

# Development Variance Permit

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FILE NO.: I2024.013-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', '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: Strata Lot 5, District Lot 395S, SDYD, Strata Plan KAS3172, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

Civic Address: 195 Snow Mountain Place

Parcel Identifier (PID): 026-963-809 Folio: I-02807.858

## CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variance to the Okanagan Valley Zoning Bylaw No. 2800, 2022, in the Regional District of Okanagan-Similkameen:

- a) 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: 1.926 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
J. Zaffino, Chief Administrative Officer

# Regional District of Okanagan-Similkameen

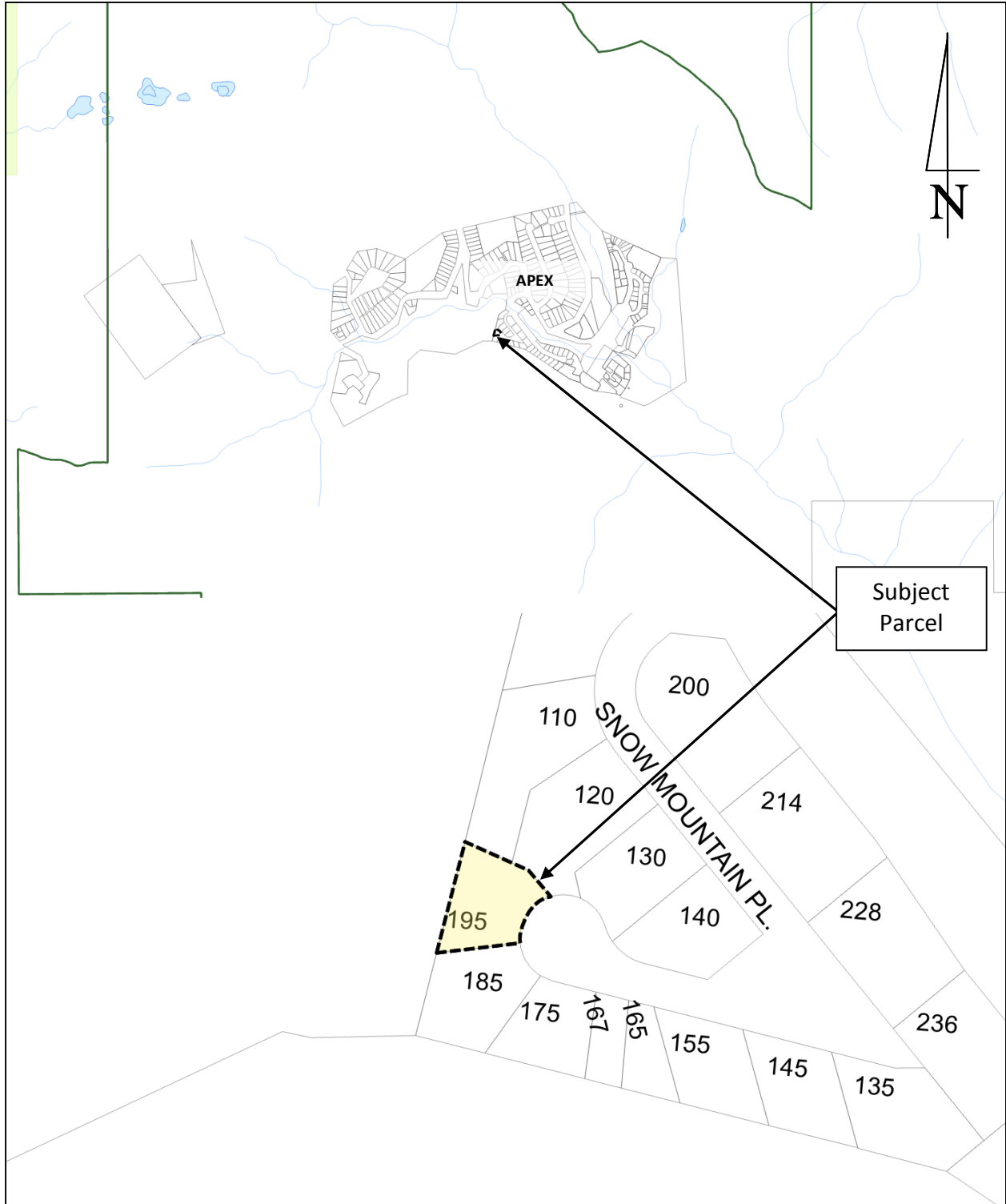
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



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Schedule 'A'





# Regional District of Okanagan-Similkameen

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

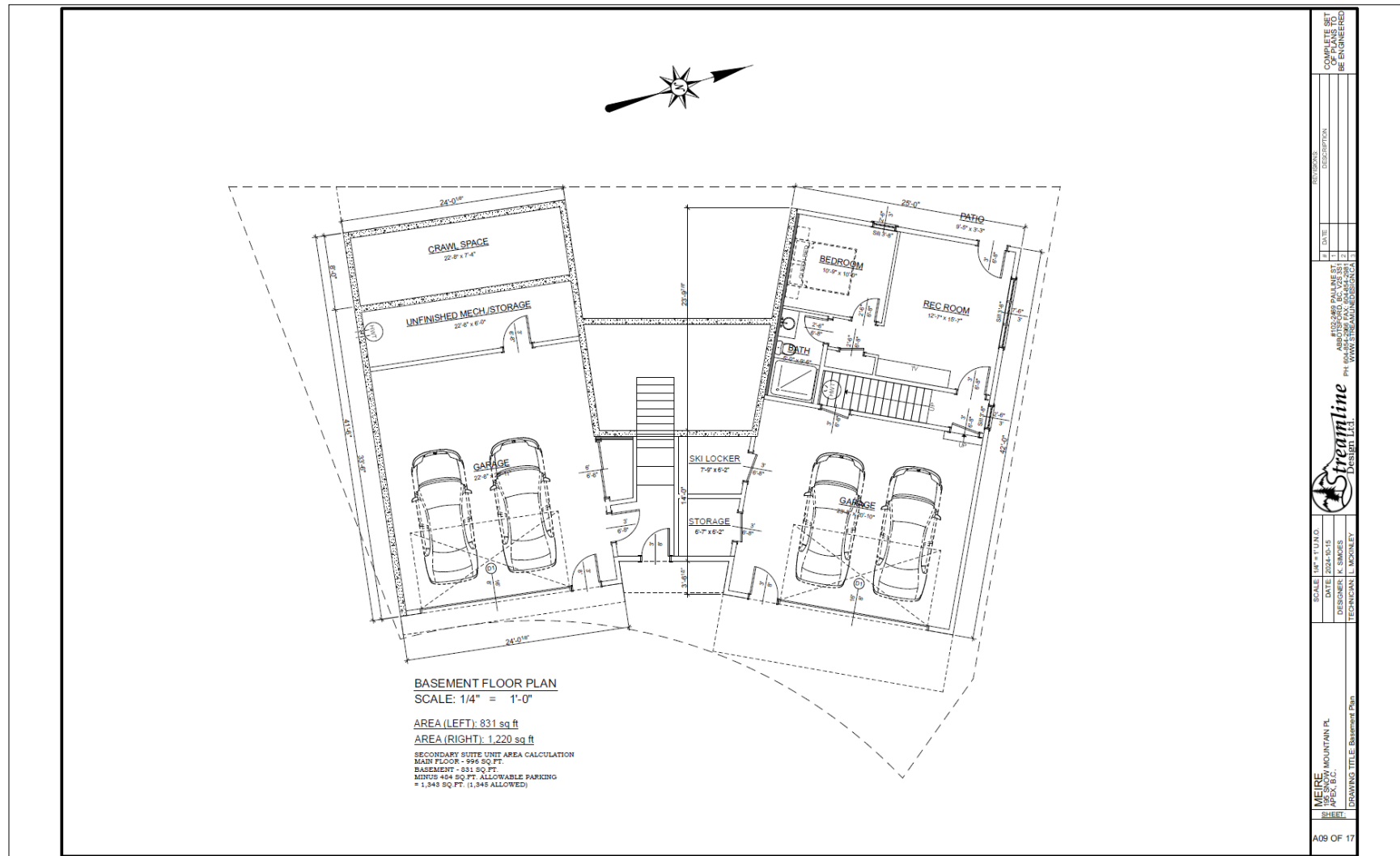
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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## Schedule 'C'



