Development Variance Permit

FILE NO.: I2026.027-DVP

Owner: Glen Coutts
167 Birch Avenue
Kaleden, B.C., V0H 1K0

Agent: Karen Grainger
1465 McMillan Avenue
Penticton, B.C., V2A 8T4

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' and 'F' 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 EPP109600, District Lot 105S, SDYD	
Civic Address:	260 Alder Avenue	
Parcel Identifier (PID):	031-355-447	Folio: I-01541.001

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 Two (RS2) Zone, as prescribed in Section 16.2.5(a)(i), is varied:

      i) from: 7.5 metres

to: 4.5 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.

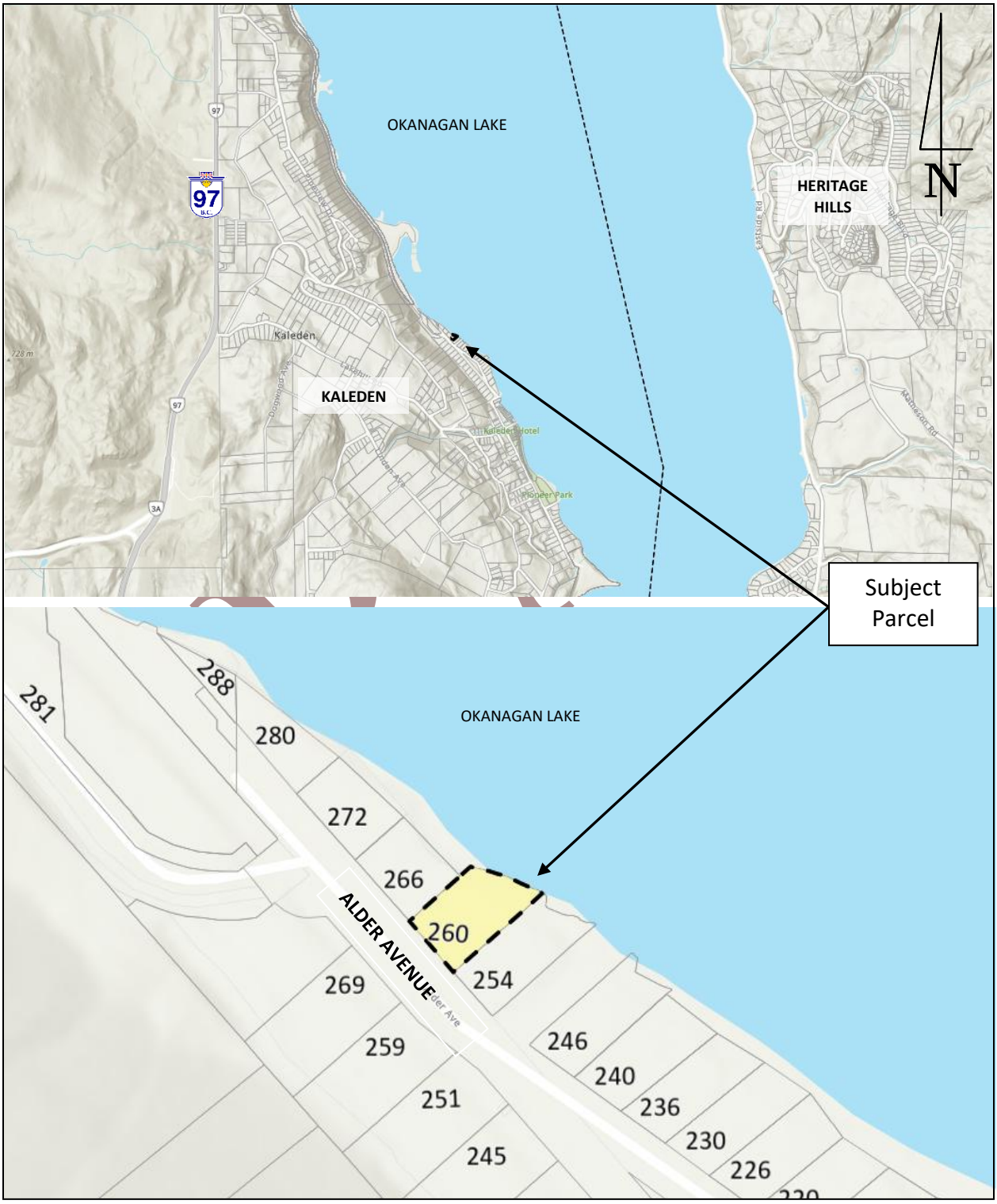
In accordance with the authorization to execute under the Regional District's *Chief Administrative Officer Delegation Bylaw No. 3033, 2023*:

C. Garrish, Senior Manager of Planning Date

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'

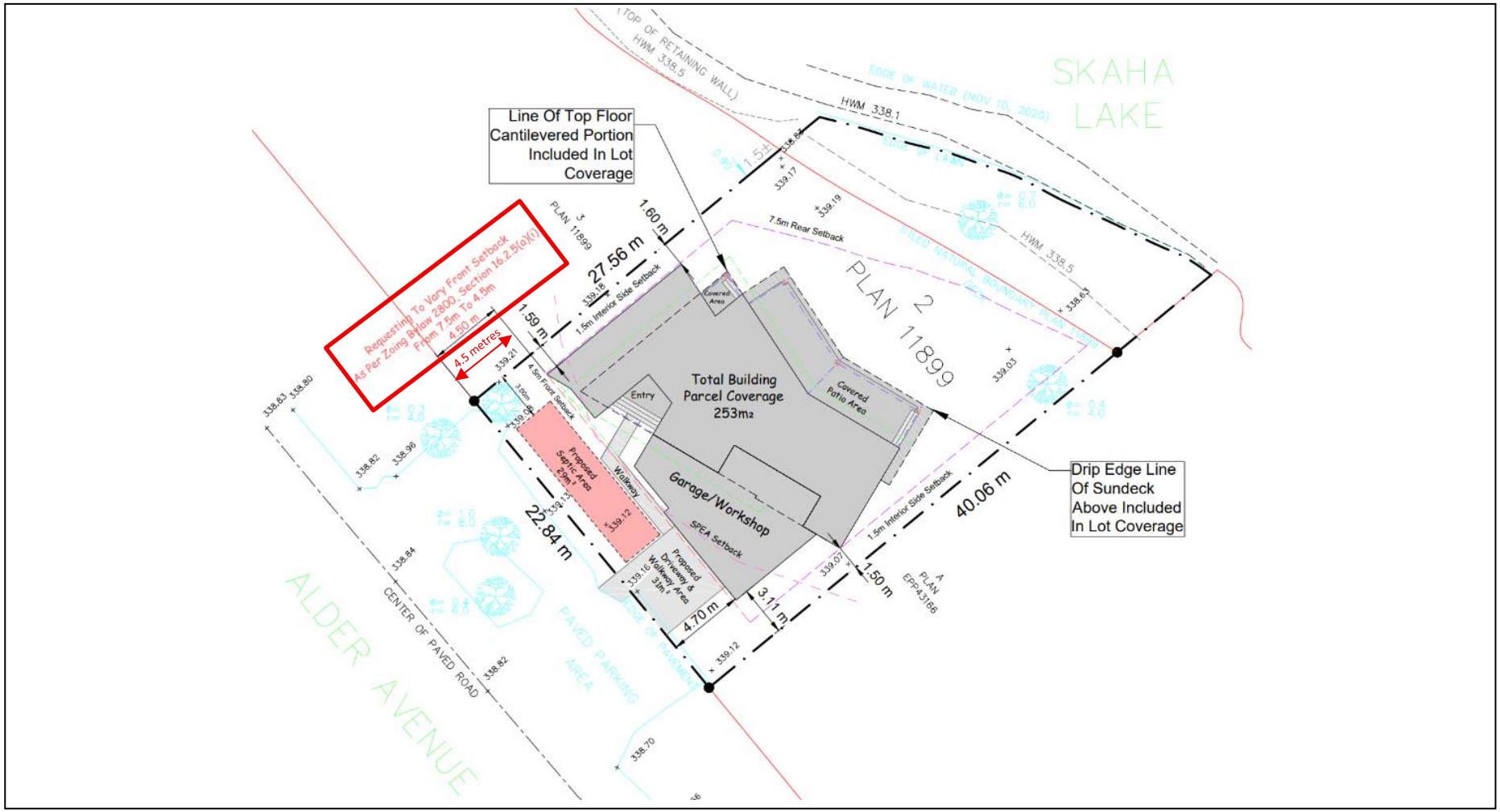


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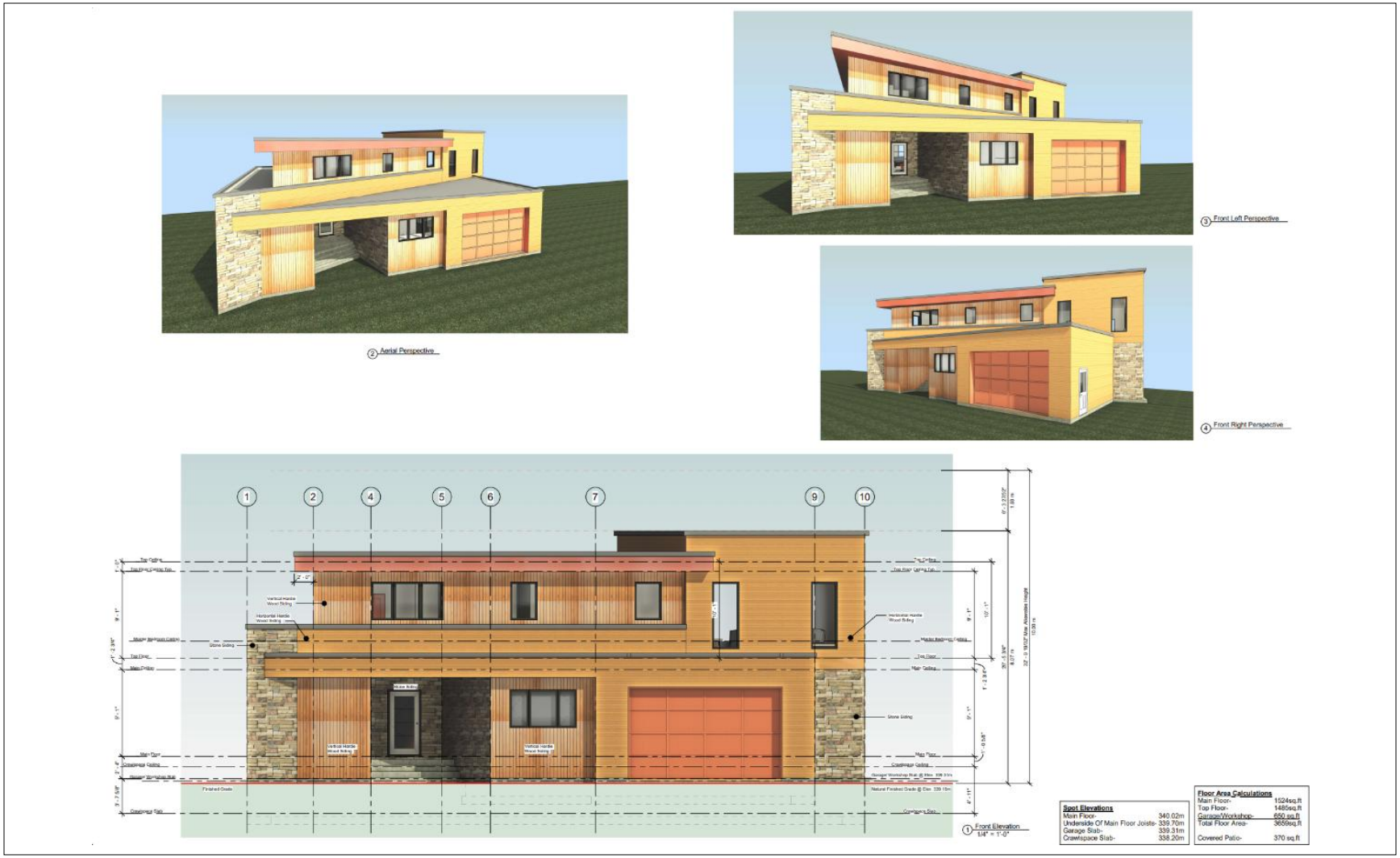
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Schedule 'B'



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Schedule 'C'



Schedule 'D'



② Rear Left Perspective



③ Rear Right Perspective



① Rear Elevation
1/4" = 1'-0"

