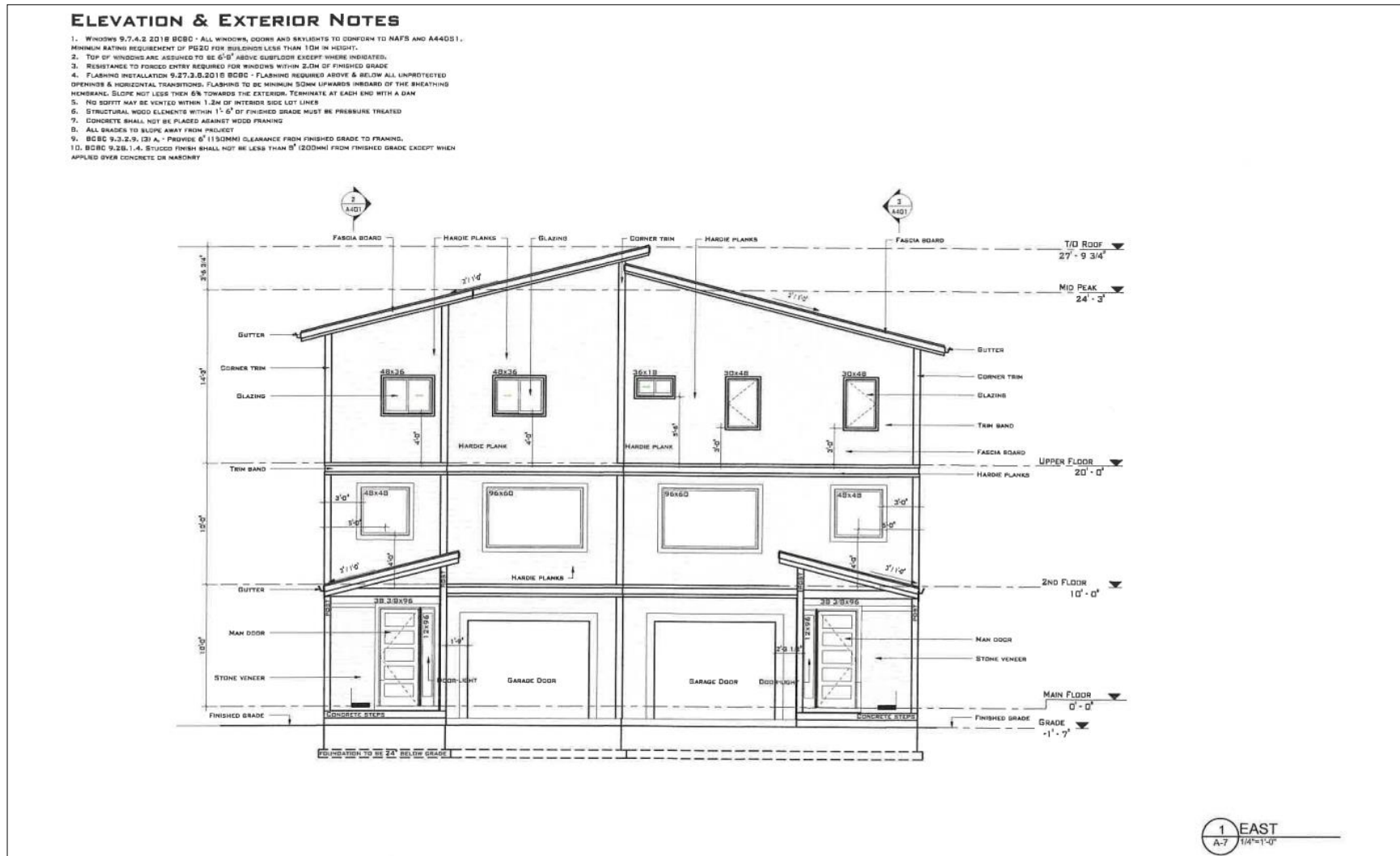
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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## Schedule 'E'





# Regional District of Okanagan-Similkameen

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

