

Development Variance Permit

FILE NO.: A2025.035-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' and 'E', 'F' and 'G' 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 EPP40246, District Lot 2450S, SDYD

Civic Address: 10237 81st Street

Parcel Identifier (PID): 029-296-722 Folio: A-06060.001

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 Three (RS3) Zone, as prescribed in Section 16.3.5(a)(i), is varied:
 - i) from: 7.5 metres
 - to: 2.468 metres to the outermost projection as shown on Schedule 'B'.

- b) the minimum interior parcel line setback for a principal building in the Low Density Residential Three (RS3) Zone, as prescribed in Section 16.3.5(a)(iii), is varied:
 - i) from: 1.5 metres
 - to: 1.09 metres to the outermost projection as shown on Schedule 'B'.
- c) the minimum front parcel line setback for a principal building in the Low Density Residential Three (RS3) Zone, as prescribed in Section 16.3.5(a)(iv), is varied:
 - i) from: 4.5 metres
 - to: 1.016 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

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

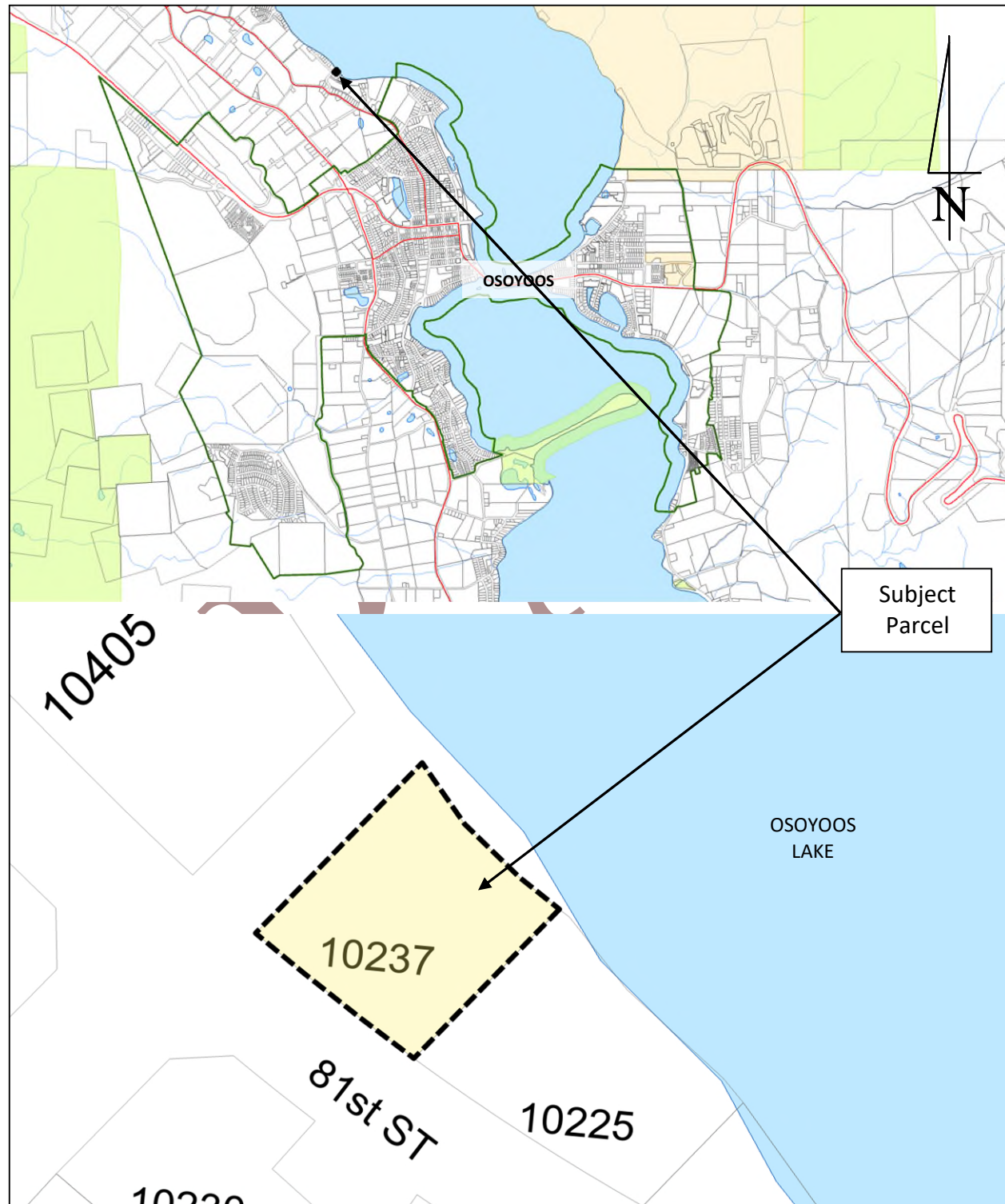
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. A2025.035-DVP