Spot Elevations

Main Floor-	340.02m
Underside Of Main Floor Joists-	339.70m
Garage Slab-	339.31m
Crawlspace Slab-	338.20m

Floor Area Calculations

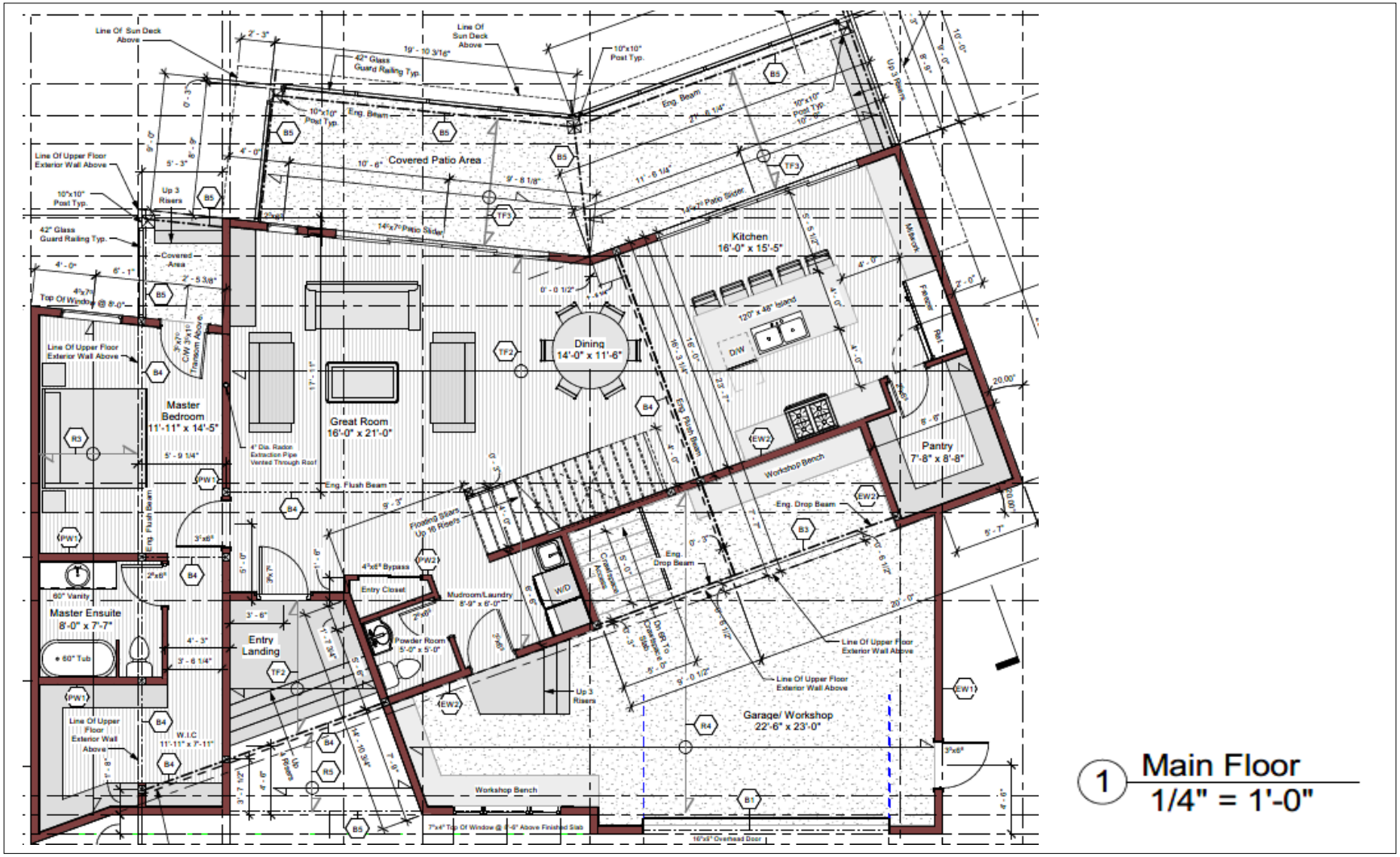
Main Floor-	1524sq.ft
Top Floor-	1485sq.ft
Garage/Workshop-	650 sq.ft
Total Floor Area-	3659sq.ft
Covered Patio-	370 sq.ft

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Schedule 'E'



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Schedule 'F'