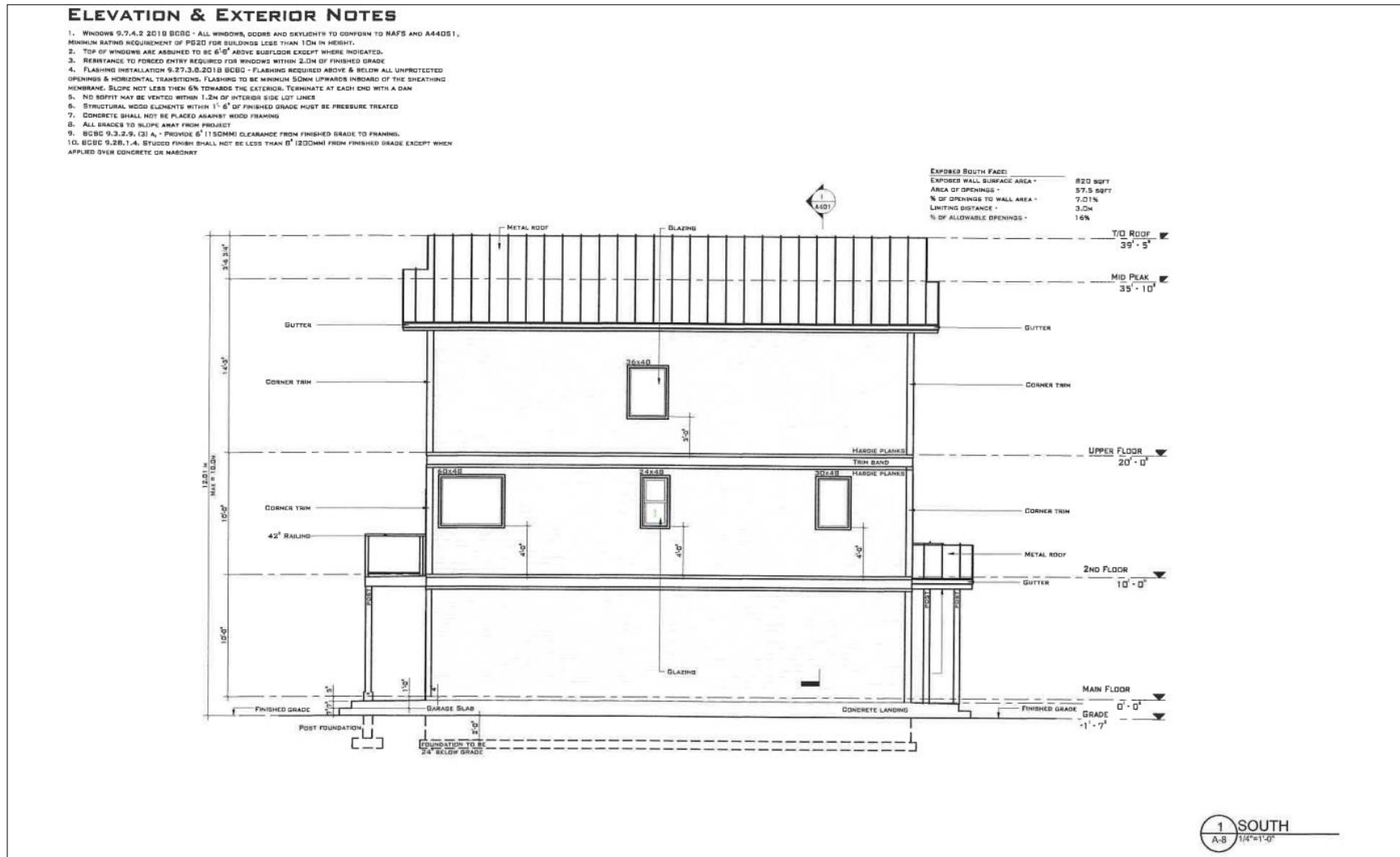
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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## Schedule 'F'





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