

Development Variance Permit

FILE NO.: E2026.003-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 22, Plan KAP3889, District Lot 211, SDYD

Civic Address: 4545 Mill Road

Parcel Identifier (PID): 010-694-471 Folio: E-02283.000

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'.
- b) the minimum rear parcel line setback for a principal building in the Low Density Residential One (RS1) Zone, as prescribed in Section 16.1.5(a)(ii), is varied:
 - i) from: 6.0 metres
 - to: 4.83 metres to the outermost projection as shown on Schedule 'B'.

COVENANT REQUIREMENTS

- 7. Not Applicable

SECURITY REQUIREMENTS

- 8. Not applicable

EXPIRY OF PERMIT

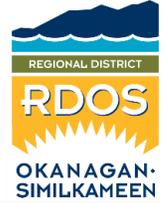
- 9. The development shall be carried out according to the following schedule:
 - a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued 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

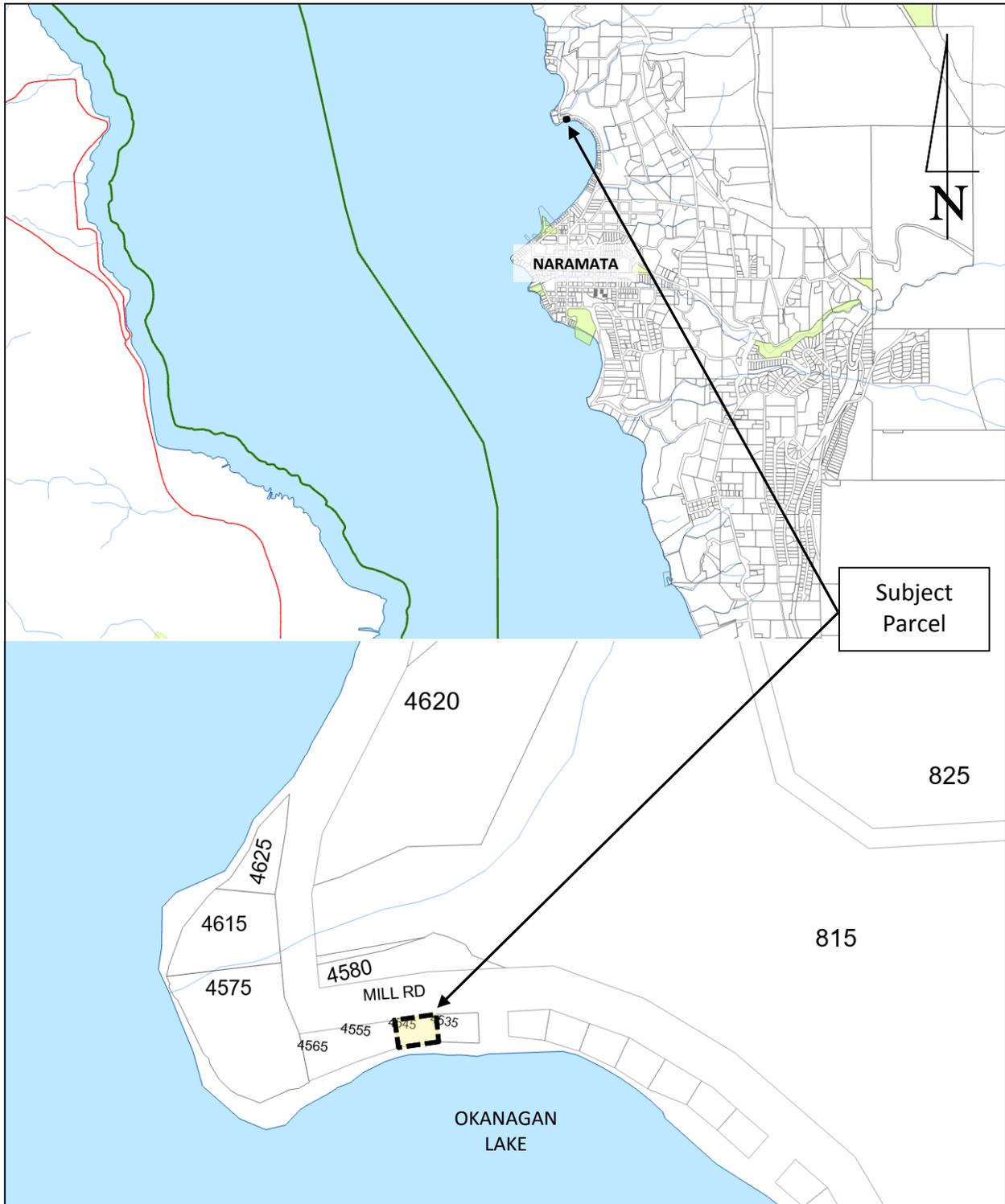
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2026.011-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

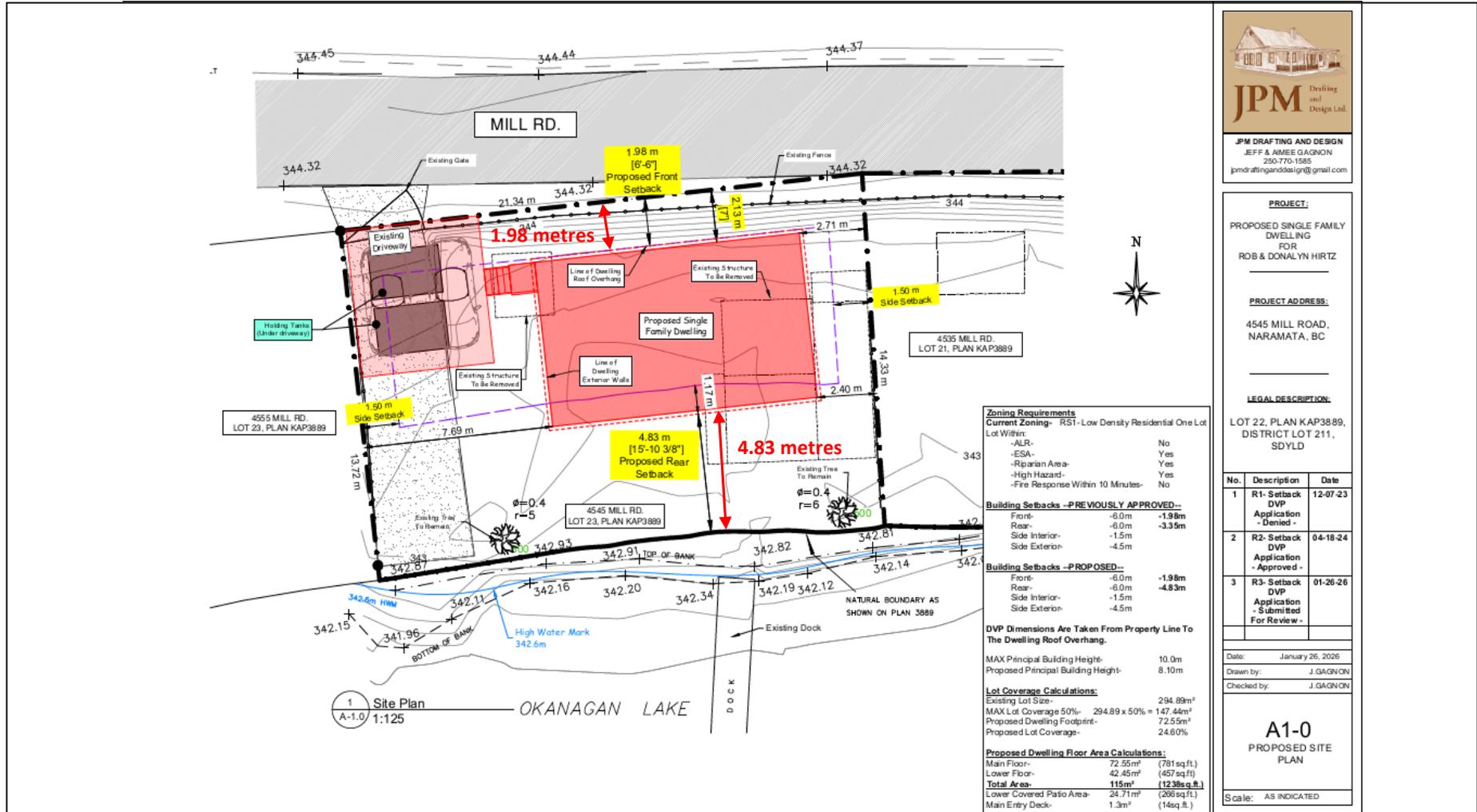
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Schedule 'B'



JPM DRAFTING AND DESIGN
 JEFF & AIMEE GAGNON
 250-770-1588
 jpm.draftinganddesign@gmail.com

PROJECT:
 PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

PROJECT ADDRESS:
 4545 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:
 LOT 22, PLAN KAP3889, DISTRICT LOT 211, SDYLD

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

Date: January 26, 2026
 Drawn by: J.GAGNON
 Checked by: J.GAGNON

A1-0
 PROPOSED SITE PLAN
 Scale: AS INDICATED

Zoning Requirements
 Current Zoning- RST- Low Density Residential One Lot
 Lot Within:

-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No

Building Setbacks -PREVIOUSLY APPROVED--

Front-	-6.0m	-1.98m
Rear-	-6.0m	-3.35m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	

Building Setbacks -PROPOSED--

Front-	-6.0m	-1.98m
Rear-	-6.0m	-4.83m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	

DVP Dimensions Are Taken From Property Line To The Dwelling Roof Overhang.

MAX Principal Building Height- 10.0m
 Proposed Principal Building Height- 8.10m

Lot Coverage Calculations:

Existing Lot Size-	294.89m ²
MAX Lot Coverage 50%-	294.89 x 50% = 147.44m ²
Proposed Dwelling Footprint-	72.55m ²
Proposed Lot Coverage-	24.60%

Proposed Dwelling Floor Area Calculations:

Main Floor-	72.55m ²	(781 sq.ft.)
Lower Floor-	42.45m ²	(457 sq.ft.)
Total Area-	115m²	(1238sq.ft.)
Lower Covered Patio Area-	24.71m ²	(266sq.ft.)
Main Entry Deck-	1.3m ²	(14sq.ft.)

