



Development Variance Permit

FILE NO.: A2021.008-DVP

Owner: Leah and Todd Lewendon

Agent: n/a

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', 'F', 'G', and 'H' 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 1, Plan KAP68257, District Lot 2450s, SDYD

Civic Address: 17857 87th Street

Parcel Identifier (PID): 024-930-491 Folio: A-05923.010

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "A" Zoning Bylaw No. 2451, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum front parcel line setback for an accessory building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(b)(i), is varied:
 - i) from: 7.5 metres
 - to: 3.05 metres to the outermost projection as shown on Schedule 'B' and 'C'.

- b) the maximum building for an accessory building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.7(b), is varied:
 - i) from: 4.5 metres
 - to: 9.4 metres to the outermost projection as shown on Schedule 'D', 'E', 'F' and 'G'.
- c) Section 7.13.3 is varied by allowing an accessory building containing a deck within the Residential Single Family One (RS1) zone.

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 _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

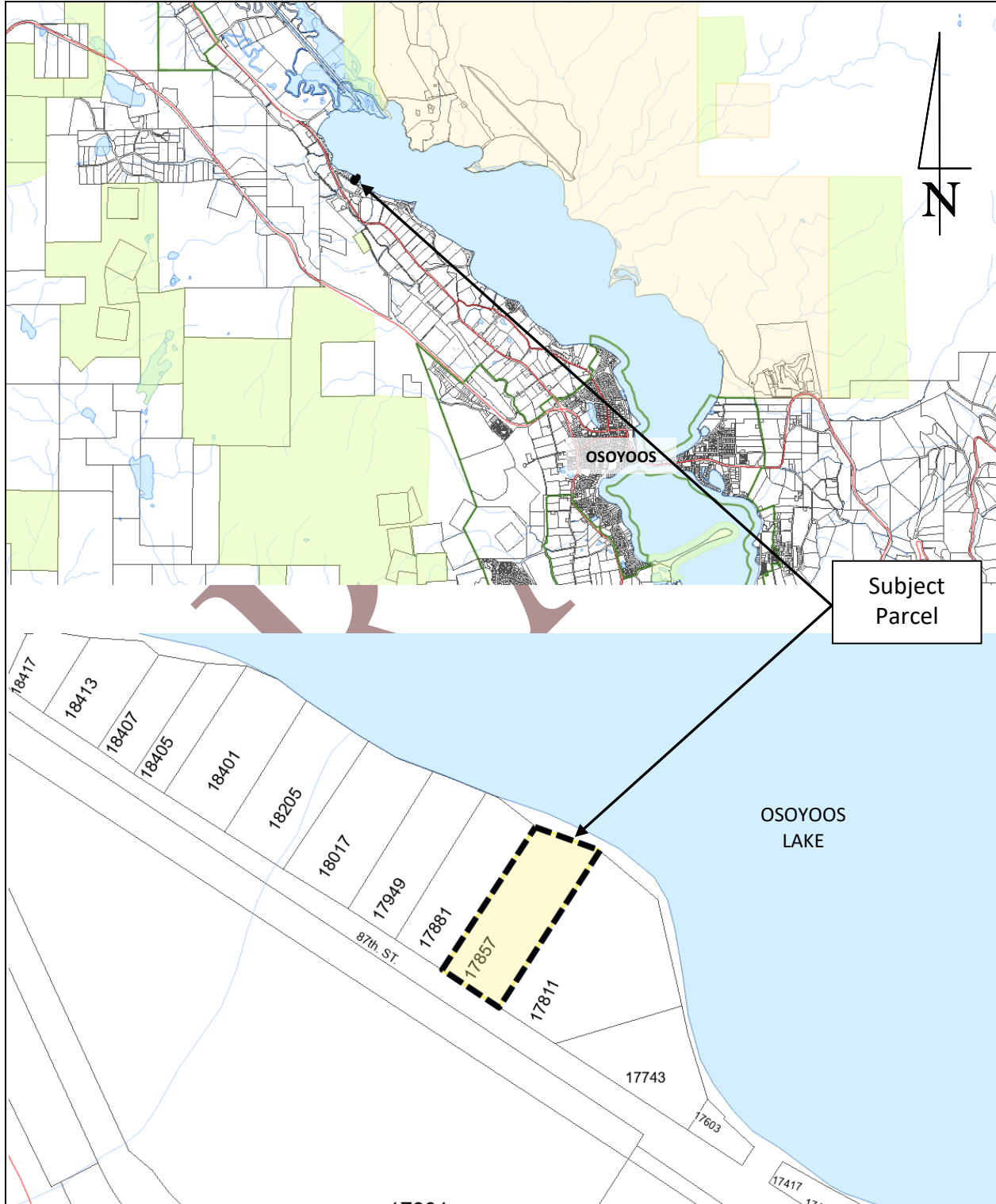
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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File No. A2021.008-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

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Schedule 'B'

RDOS 'W' & 'V'	
GROUND SNOW LOADS (Elevation)	
- 303 meters (1,649ft)	-20pt
501 - 950m (2,461ft)	-42pt
701 - 1000m (3,281ft)	-64pt
+1000m (+3,281ft)	-86pt
ENERGY EFFICIENCY	
RDOS 'W' & 'V' - Valley 3,200 degree slope	
(251m to 500m) (823ft to 1,640ft)	-ZONE 9
RDOS 'W' & 'V' - Mountain 3,900 degree slope	
(201m to 700m) (661ft to 2,297ft)	-ZONE 9
RDOS 'W' & 'V' - Mountain 4,400 degree slope	
(191m to 1,000m) (625ft to 3,281ft)	-ZONE 9
RDOS 'W' & 'V' - Mountain 4,900 degree slope	
(+ 1,000m) (+3,281ft)	-ZONE 9
RDOS 'W' & 'V'	Use Above
KEREHEDICAPETON (BIG)	
RDOS 'W'	4,200 - 4,700 degree slope
Protection	-ZONE 9
GROUND SNOW LOADS (Elevation)	
up to 250 meters (2,794ft)	-42pt
251 - 400 meters (3,114ft)	-64pt
401 - 1,000 meters (3,281ft)	-86pt
Actual Site Elevation = -150R (-393.5m)	
Riparian Issues	No > 50m
Proclamation Issues	No > Garage

LEGAL DESCRIPTION
 Lot 1 Plan: KAP68257
 DL 2450s S.D.Y.D.

11.0 LOW DENSITY RESIDENTIAL

11.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)

11.1.1 Permitted Uses:
 Principal Uses:
 a) Single detached dwellings;
 Secondary Uses:
 ii) accessory dwelling, subject to Section 7.11.1.1.1.1.1
 iii) secondary suites, subject to Section 7.12;
 iv) home occupations, subject to Section 7.12;
 v) food and beverage operations, subject to Section 7.12;
 vi) accessory buildings and structures.

11.1.2 Site Specific Residential Single Family One (RS1) Provisions:
 a) see Section 17.8

11.1.3 Minimum Parcel Size:
 a) 505 m², subject to zoning requirements

11.1.4 Minimum Parcel Width:
 a) 30.0 metres

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:
 a) one (1) principal dwelling unit, and
 b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:
 a) Principal buildings:
 i) Front parcel line: **Variance Req'd** 7.5 metres;
 ii) Rear parcel line: 7.5 metres;
 iii) Interior side parcel line: 1.0 metres;
 iv) Exterior side parcel line: 4.5 metres;
 b) Accessory buildings and structures:
 i) Front parcel line: 7.5 metres;
 ii) Rear parcel line: 1.0 metres;
 iii) Interior side parcel line: 1.0 metres;
 iv) Exterior side parcel line: 4.5 metres.