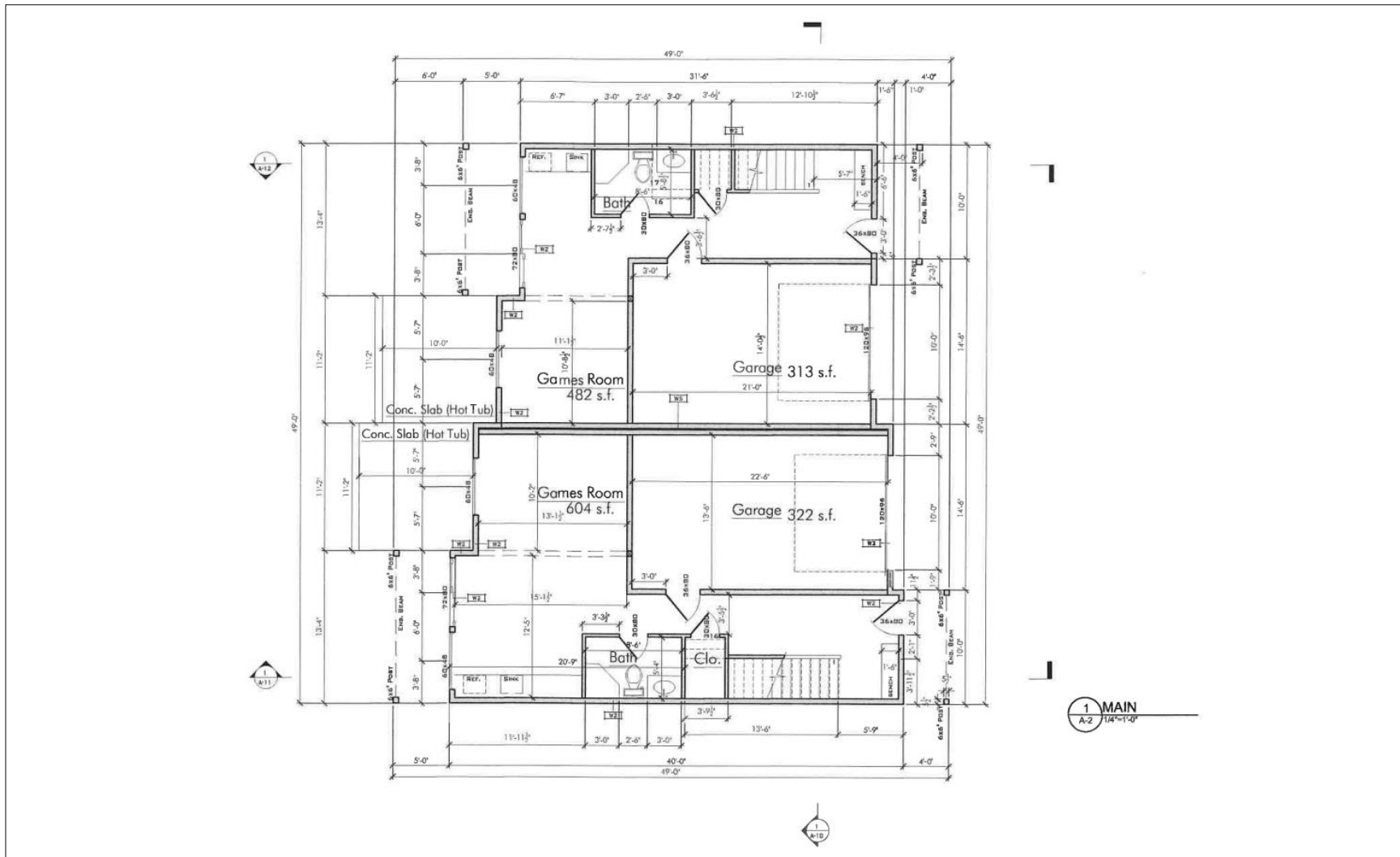
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## Schedule 'G'



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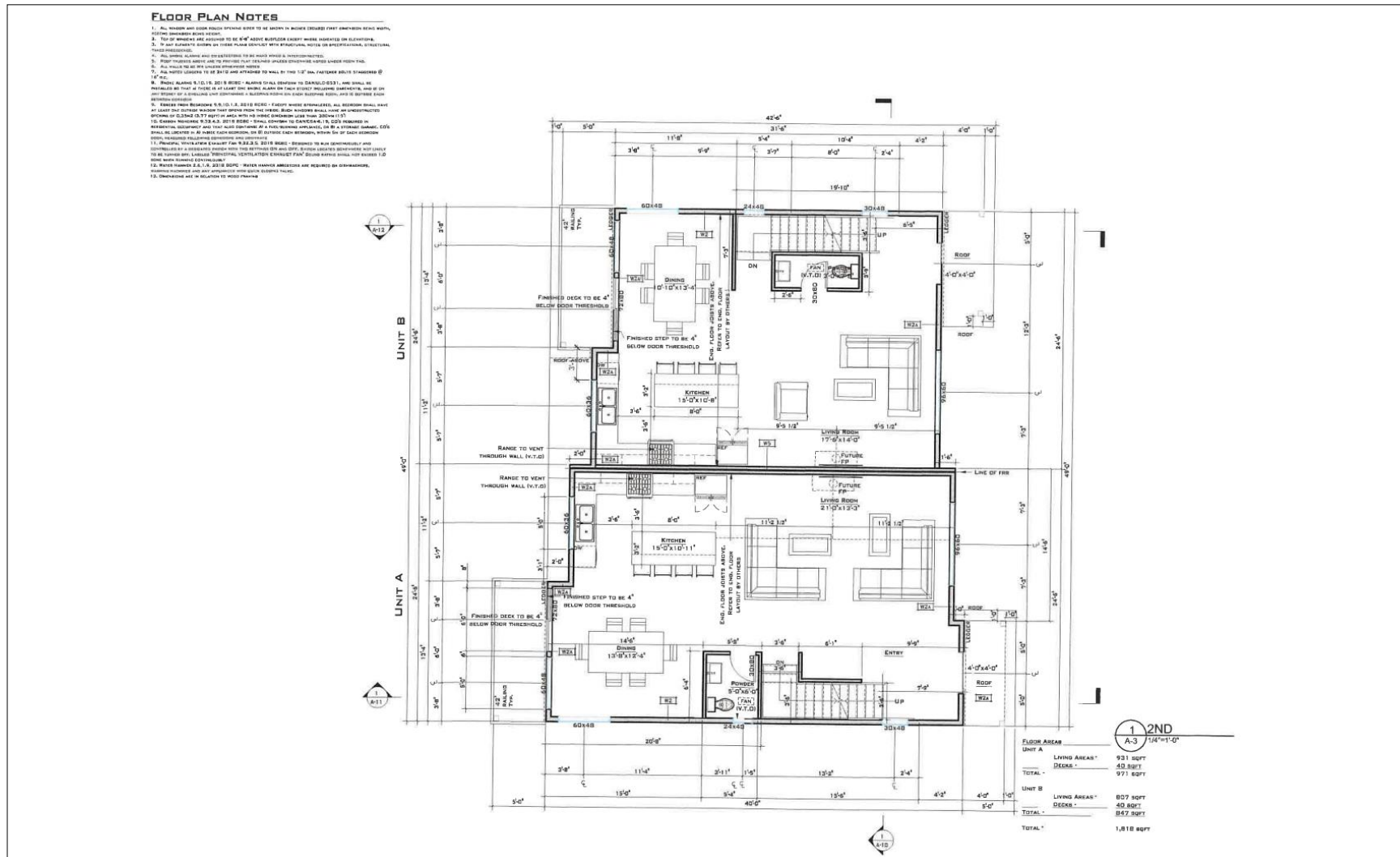