Schedule 'A'



Development Variance Permit No. A2025.035-DVP

DRAFT VERSION – 2025-01-14

Page 3 of 9

Regional District of Okanagan-Similkameen

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

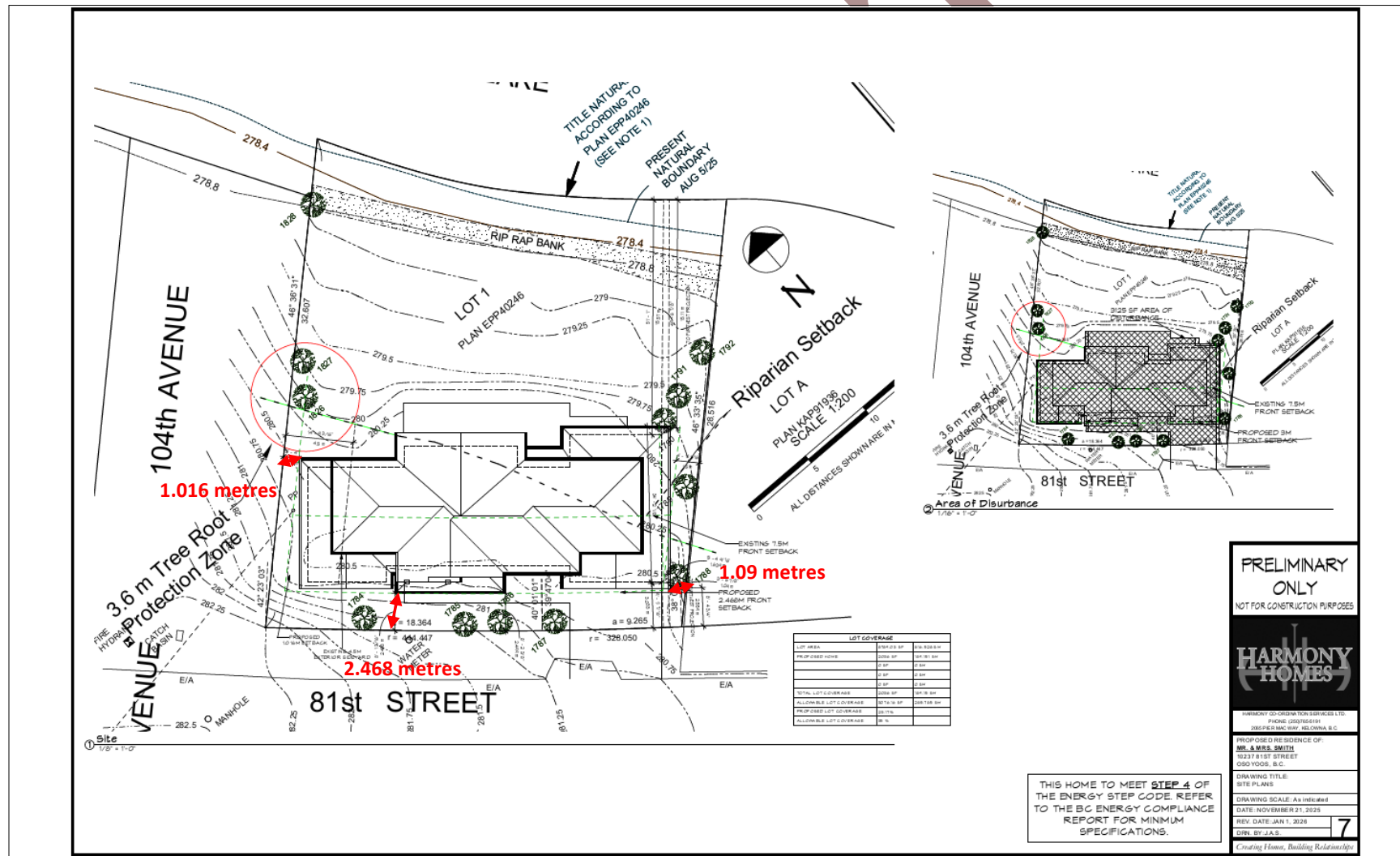
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2025.035-DVP

