

Development Variance Permit

FILE NO.: I2025.033-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', 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: Lot 13, Plan KAP83847, District Lot 395S, SDYD

Civic Address: 287 Creekview Road, Apex

Parcel Identifier (PID): 027-088-081 Folio: I-02807.924

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 rear parcel line setback for a principal building in the Low Density Residential Apex (RS4) Zone, as prescribed in Section 16.4.5(a)(ii), is varied:
 - i) from: 7.5 metres
 - to: 2.42 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

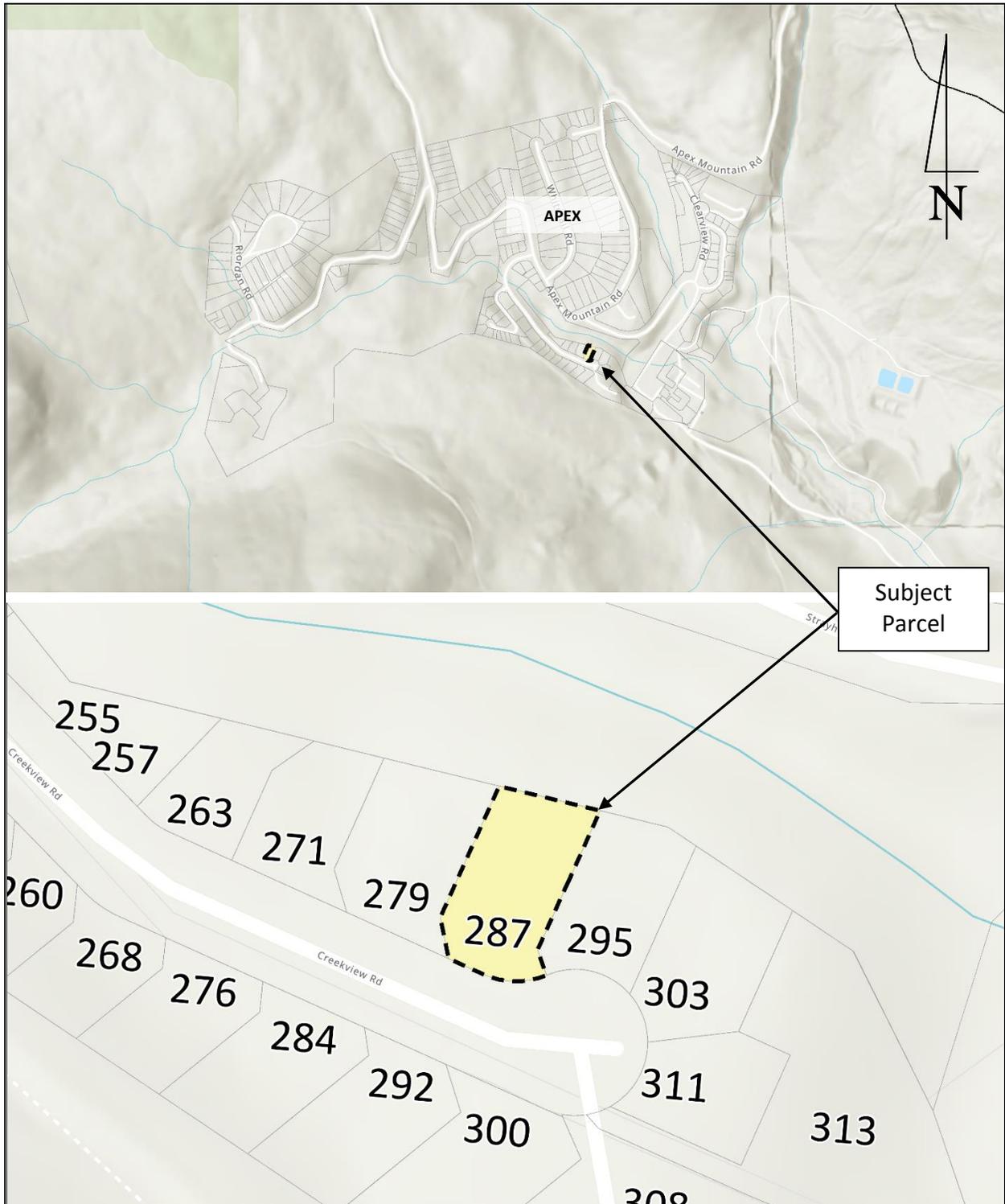
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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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 'C'

