

# Development Variance Permit

FILE NO.: E2026.002-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', '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: Lot 21, Plan KAP3889, District Lot 211, SDYD  
Civic Address: 4535 Mill Road, Naramata  
Parcel Identifier (PID): 010-694-463 Folio: E-022882.000

## 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 minimum front parcel line setback for a principal building in the Low Density Residential One (RS1) Zone, as prescribed in Section 16.1.5(a)(i), is varied:
    - i) from: 6.0 metres  
to: 1.98 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 \_\_\_\_\_, 2026.

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

# Regional District of Okanagan-Similkameen

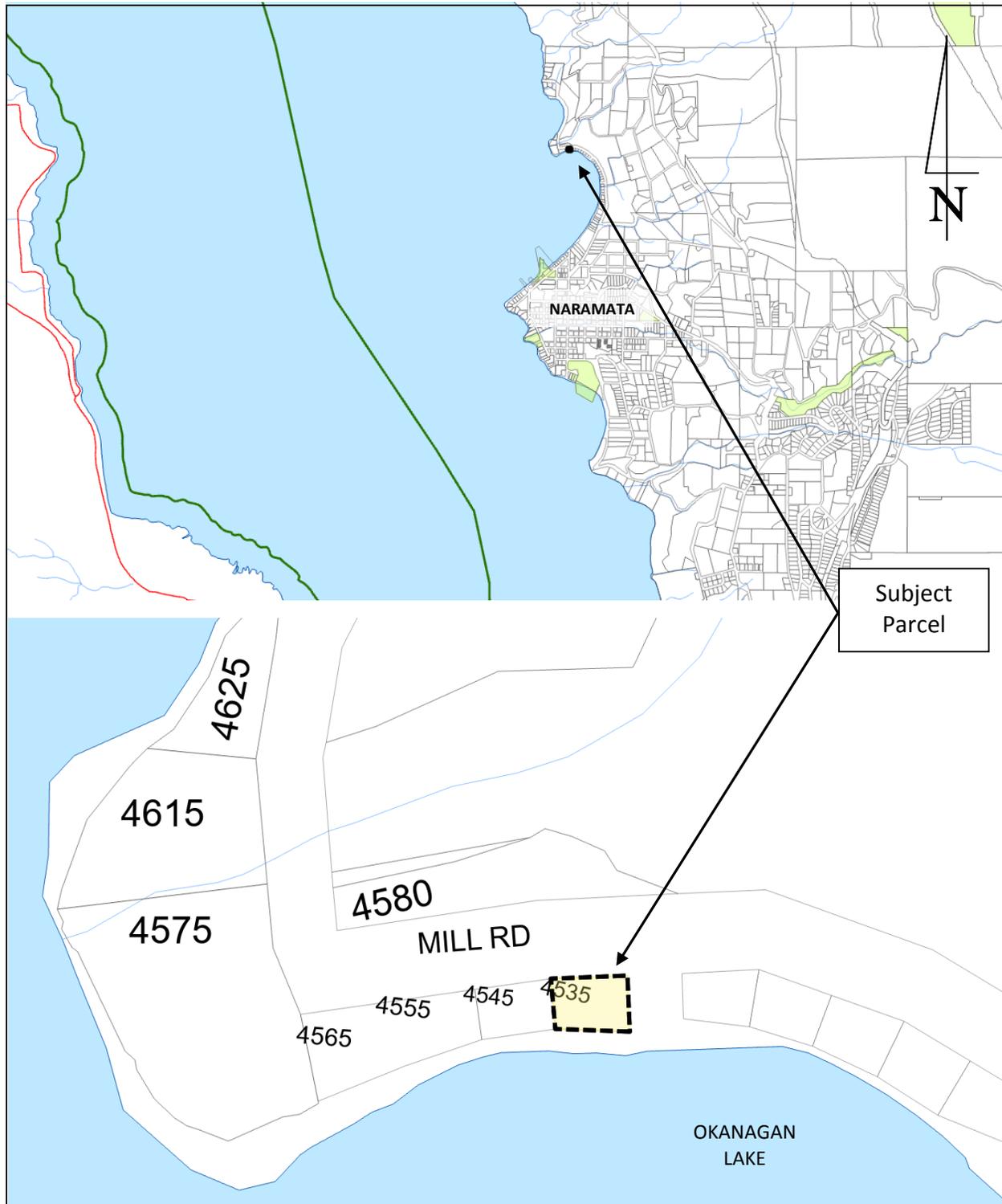
101 Martin St, Penticton, BC, V2A-5J9  
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



Development Variance Permit

File No. E2026.002-DVP

Schedule 'A'



# Regional District of Okanagan-Similkameen

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

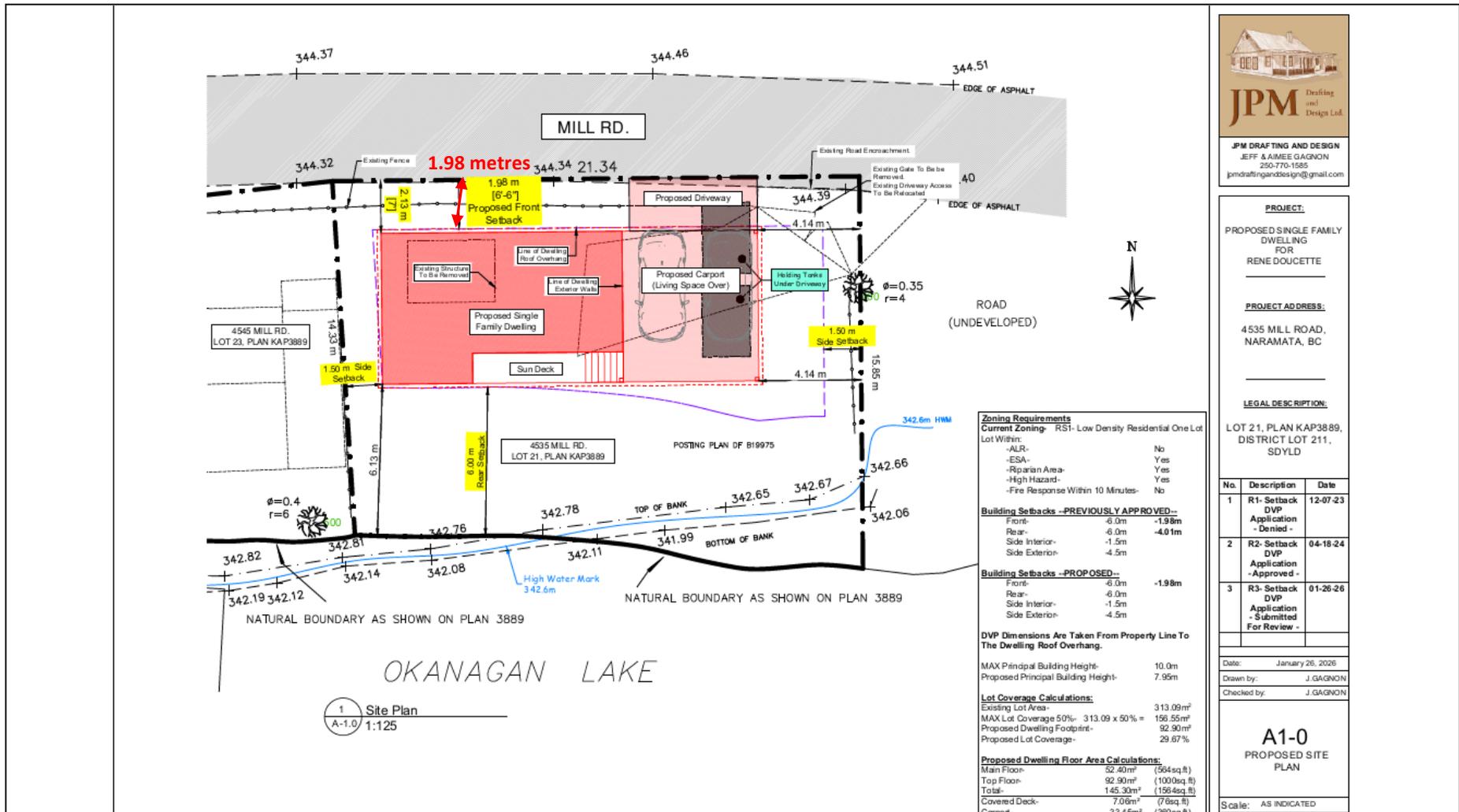
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



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## Schedule 'B'



# Regional District of Okanagan-Similkameen

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

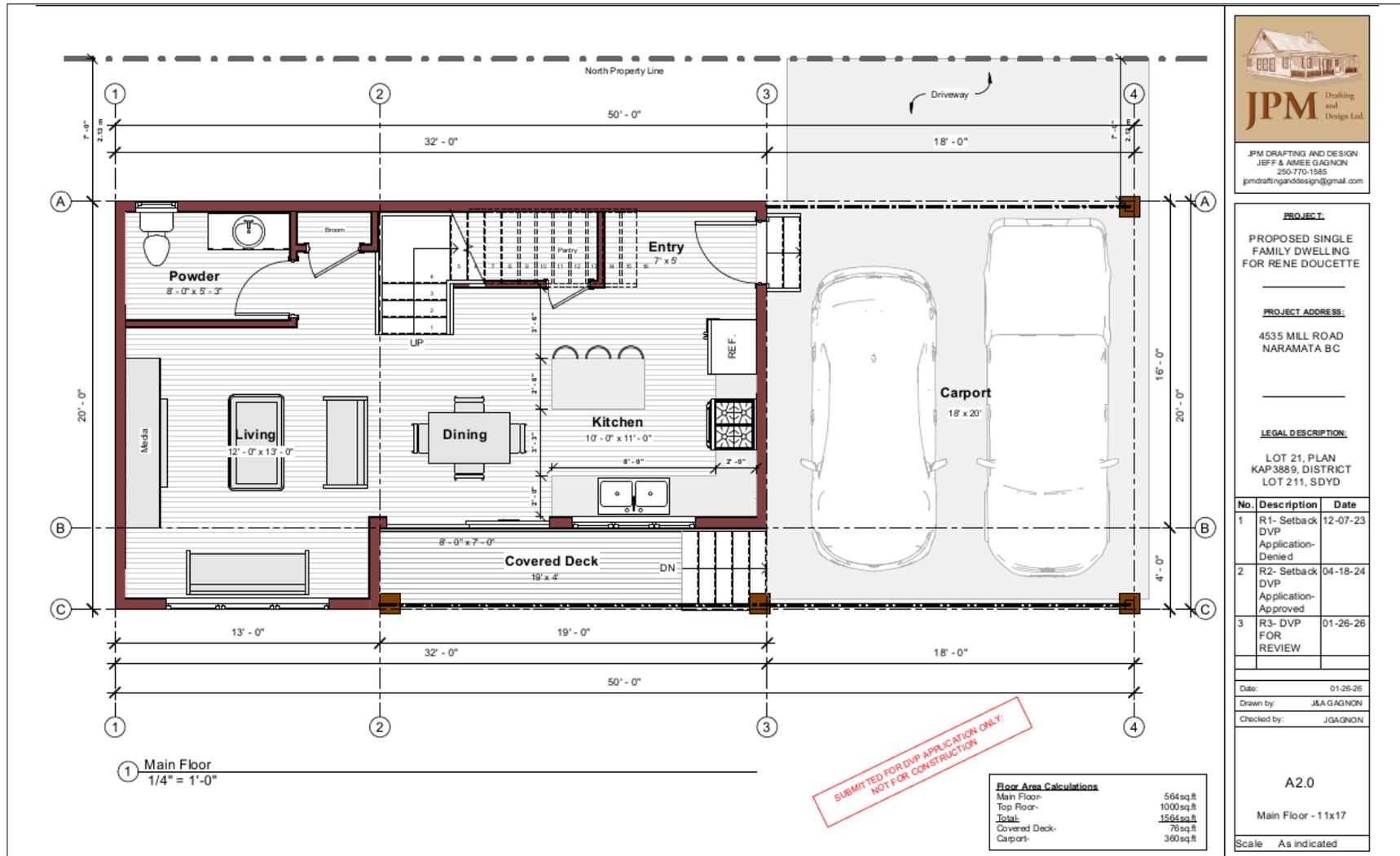
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

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Schedule 'C'