Regional District of Okanagan-Similkameen

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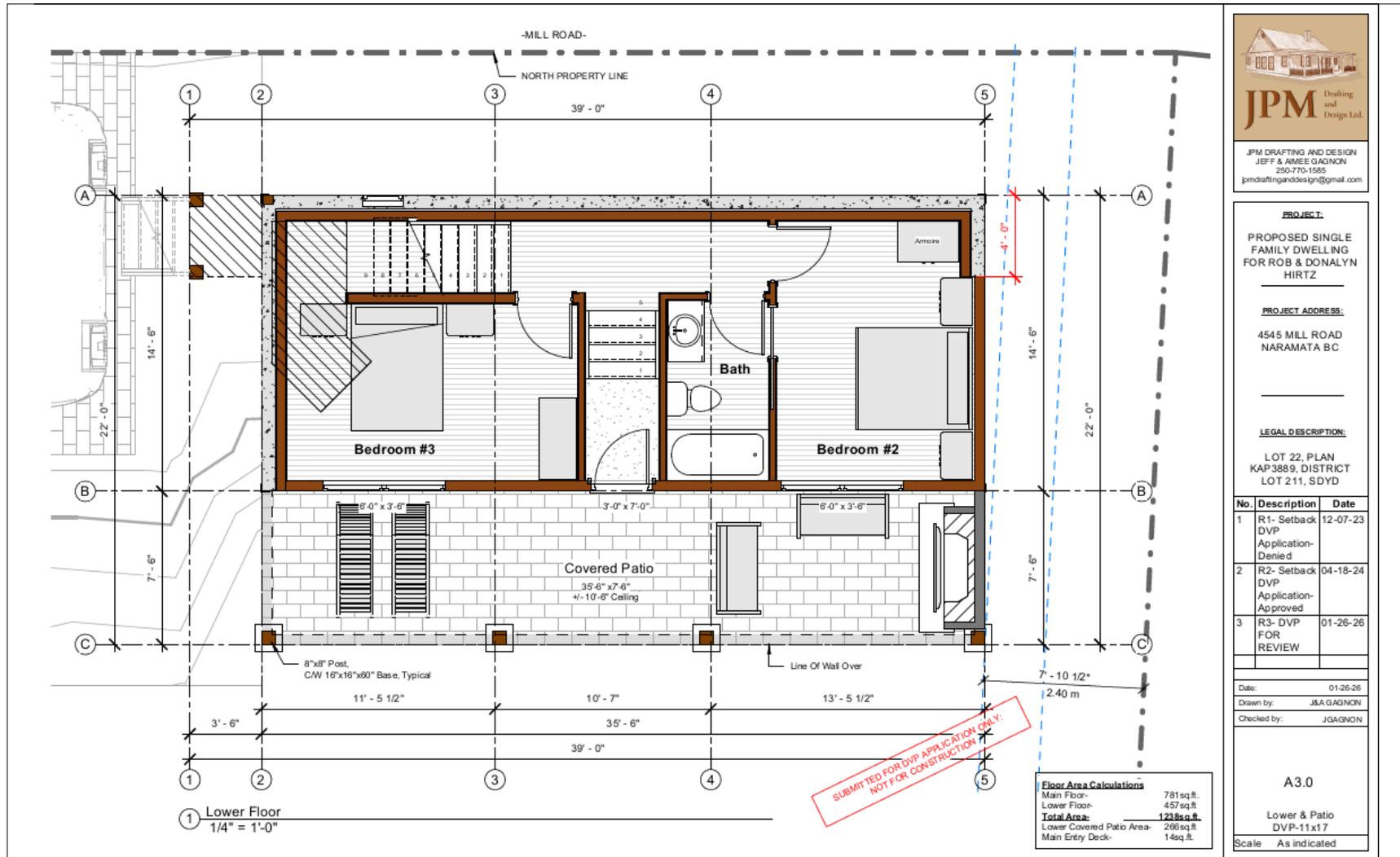
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2026.011-DVP

Schedule 'D'



JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1555
jpmdraftinganddesign@gmail.com

PROJECT:
PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

PROJECT ADDRESS:
4545 MILL ROAD
NARAMATA BC

LEGAL DESCRIPTION:
LOT 22, PLAN KAP3889, DISTRICT LOT 211, SDYD

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2	R2- Setback DVP Application-Approved	04-18-24
3	R3- DVP FOR REVIEW	01-26-26

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

A3.0
Lower & Patio
DVP-11x17
Scale As indicated

Regional District of Okanagan-Similkameen

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

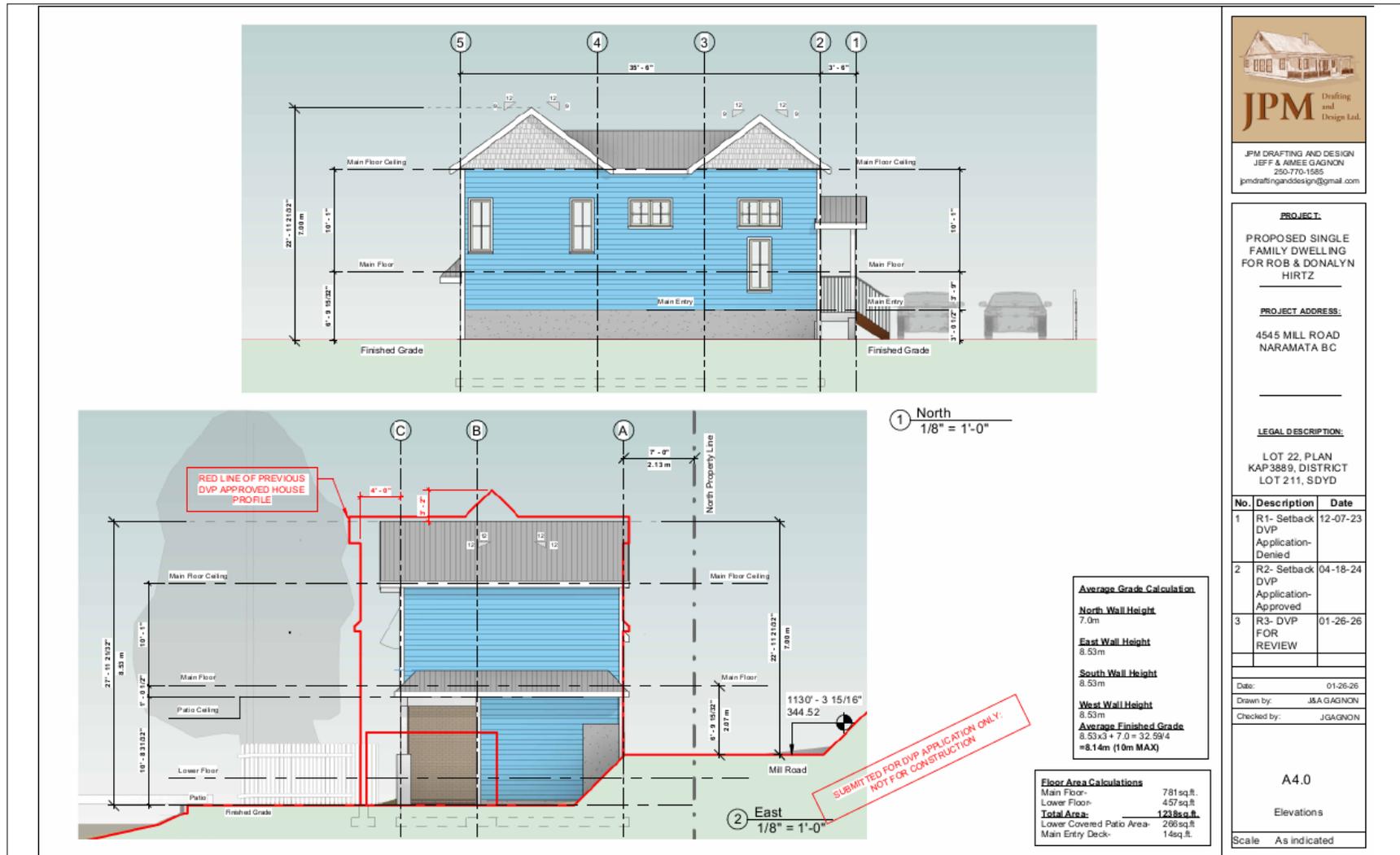
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Schedule 'E'