Schedule 'B'



Development Variance Permit No. A2025.035-DVP

DRAFT VERSION – 2026-01-14

Page 4 of 9

Regional District of Okanagan-Similkameen

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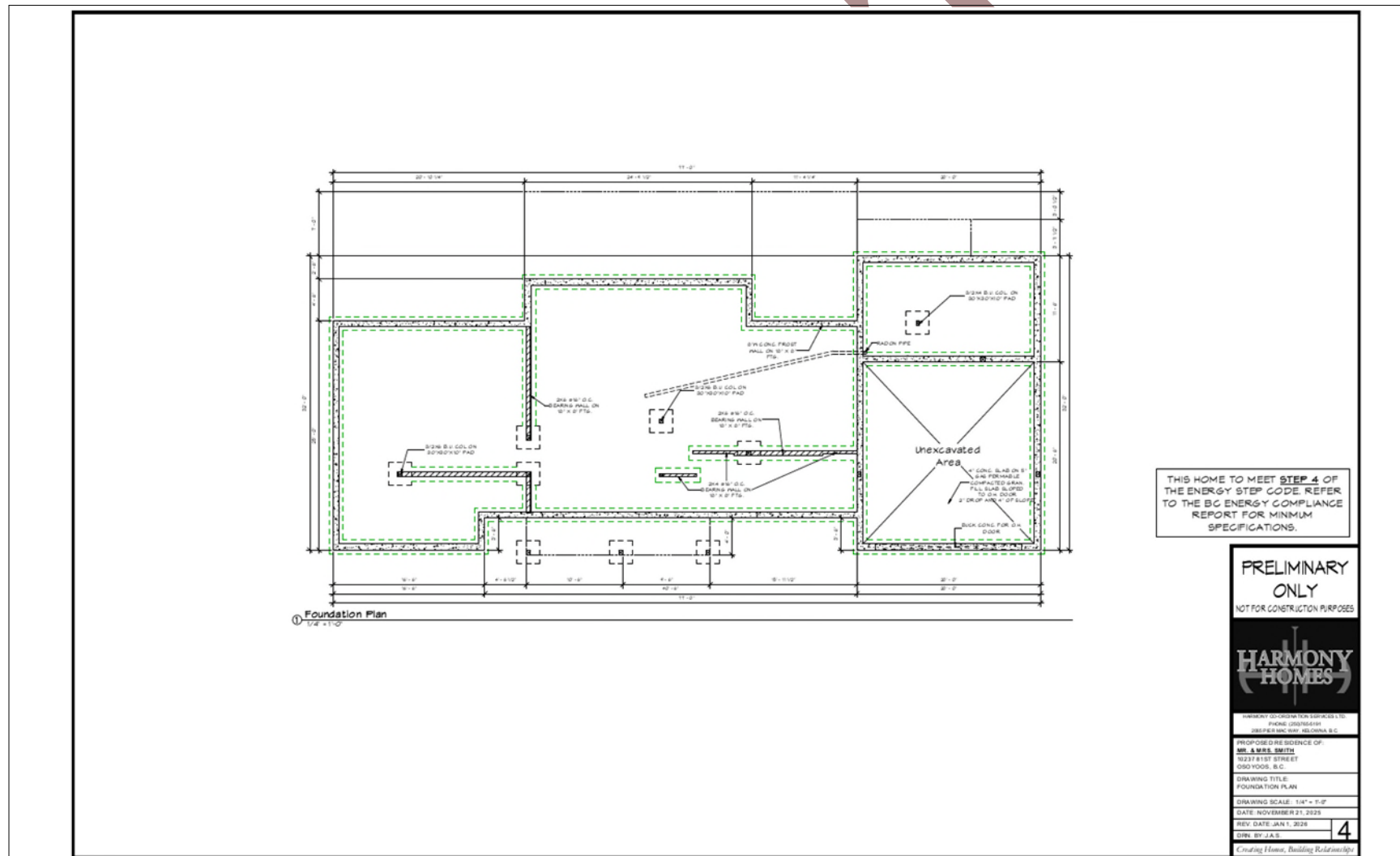
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Development Variance Permit