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### Schedule 'H'



# Regional District of Okanagan-Similkameen

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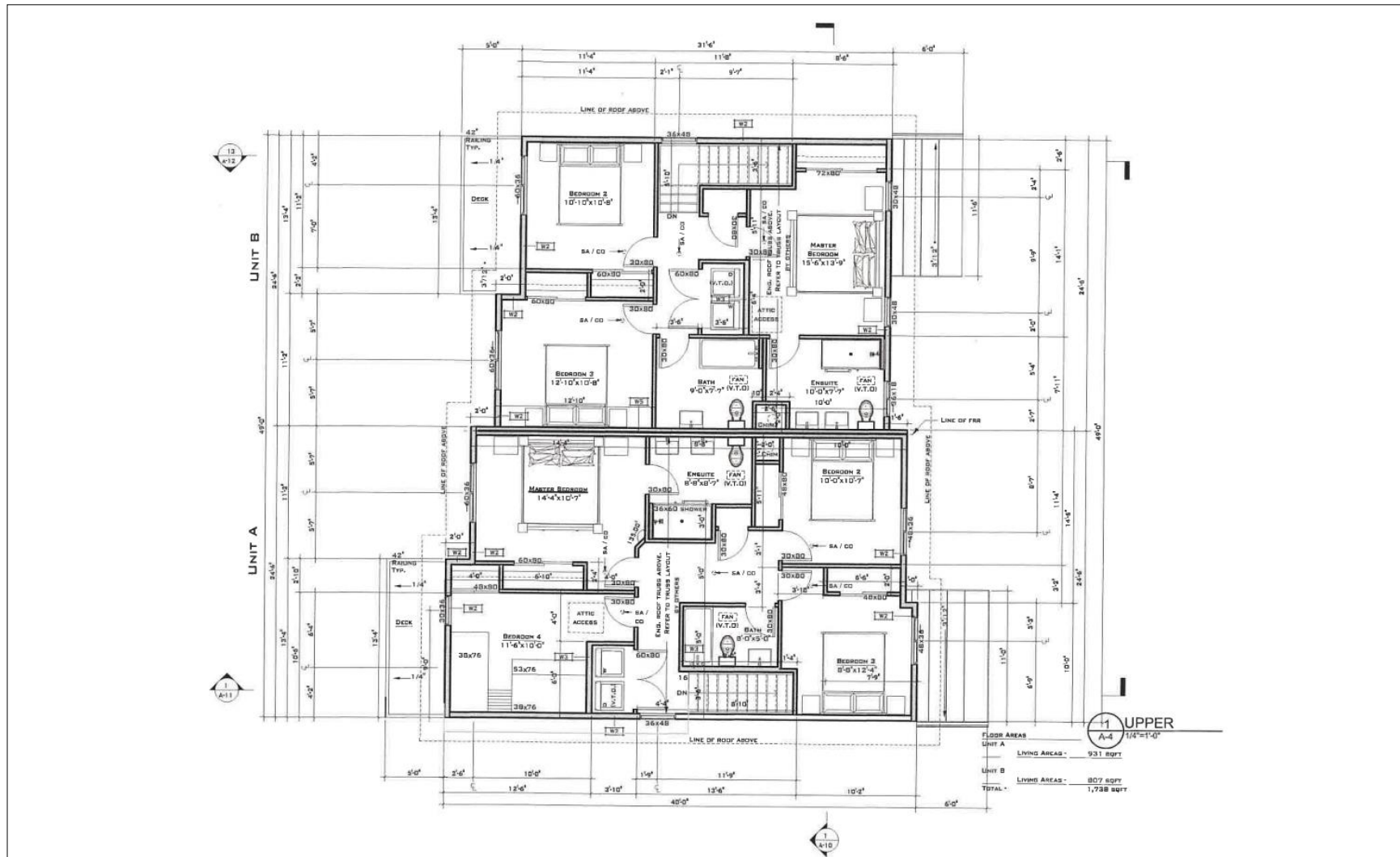
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## Schedule '1'