**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

**PROJECT ADDRESS:**  
4535 MILL ROAD  
NARAMATA BC

**LEGAL DESCRIPTION:**  
LOT 21, PLAN  
KAP3889, DISTRICT  
LOT 211, SDYD

| No. | Description                          | Date     |
|-----|--------------------------------------|----------|
| 1   | R1- Setback DVP Application-Denied   | 12-07-23 |
| 2   | R2- Setback DVP Application-Approved | 04-18-24 |
| 3   | R3- DVP FOR REVIEW                   | 01-26-26 |

Date: 01-26-26  
Drawn by: JSA GAGNON  
Checked by: JGAGNON

A2.0  
Main Floor - 11x17  
Scale As indicated

# Regional District of Okanagan-Similkameen

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

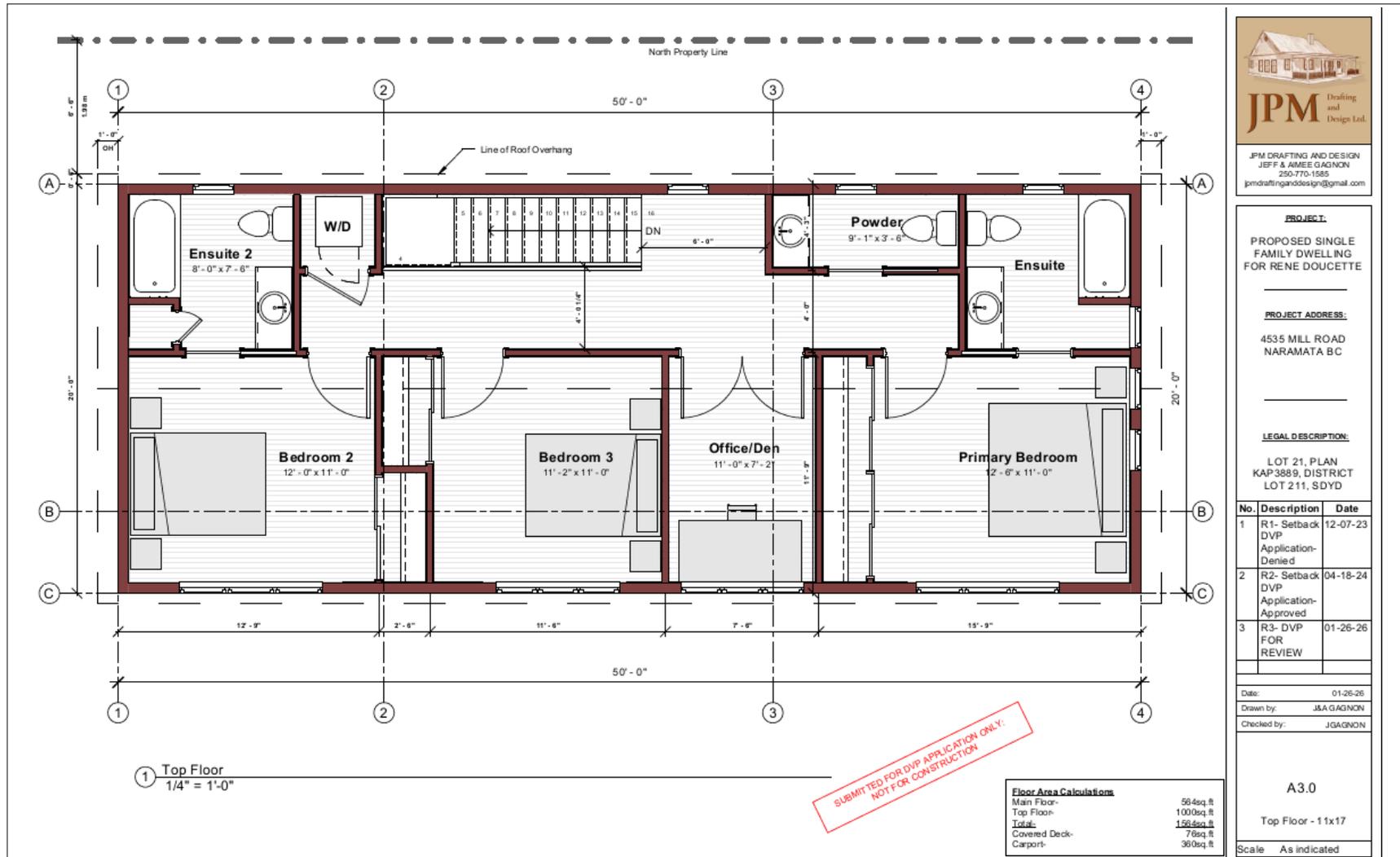
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



