

# Development Variance Permit

FILE NO.: D2024.034-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' and 'B', 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 O, Plan KAP1501	, District Lot 374, SDYD
Civic Address:	1205 Maple Street, Okanagan Falls	
Parcel Identifier (PID):	011-518-227	Folio: D-00835.000

#### CONDITIONS OF DEVELOPMENT

- 6. The land specified in Section 5 may be developed in accordance with the following variances to the Subdivision and Development Servicing Bylaw No. 2900, 2024, in the Regional District of Okanagan-Similkameen:
  - a) The underground wiring services regulation as prescribed in Section 4.4.2 is varied by waiving the requirement for underground pre-ducting along the frontage of the parcel.

#### **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

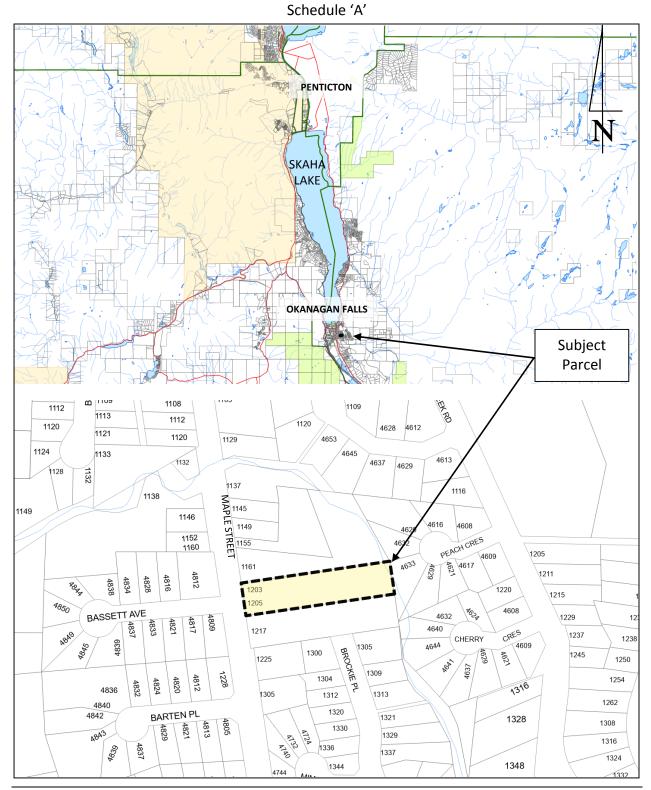
## Regional District of Okanagan-Similkameen

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



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### Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9 Telephone: 250-492-0237 Email: <u>info@rdos.bc.ca</u>

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14 PLAN 16460 1 PLAN 5991 ELECTRICAL, COMMUNICATIONS AND GAS CONNECTION TO HOUSE B WILL NEED A  $(\mathbf{N})$ STATUTORY RIGHT OF WAY, (TO BE CONFIRMED WITH UTILITY PROVIDER). SRW PLAN A14027 13 COVERED ENTRY DECK PLAN 16460 0.81 HOUSE (A) PROPOSED LOT 2 2.85 ±0.35ha USABLE AREA: ±1257 m<sup>2</sup> OVERHEAD (SIDING) b 63 HOUSE (B) PROPOSED ELECTRICAL 0 8 LOT O (FOUNDATION) LOT 1 PLAN 1501 DEC 532 m<sup>2</sup> USABLE AREA: 200 m<sup>2</sup> 10.64 27.02 aa\*30'09" SHED (NO FOUNDATION) NOTES Final lot dim sions to be determined by final legal survey. Field surey completed on 10m WIDE PANHANDLE July 8, 2024. Variance application for house A has already been completed and is on file at the Ministry of Transportation Office LEGEND Charges on title include: Statutory Right of Way #R15034 (RDOS) and #CA4937487 Setbacks (FortisBC) А Communications Underground PLAN 21054 Zoning: Low density residential (LR). Power Underground Natural Gas Pipe Utilities have been located by help of the owner and are shown approximately Sanitary Sewer Pipe McElhanney and Associates Land Surveying are not responsible nor liable for the location of any underground utilities. Water Pipe DATUM Power Pole NAD 83 (CSRS) 2002 0 0 m 30 Grid bearings and UTM coordinates are derived from autonomous GNSS observations 2 Aug. 22, 2024 Larger Panhandle MP LB processed using Natural Resource Canada's Precise Point Positioning Service and are 1 Aug. 13, 2024 0 July 12, 2024 MP LB Updated Utilities & Boundarie referred to the central meridian of UTM Zone 11. SCALE 1:400 KA LB Plan Issued This plan shows ground measured distances. The line-work contained within the digita DRAF APRV UNLESS OTHERWISE NOTED REV DATE DESCRIPTION CAD version of this drawing is at grid. To compute grid level distances, multiply ground Original Drawing Size: (279mm x 432mm) distances by the Combined Scale Factor of 0.999973 REVISIONS This drawing and design is the property of McElhanney and shall not be used, reused or reproduced without the consent of McElhanney. McElhanney will not be held responsible for the improper or MICHAEL RUPERT unauthorized used of this drawing and design. UCAS REED This drawing and design has been prepared for the client identified, to meet the standards and requirements of the applicable public agencies at the time of preparation. McElhanney, its McElhannev employees, subconsultants and agents will not be liable for any losses or other consequences resulting from the use or reliance upon, or any changes made to, this drawing, by any third party, including contractors, suppliers, consultants and stakeholders, or their employees or agents, without the state of the sta 290 Nanaimo Ave. W, PROPOSED SUBDIVISION OF McElhanney's prior written consent. Penticton, BC LOT O DISTRICT LOT 374 SDYD PLAN 1501 V2A 1N5 Information on existing underground facilities may not be complete or accurate. McElhanney, it's employees and directors are not responsible nor liable for the location of any underground condults, pipes, cables or other facilities whether shown or omitted from this plan. Prior to construction, contractor shall expose locations of all existing facilities by hand digging or hydrovac and advise the T 250 492 7399 1205 MAPLE STREET, OKANAGAN FALLS, BC PLAN ID.: 4101-00-V-SUBP\_R3 engineer of potential conflicts.



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#### Schedule 'B'