# Regional District of Okanagan-Similkameen

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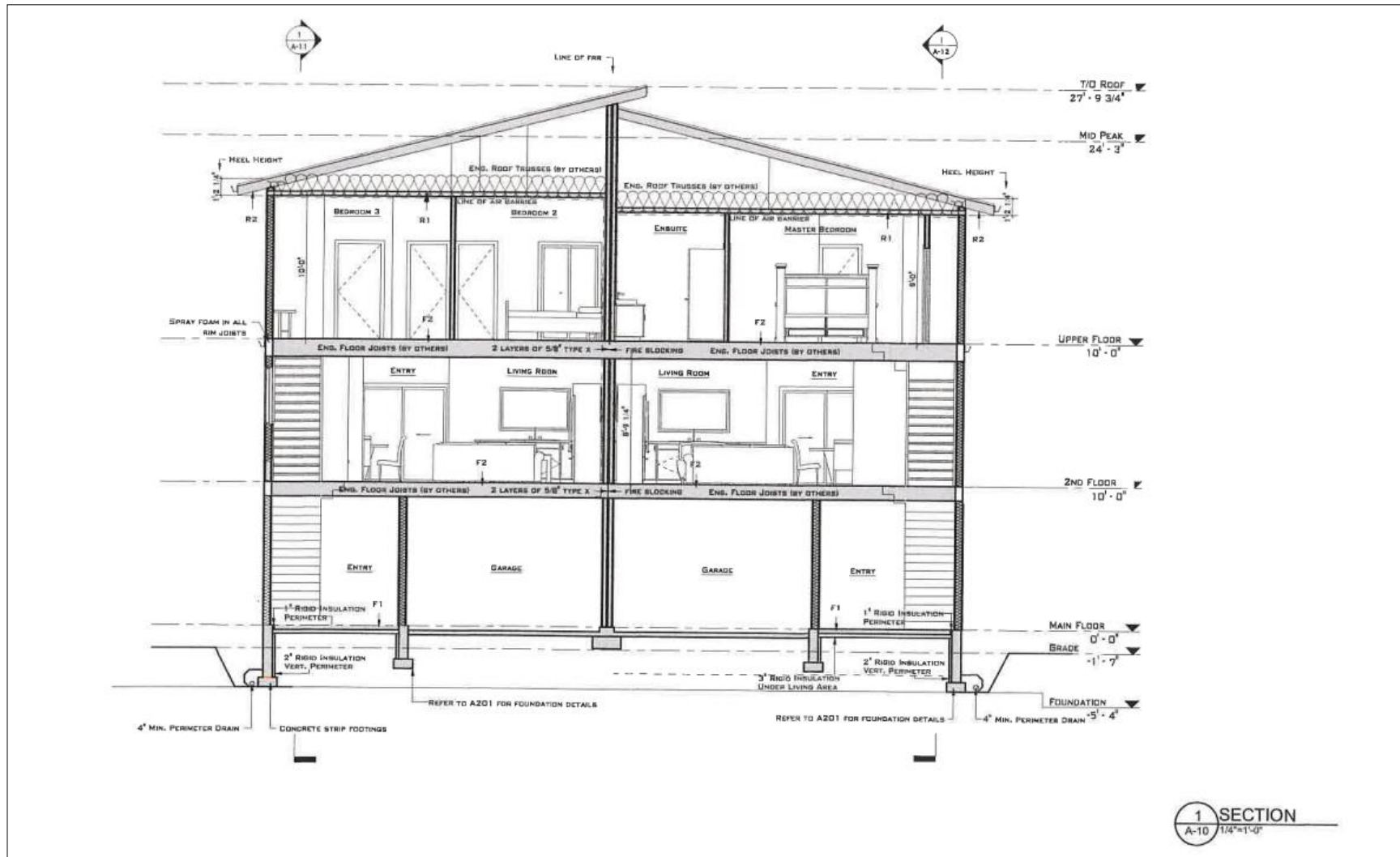
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## Schedule 'J'