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## Schedule 'D'



# Regional District of Okanagan-Similkameen

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

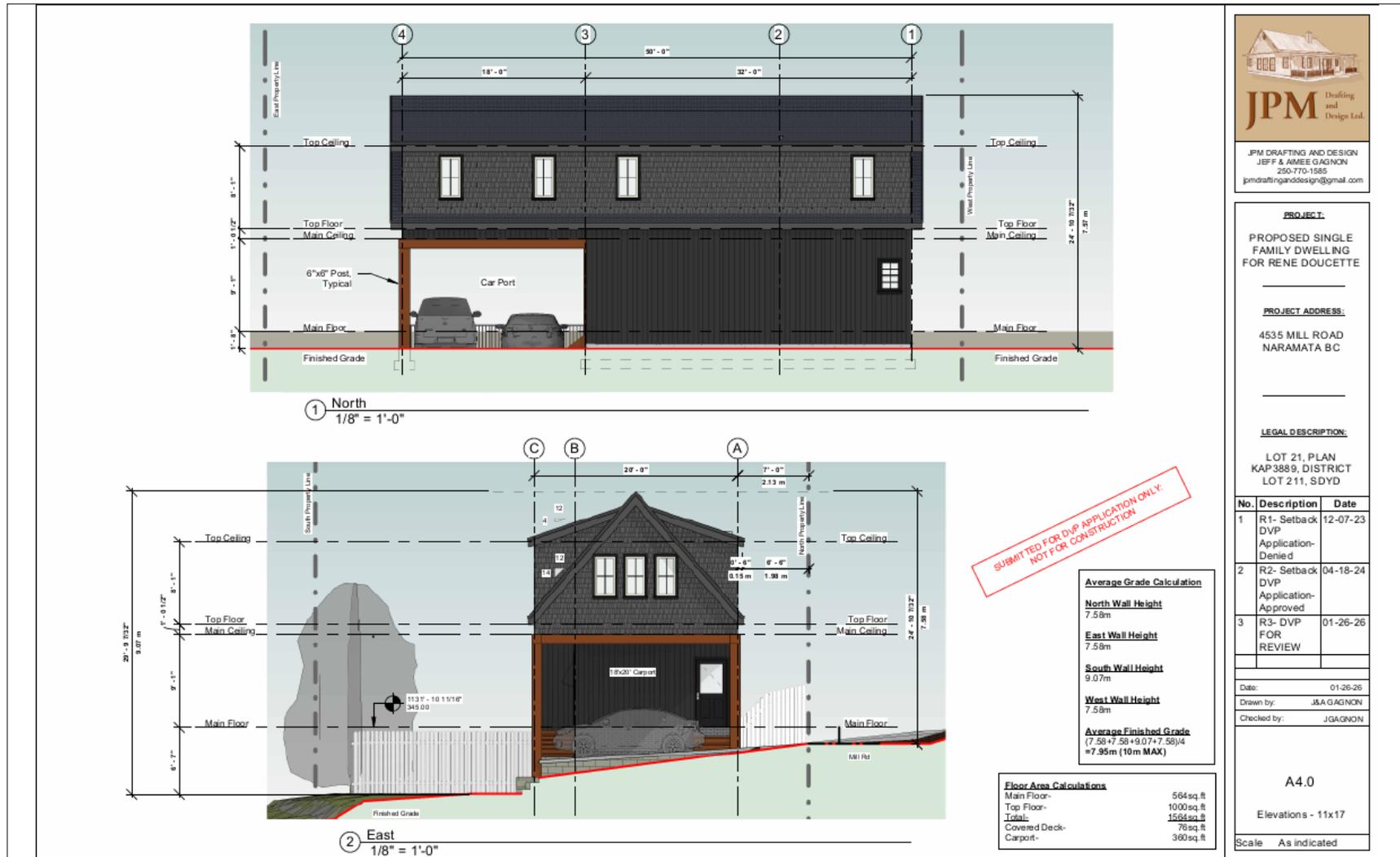
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Development Variance Permit