# Regional District of Okanagan-Similkameen

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

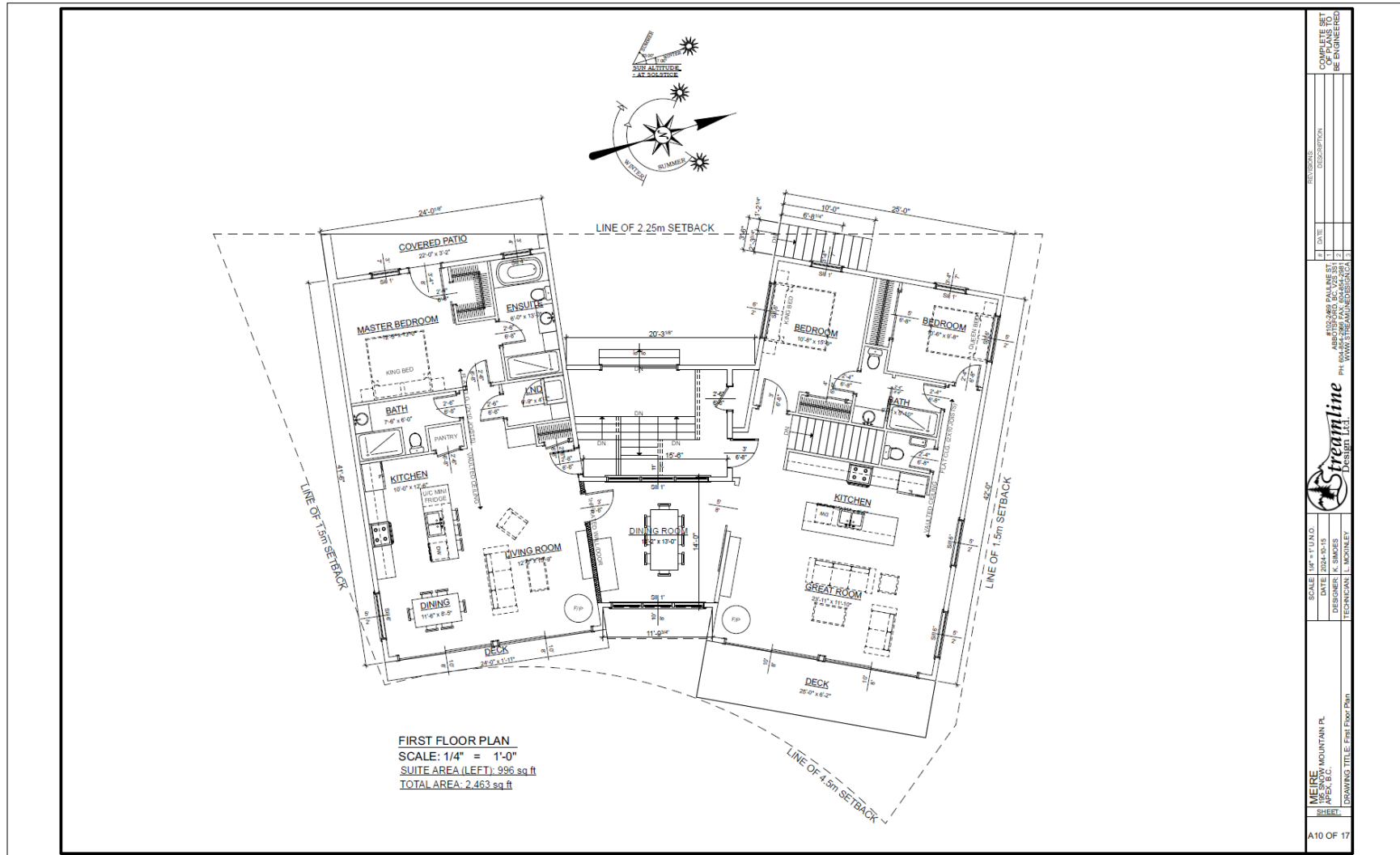
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## Schedule 'D'



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## Schedule 'E'

The architectural drawings show the East Elevation and a 3D perspective of a two-story house. The house features a brick base, a central entrance, and two large gabled sections with high windows. The drawings include level markers for the first floor and basement, and a line of average grade. The scale for the 2D elevation is 1/4" = 1'-0".

**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**EAST ELEVATION (3D)**  
NOT TO SCALE

|                 |                               |                   |            |                 |           |
|-----------------|-------------------------------|-------------------|------------|-----------------|-----------|
| <b>SCALE</b>    | 1/4" = 1'-0"                  | <b>DATE</b>       | 2024.03.13 | <b>DESIGNER</b> | K. SIMONS |
| <b>DESIGNER</b> | K. SIMONS                     | <b>TECHNICIAN</b> | L. MONLEY  |                 |           |
| <b>PROJECT</b>  | MOUNTAIN PLAZA, PENTICTON, BC |                   |            |                 |           |
| <b>SHEET</b>    | DRAWING TITLE: East Elevation |                   |            |                 |           |
| <b>NO.</b>      | A04 OF 17                     |                   |            |                 |           |





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## Schedule 'G'

