

Development Variance Permit

FILE NO.: D2021.012-DVP

Owner: Ryan Kononoff (Clearbridge Holdings LTD)
Unit 203 – 2006 Gladys Ave
Abbotsford, BC V0H 1R4

Agent: Braiden Konoff

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', 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 1, Plan KAS2687 DL 2883S, SDYD; &
Strata Lot 2, Plan KAS2687 DL 2883S, SDYD

Civic Address: Unit 102 850 Railway Lane; &
Unit 103 850 Railway Lane

Parcel Identifier (PID): 026-013-720; & 026-013-738 Folio: D-00999.800

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2455, 2008, in the Regional District of Okanagan-Similkameen:

- a) the minimum area of amenity space per dwelling unit in the Okanagan Falls Town Centre (OFTC) Zone, as prescribed in Section 13.1.10(a), is varied:
 - i) from: 10.0 m²
 - to: 8.2 m² 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 _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

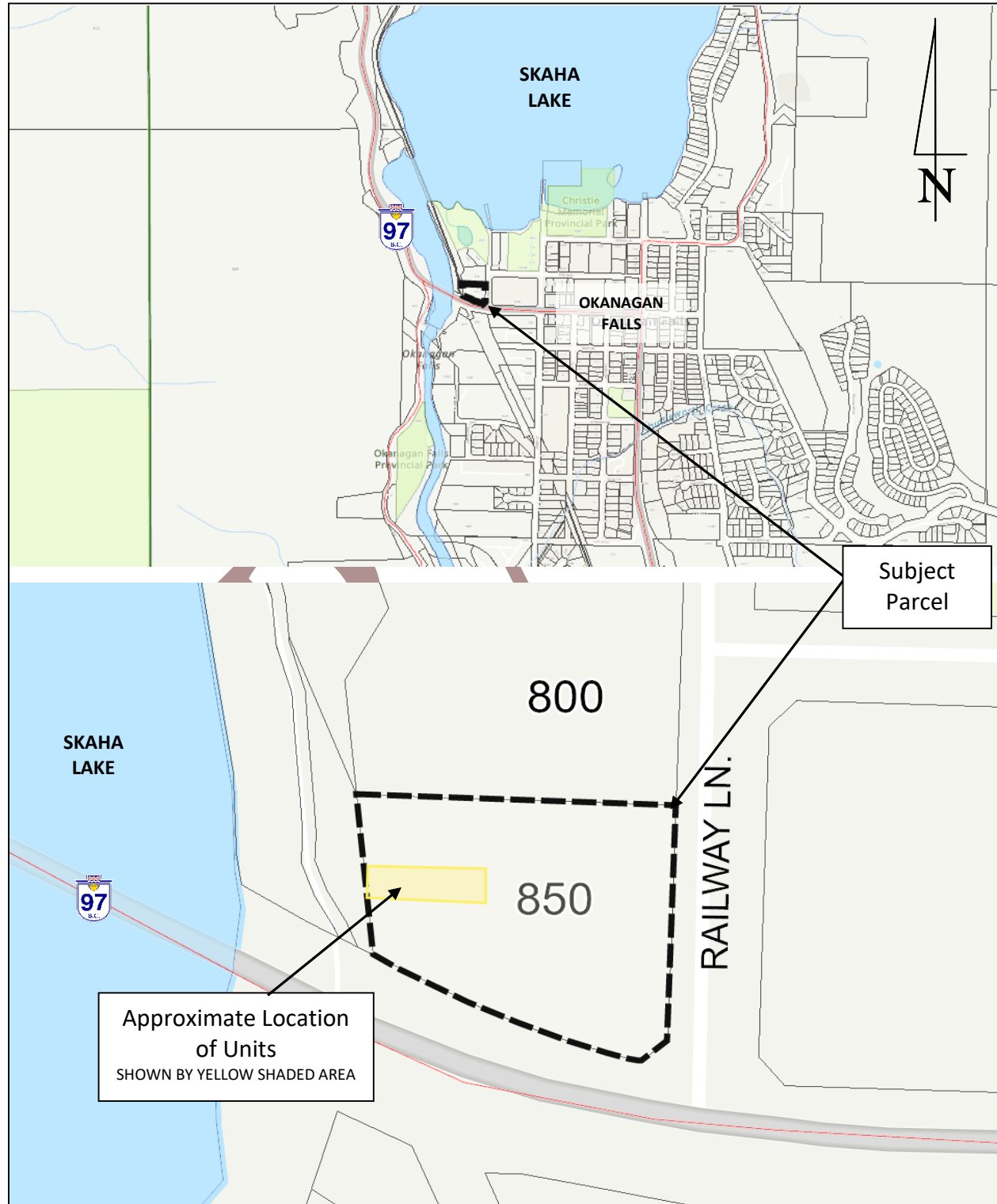
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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Schedule 'A'



Regional District of Okanagan-Similkameen

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

Telephone: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'B'

850 RAILWAY LANE APARTMENT CONVERSION ISSUED FOR PRICING

JAN 27, 2021



EXISTING BUILDING (SOUTH EXPOSURE)
SCALE: 1/8" = 1'-0"

BUILDING INFORMATION	
CIVIC ADDRESS	850 RAILWAY LANE, OK FALLS, BC
LEGAL ADDRESS	Plan: KAS2687, District Lot 28835
ZONING	OKANAGAN FALLS TOWN CENTRE ZONE (OFTC)
BUILDING DESCRIPTION	3 STOREY MIXED USE (CURRENTLY COMMERCIAL MAIN FLOOR, RESIDENTIAL TWO UPPER FLOORS)
CONSTRUCTION	NON-COMBUSTIBLE
SPRINKLERED	NON-SPRINKLERED



LOCATION MAP AND SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION:

THE PROJECT INCLUDES THE RENOVATION OF THE TWO WESTERNMOST COMMERCIAL SUITES ON THE MAIN FLOOR. THE COMMERCIAL UNITS WILL BE CONVERTED INTO FIVE (5) RESIDENTIAL UNITS TO BE INCLUDED INTO THE EXISTING BUILDING STRATA.

PARKING NOTES:

1.75 SPOTS/UNIT X 5 UNITS = 9 PARKING SPOTS
9 PARKING SPOTS ARE AVAILABLE FOR DEDICATION TO THESE 5 RESIDENTIAL UNITS.

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DRAFT VERSION – 2021-02-26

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