File No. E2026.002-DVP

## 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)



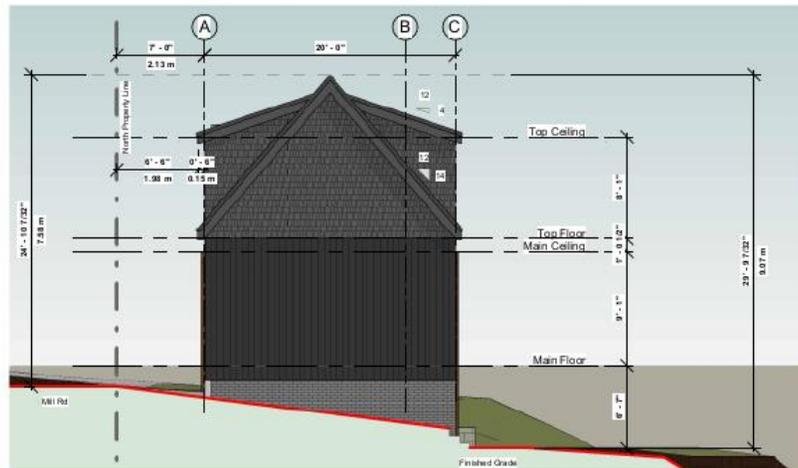
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## Schedule 'F'



① South  
1/8" = 1'-0"



② West  
1/8" = 1'-0"

SUBMITTED FOR DVP APPLICATION ONLY.  
NOT FOR CONSTRUCTION

| Average Grade Calculation     |   |
|-------------------------------|---|
| <b>North Wall Height</b>      | 7.58m   |
| <b>East Wall Height</b>       | 7.58m   |
| <b>South Wall Height</b>      | 9.07m   |
| <b>West Wall Height</b>       | 7.58m   |
| <b>Average Finished Grade</b> | $(7.58 + 7.58 + 9.07 + 7.58) / 4 = 7.95m$ (10m MAX) |

| Floor Area Calculations |                  |
|-------------------------|------------------|
| Main Floor-             | 564sq ft         |
| Top Floor-              | 1000sq ft        |
| <b>Total-</b>           | <b>1564sq ft</b> |
| Covered Deck-           | 78sq ft          |
| Carport-                | 360sq ft         |

**JPM** Drafting and Design Ltd.  
JPM DRAFTING AND DESIGN  
JEFF & AMEE GAGNON  
250-770-1585  
jpmdraftinganddesign@gmail.com

**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

**PROJECT ADDRESS:**  
4535 MILL ROAD  
NARAMATA BC

**LEGAL DESCRIPTION:**  
LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYD

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Date: 01-26-26  
Drawn by: J&A GAGNON  
Checked by: JGAGNON

A5.0  
Elevations - 11x17  
Scale As indicated

# 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 'G'



① South 3D View



② East 3D View

JPM DRAFTING AND DESIGN  
JEFF & AMÉE GAGNON  
250-770-1565  
jpmdraftinganddesign@gmail.com

**PROJECT:**  
PROPOSED SINGLE  
FAMILY DWELLING  
FOR RENE DOUCETTE

**PROJECT ADDRESS:**  
4535 MILL ROAD  
NARAMATA BC

**LEGAL DESCRIPTION:**  
LOT 21, PLAN  
KAP3889, DISTRICT  
LOT 211, SDYD

| No. | Description                                    | Date     |
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| 3   | R3- DVP<br>FOR<br>REVIEW                       | 01-26-26 |

Date: 01-26-26  
Drawn by: J&A GAGNON  
Checked by: J GAGNON

A6.0

3D Renderings - 11x17

Scale As indicated

**Average Grade Calculation**

**North Wall Height**

7.58m

**East Wall Height**

7.58m

**South Wall Height**

9.07m

**West Wall Height**

7.58m

**Average Finish Grade**

$(7.58+7.58+9.07+7.58)/4$

= 7.95m (10m MAX)

**Floor Area Calculations**

|               |                   |
|---------------|-------------------|
| Main Floor-   | 564sq. ft         |
| Top Floor-    | 1000sq. ft        |
| <b>Total:</b> | <b>1564sq. ft</b> |
| Covered Deck- | 76sq. ft          |
| Carport-      | 380sq. ft         |

SUBMITTED FOR DVP APPLICATION ONLY.  
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