11.1.7 Maximum Height:
 a) No building shall exceed a height of 10.0 metres;
 b) No accessory building or structure shall exceed a height of 4.0 metres. **Variance Req'd**

11.1.8 Maximum Parcel Coverage:
 a) 35%

11.1.9 Minimum Building Width:
 a) Dwelling Units: 3.0 metres, as originally designed and constructed.

These Plans only for use at:
LENENDON GARAGE
(Variance Front Setback and Height)
17857 - 87th Street
Osoyoos, BC (RDOS 'A')

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Regional District of Okanagan-Similkameen

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

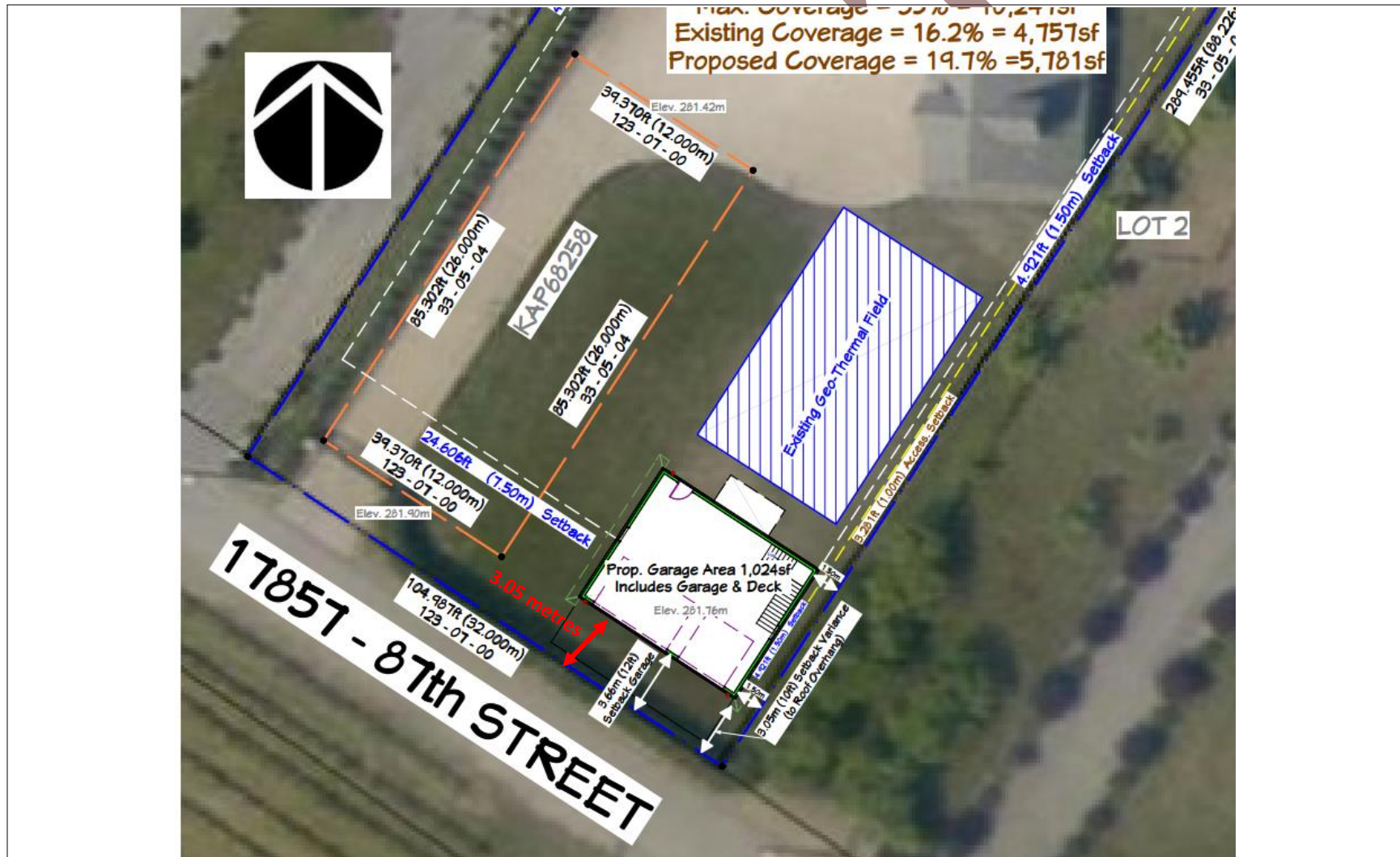
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Schedule 'C'