Regional District of Okanagan-Similkameen

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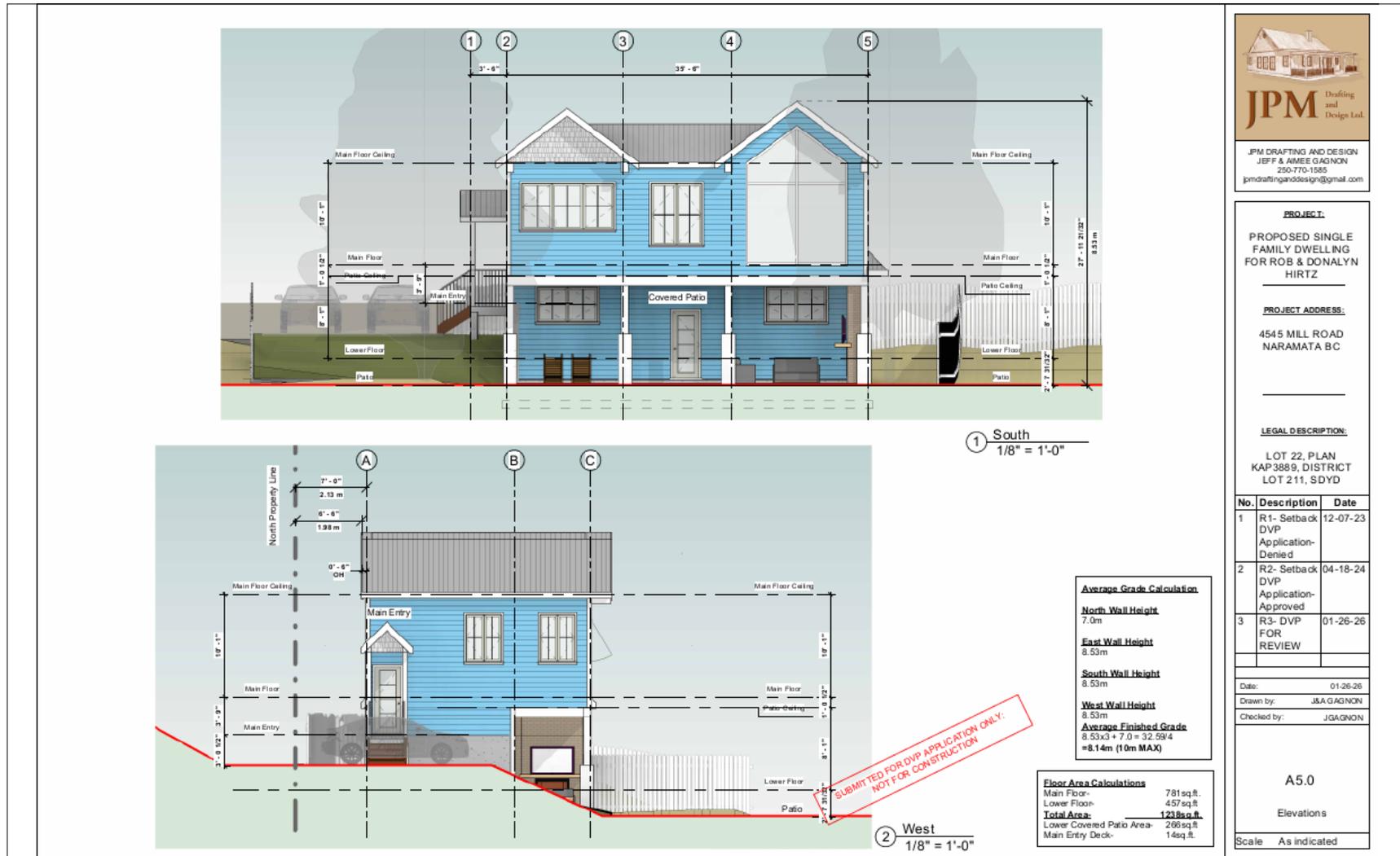
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

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Schedule 'F'



PROJECT:
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PROJECT ADDRESS:
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NARAMATA BC

LEGAL DESCRIPTION:
LOT 22, 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: JJA GAGNON
Checked by: JGAGNON

A5.0
Elevations
Scale As indicated

Regional District of Okanagan-Similkameen

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Development Variance Permit

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Schedule 'G'



① South 3D View



② SW 3D View



③ NW 3D View



④ SE 3D View

SUBMITTED FOR DVP APPLICATION ONLY;
NOT FOR CONSTRUCTION

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Date: 01-26-26
Drawn by: JG
Checked by: JG

A6.0
3D Views
Scale