File No. A2025.035-DVP

Schedule 'C'



DRAFT VERSION – 2026-01-14

Development Variance Permit No. A2025.035-DVP

Page 5 of 9

Regional District of Okanagan-Similkameen

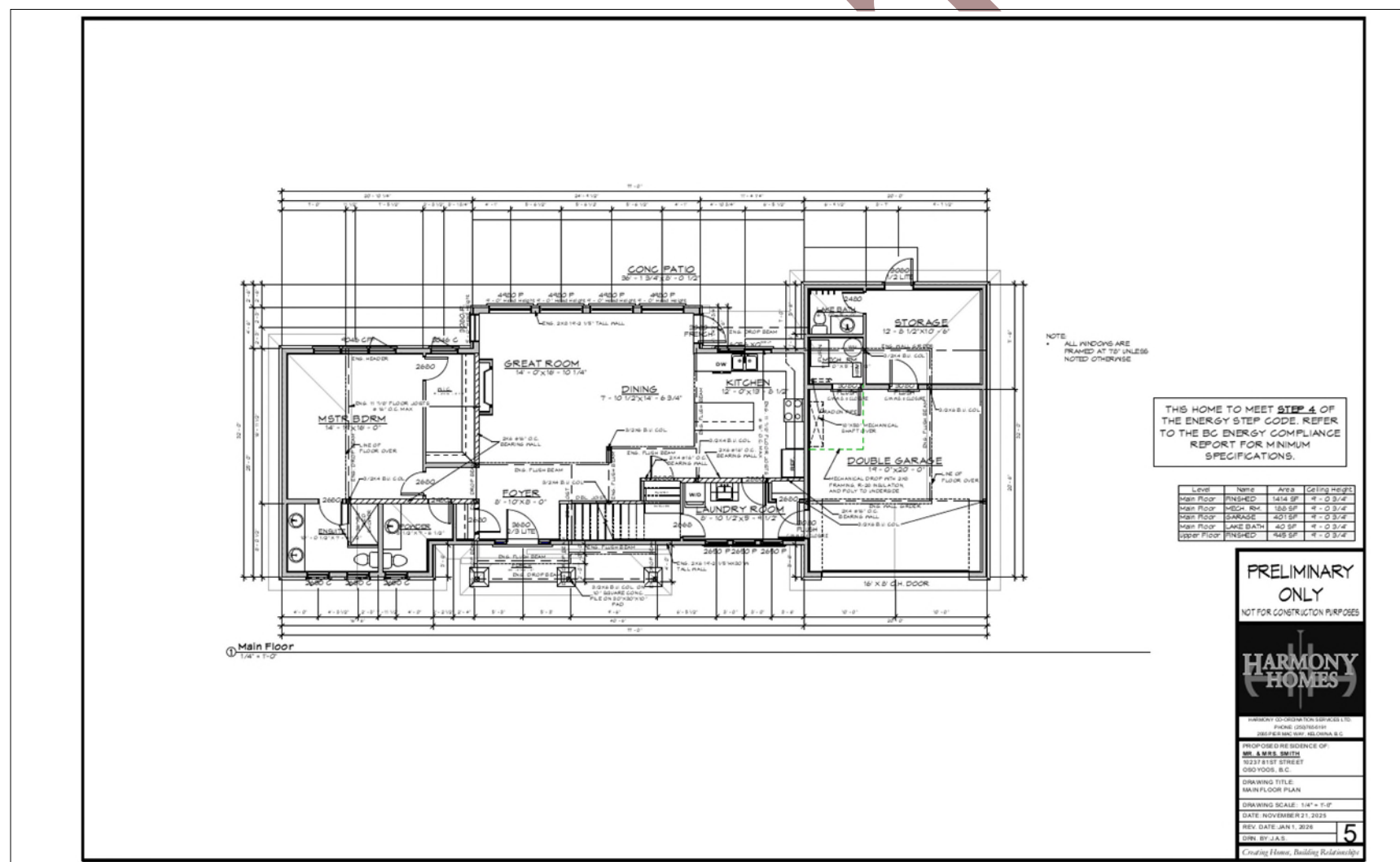
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Development Variance Permit

File No. A2025.035-DVP

Schedule 'D'



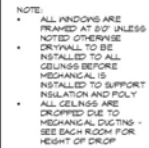

Development Variance Permit No. A2025.035-DVP

DRAFT VERSION – 2026-01-14

Page 6 of 9

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

File No. A2025.035-DVP



THIS HOME TO MEET STEP 4 OF THE ENERGY STEP CODE. REFER TO THE BC ENERGY COMPLIANCE REPORT FOR MINIMUM SPECIFICATIONS.

Level	Name	Area	Celling Height
Main Floor	FINISHED	1414 SF	9 - 0 3/4"
Main Floor	MECH. RM.	126 SF	9 - 0 3/4"
Main Floor	GARAGE	401 SF	9 - 0 3/4"
Main Floor	LAKE BATH	40 SF	9 - 0 3/4"
Upper Floor	FINISHED	948 SF	9 - 0 3/4"

PRELIMINARY
ONLY

NOT FOR CONSTRUCTION PURPOSES



**HARMONY
HOMES**

INVENTORY GO-ORDN TUN SERVICES & LTD
 PHONE 250-668-6498
 2850 PERMAC WAY, RECONIA, B.C.
 PROPOSED RE-DOENCE OF:
 MR. & MRS. SMITH
 10237 81ST STREET
 OSOYOOS, B.C.
 DRAWING TITLE:
 UPPER FLOOR PLAN
 DRAWING SCALE: 1/4" = 1'-0"
 DATE: NOVEMBER 21, 2025
 REV. DATE: JAN. 1, 2026
 DWN. BY: J.A.S.

6

Creating Homes, Building Relationships

Regional District of Okanagan-Similkameen

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

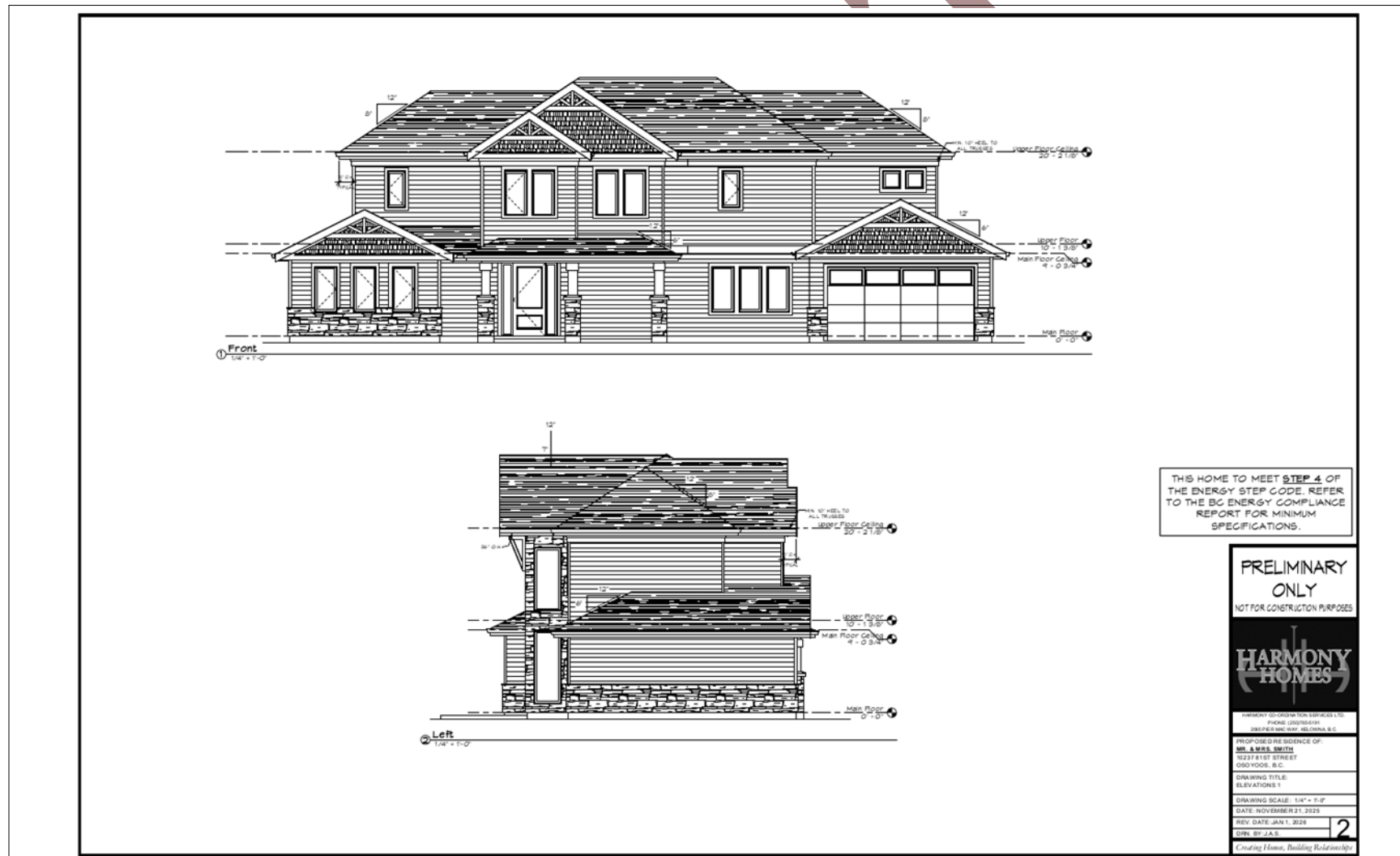
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Development Variance Permit

File No. A2025.035-DVP

Schedule 'F'