1 SECTION  
A-10 1/4"=1'-0"

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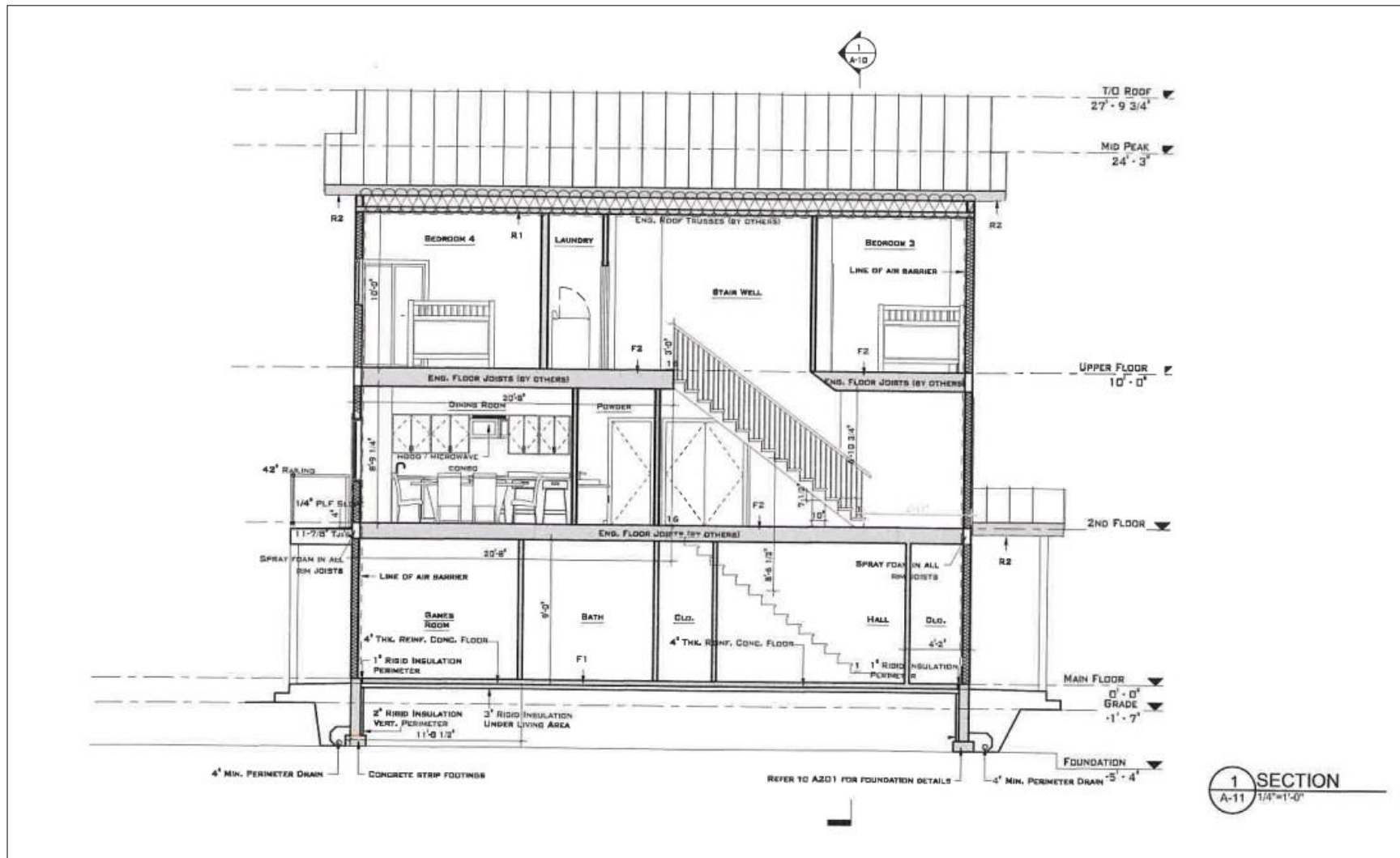
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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## Schedule 'K'





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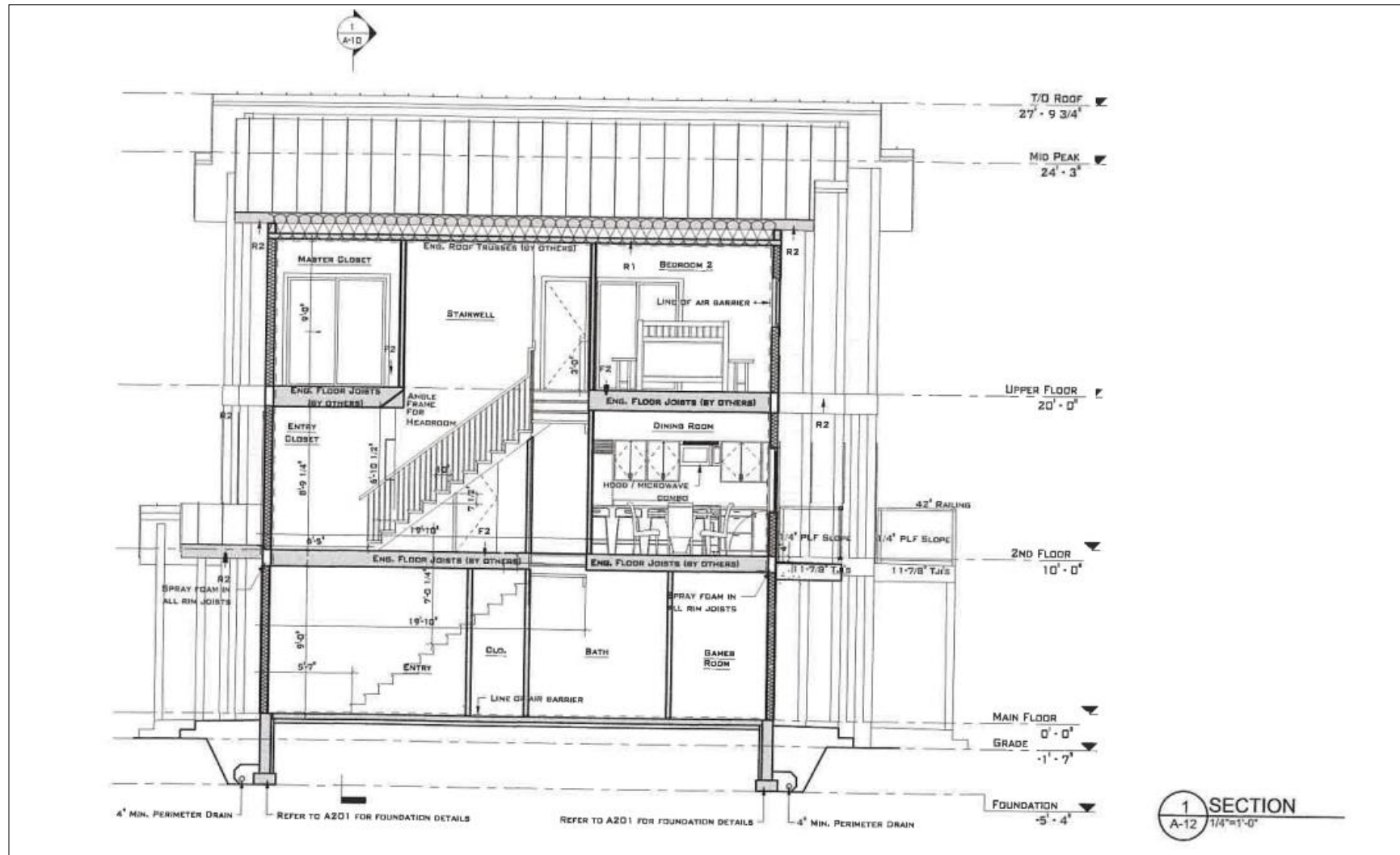
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## Schedule 'L'



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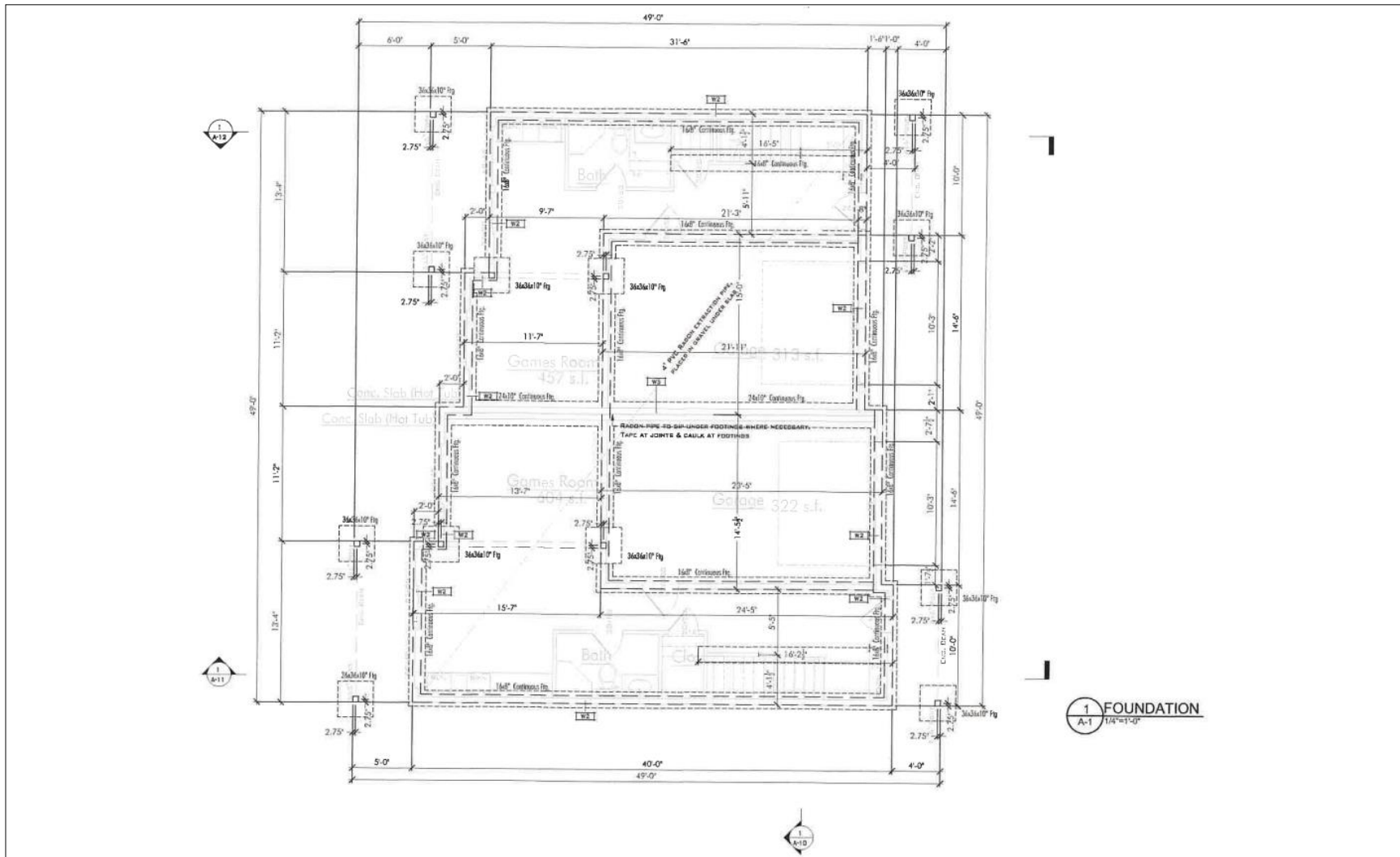
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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## Schedule 'M'





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## Schedule 'N'