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Schedule 'D'



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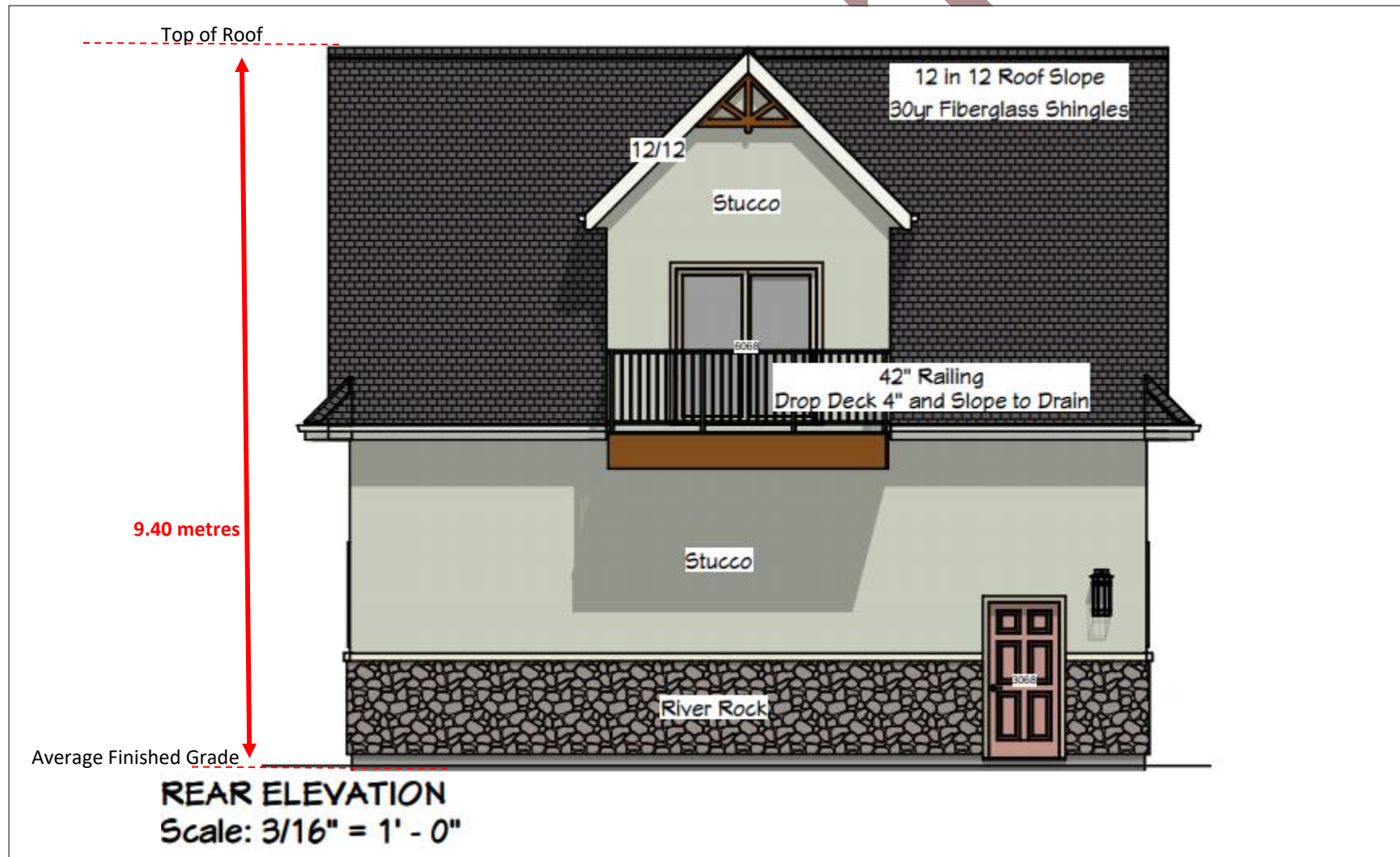
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Schedule 'E'



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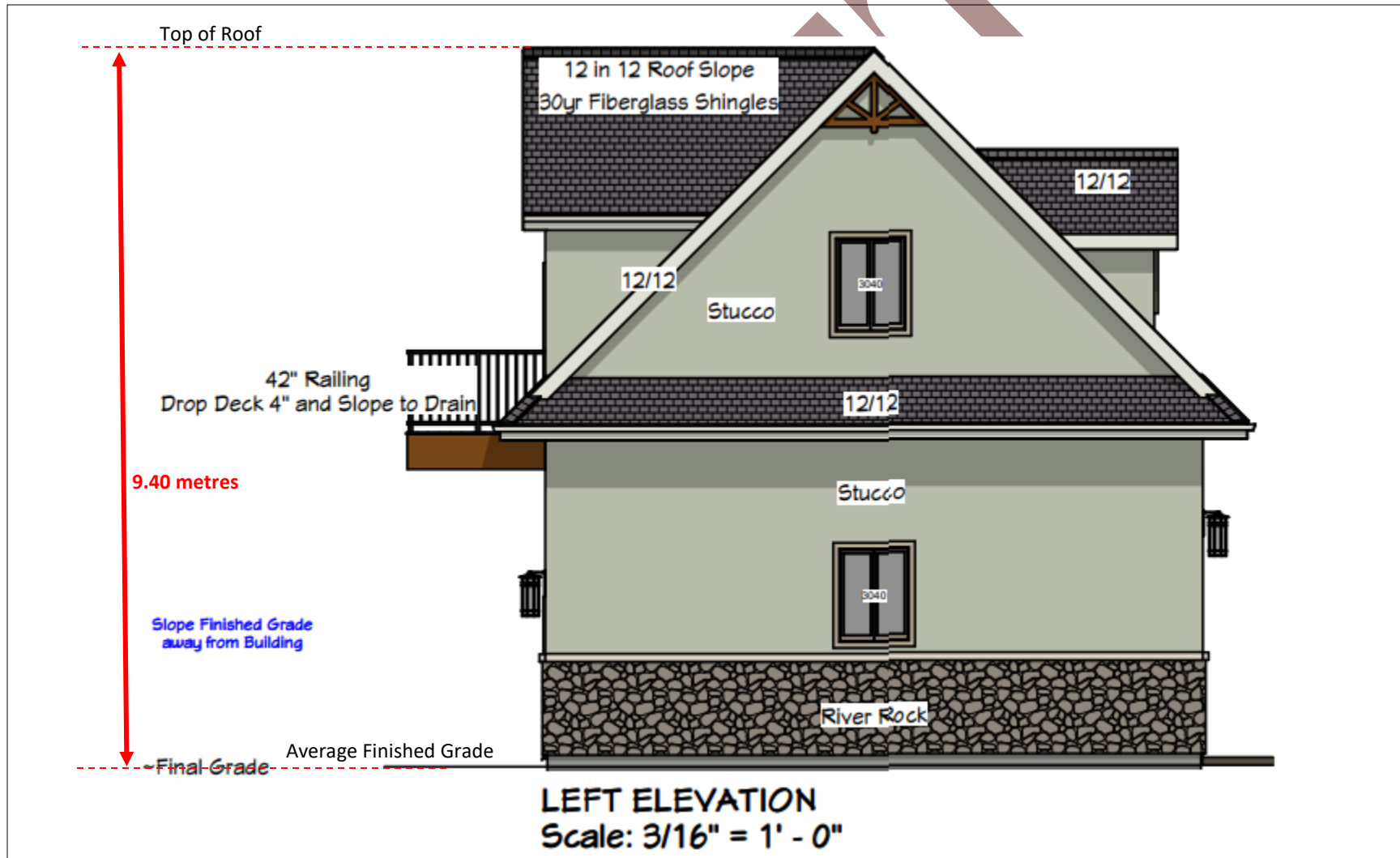
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Schedule 'F'



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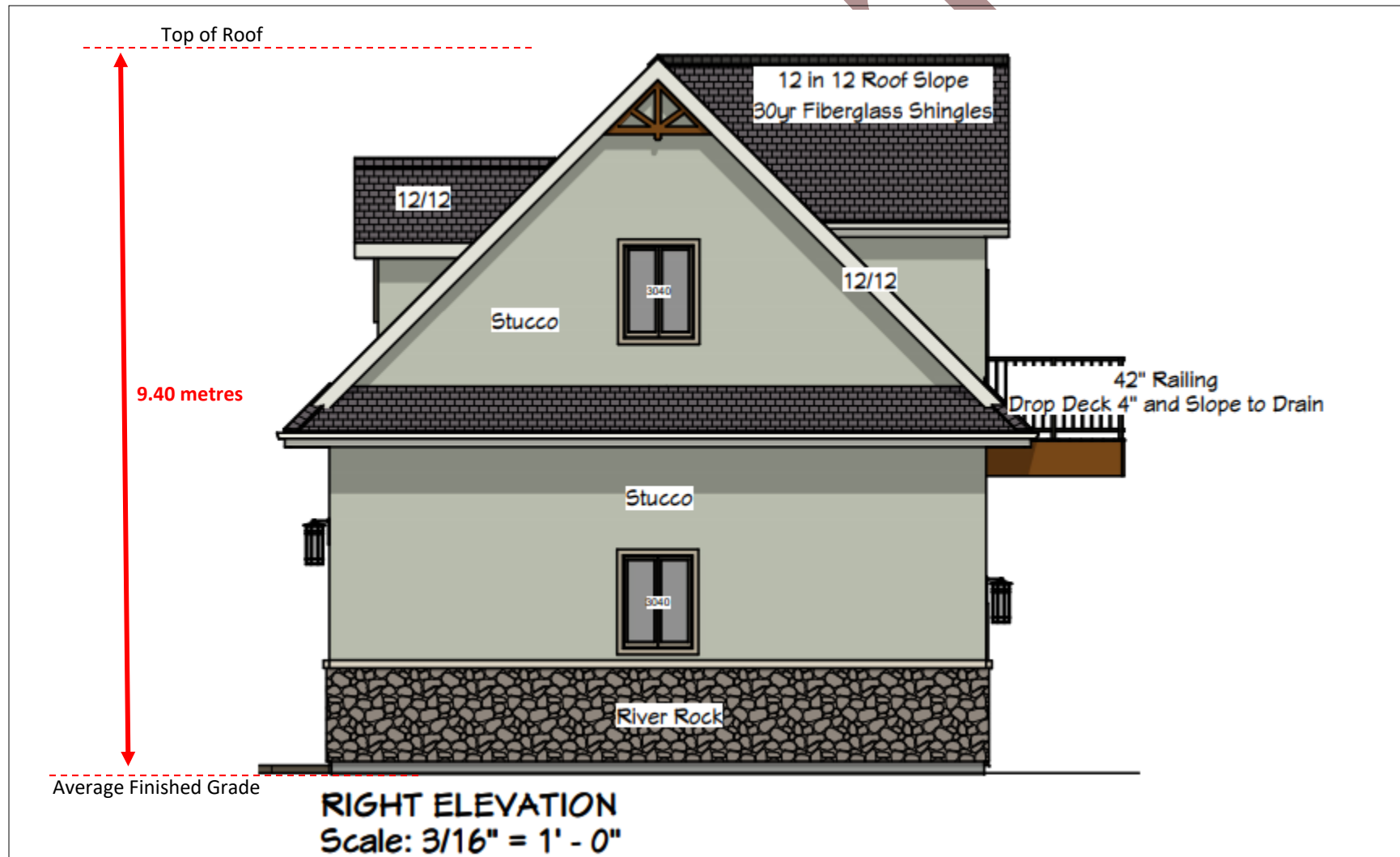
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Schedule 'G'



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Schedule 'H'