Development Variance Permit No. A2025.035-DVP

DRAFT VERSION – 2026-01-14

Page 8 of 9

Regional District of Okanagan-Similkameen

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

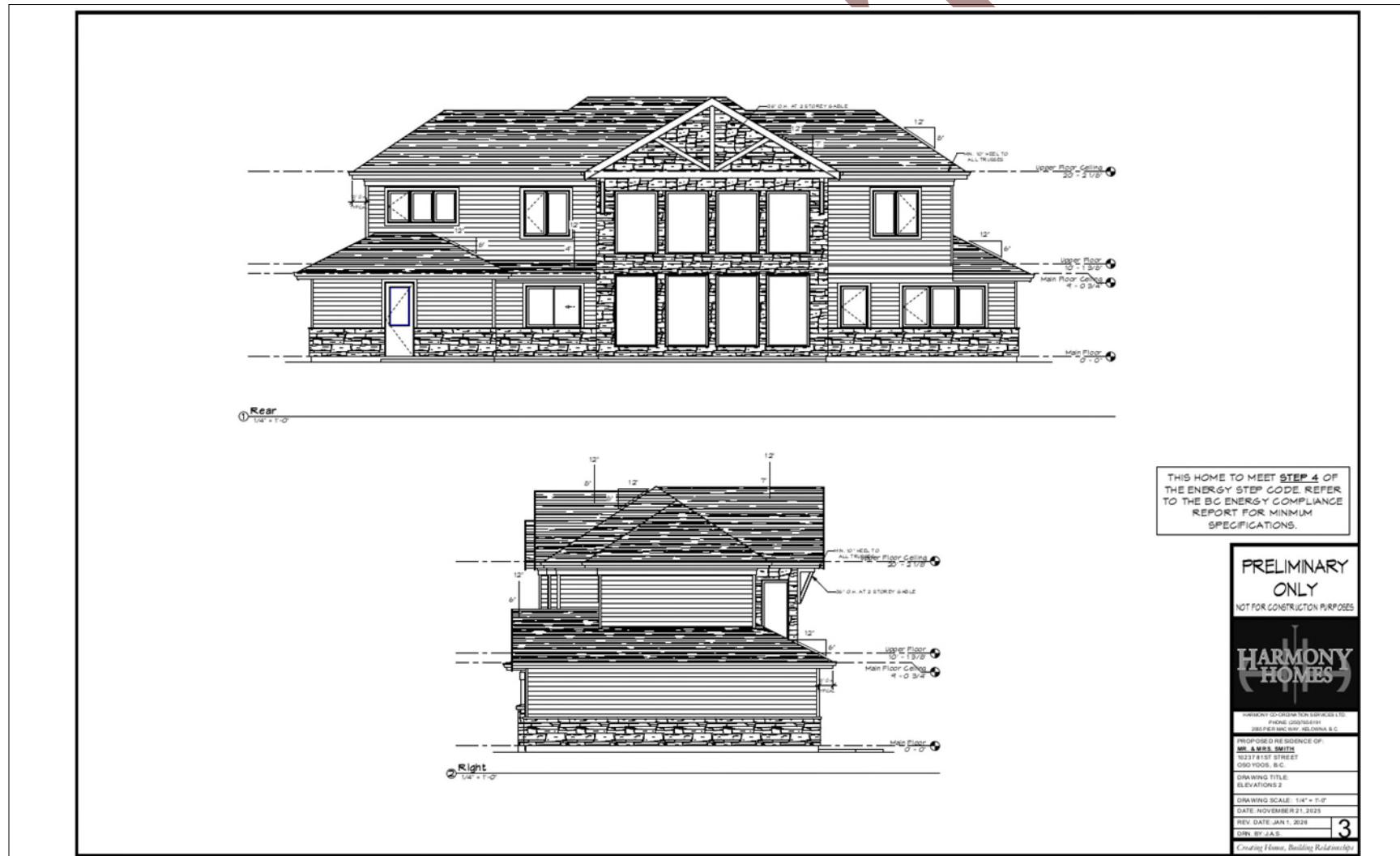
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File No. A2025.035-DVP

Schedule 'G'



Development Variance Permit No. A2025.035-DVP

DRAFT VERSION – 2026-01-14

Page 9 of 9