"Contractor must contact Octo Engineering for pre construction meeting to discuss drawing in detail"

GENERAL NOTES:

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CORRECTION OF DEFICIENCIES AS EXTENDED BY THE ENGINEER.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN.
- IN CASES OF DISCREPANCIES ON STRUCTURAL DRAWINGS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- THESE DESIGNS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED STRUCTURAL ENGINEERING PRACTICES AND TO THE REQUIREMENTS OF ALL APPLICABLE CODES. NO OTHER WARRANTY IS MADE, EITHER EXPRESSED OR IMPLIED.
- ALL WORK TO CONFORM TO THE BC BUILDING CODE (2024) UNLESS NOTED OTHERWISE.

DESIGN DATA:

CODE: BCCBC 2024
DESIGN LOADS:

- WIND: CANC 2014
- SEISMIC: BCCBC

IMPORTANCE: NORMAL
EXPOSURE: OUTDOOR

DESIGN LOADS:

- GROUND SNOW LOAD (S_g) = 5.5 kPa
- ASSOCIATED PAV. LOAD (S_p) = 0.3 kPa
- WIND LOAD (W_z) = 0.4 kPa

FIELD REVIEWS:

FIELD REVIEWS ARE TO DETERMINE THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE STRUCTURAL DRAWINGS AND TO FACILITATE THE O.B. LITIGATION. FIELD REVIEWS ARE NOT FOR THE BENEFIT OF THE CONTRACTOR AND DO NOT GUARANTEE THE CONTRACTOR'S WORK. THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 24 HRS PRIOR TO CONCRETE POURING. ADVANCE NOTICE SHALL BE GIVEN BEFORE COMMENCING ANY STRUCTURAL WORK OR CONCRETE. ADDITIONAL FIELD REVIEWS REQUIRED BY THE ENGINEER DUE TO UNCOMPLETE WORK OR DEFICIENCIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THIS DESIGN REQUIRES CONSTRUCTION APPROVAL BY OCTO ENGINEERING INC. IF THE CLIENT ENGAGES ANOTHER QUALIFIED PROFESSIONAL FOR FIELD REVIEWS OCTO ENGINEERING INC. MUST BE NOTIFIED.

FOUNDATIONS:

ASSUMED SOIL BEARING CAPACITY: 100 kPa AT FOUNDATION DEPTH (TOTAL SERVICE LOAD)
LATERAL SOIL PRESSURE: 1/2 UNLTD EQUIVALENT STATIC FLUID
SITE CLASS: B ASSUMED
STRUCTURAL FILL SHOULD BE A GRANULAR MATERIAL, COMPACTED TO 95% OF S₁₀₀ (ASTM 3686) OR EQUIVALENT
NON STRUCTURAL FILL TO BE COMPACTED TO MAXIMUM 10% LITE, COMPACTED TO 95% OF S₁₀₀ (ASTM 3686) OR EQUIVALENT
BOTTOM OF FOOTINGS TO BE DOWN TO LOCAL FROST DEPTH
ALL FOOTINGS SHALL BE CENTERED BELOW WALLS AND COLUMNS UNLESS DETAILED OTHERWISE. BONES TO MATCH VERTICAL BARS.
SACRIFICIAL WALLS SHALL BE AFTER A MINIMUM OF 7 DAYS FOLLOWING THE COMPLETION OF INTERIOR FLOOR LEVEL. SYSTEM UNLESS WALLS ARE ADEQUATELY BRACED WITH CLEAN, FREE DRAINING, MODERATELY COMPACTED GRANULAR MATERIAL OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER AND SUITE GRADE TO OPEN AWAY FROM BUILDING.
INSPECTION OF FOUNDATION DRAINAGE, WATERPROOFING, EROSION AND SPOILING IS THE RESPONSIBILITY OF OTHERS.

STAMP:

OCTO ENGINEERING INC.
250 644 3470
reception@octoengineering.ca

Project Address:
287 CREEKVIEW ROAD

Project No.:
B215-040

Project Title:
BACK DECK EXTENSION

Drawing Title: