

Development Variance Permit

FILE NO.: F2026.016-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', 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 2, Plan KAP31722, District Lot 5076, SDYD
Civic Address: 2622 West Bench Drive
Parcel Identifier (PID): 003-612-732 Folio: F-07409.160

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 side parcel line setback for a principal building in the Small Holdings West Bench (SH5) Zone, as prescribed in Section 15.5.5(a)(ii), is varied:
 - i) from: 7.5 metres

to: 2.5 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.

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

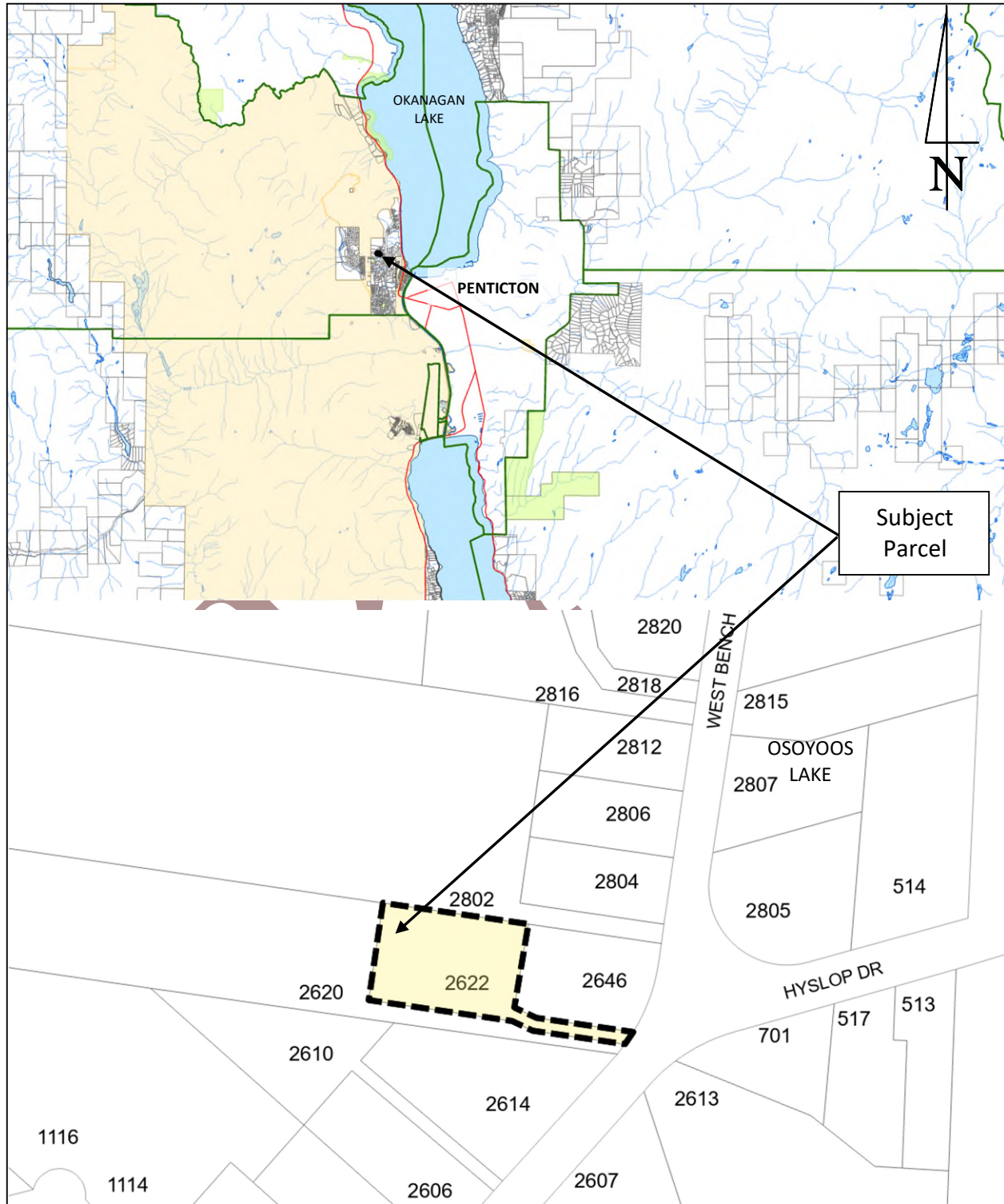
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. F2026.016-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

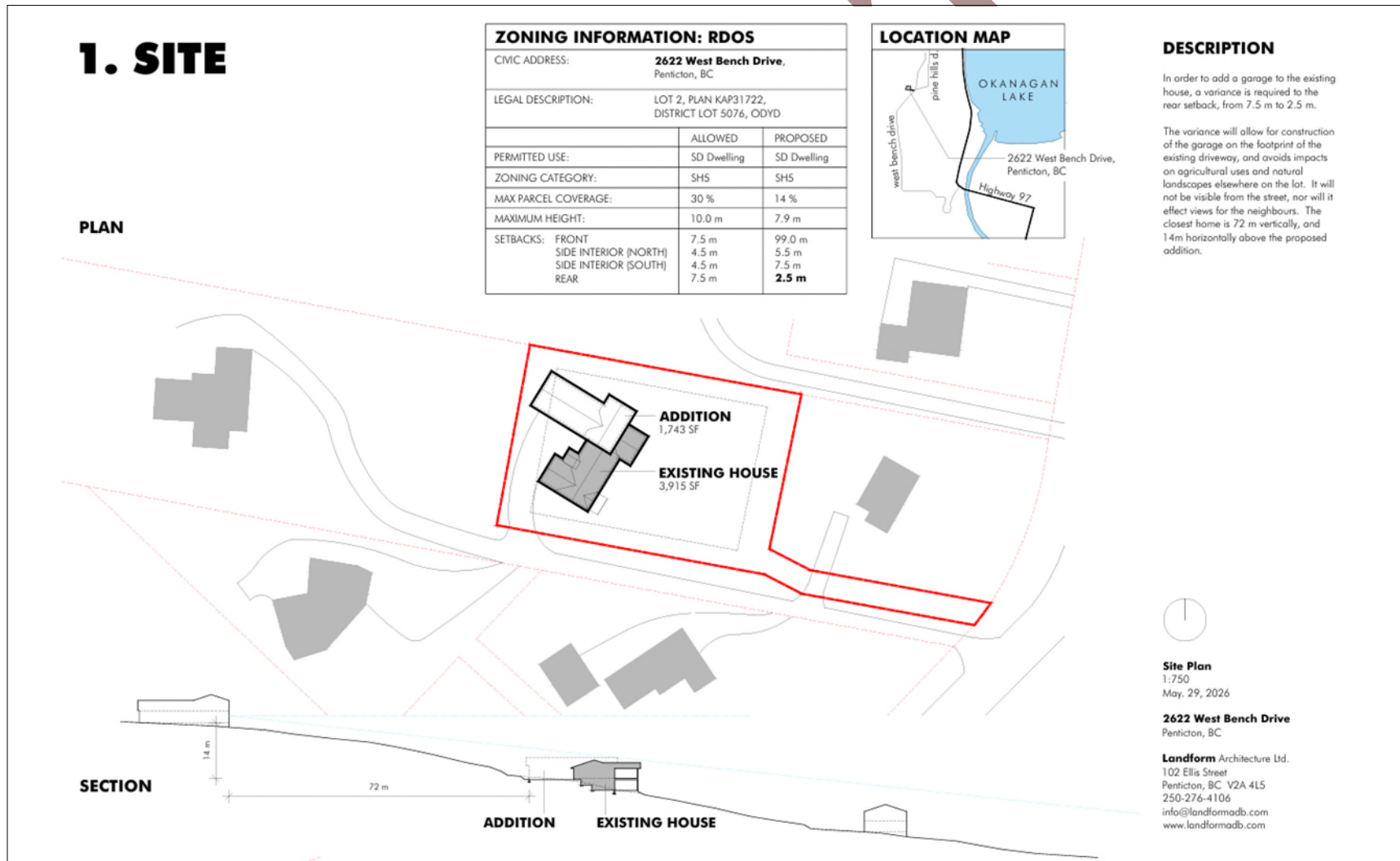
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. F2026.016-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

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

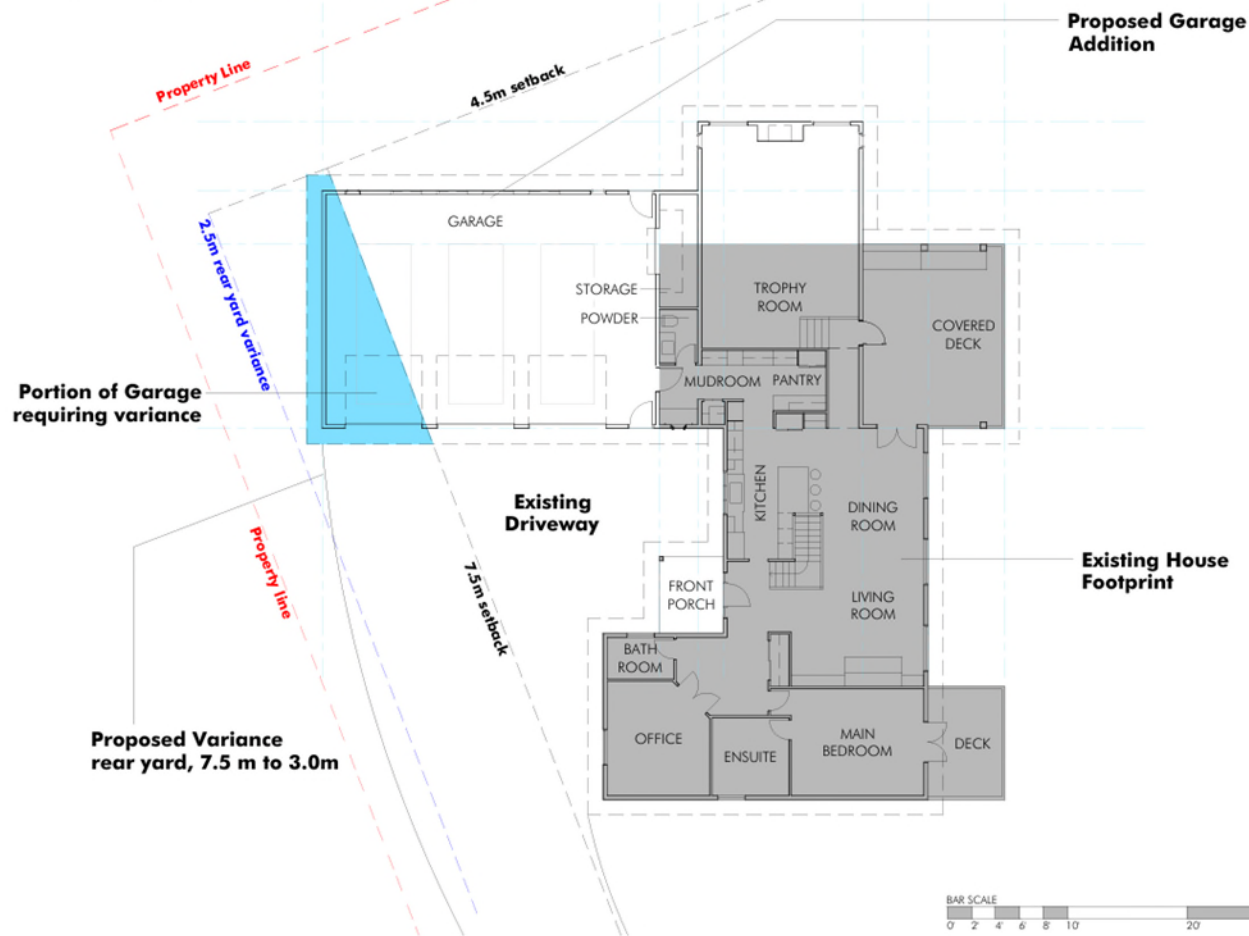


Development Variance Permit

File No. F2026.016-DVP

Schedule 'C'

2. FLOOR PLAN



DESCRIPTION

The proposed variance will allow a garage to be added to the house, in an area that is currently a paved driveway. The projection requiring a variance measures 22 m² / 240 ft².

The new garage matches the floor level, rooflines and materials of the original house, to minimize any change to the existing form and character of the neighbourhood.



Floor Plan
1:150
May, 29, 2026

2622 West Bench Drive
Penticton, BC

Landform Architecture Ltd.
102 Ellis Street
Penticton, BC V2A 4L5
250-276-4106
info@landformadb.com
www.landformadb.com



Regional District of Okanagan-Similkameen

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

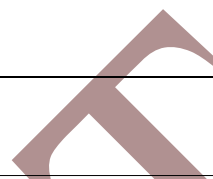
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. F2026.016-DVP

Schedule 'D'

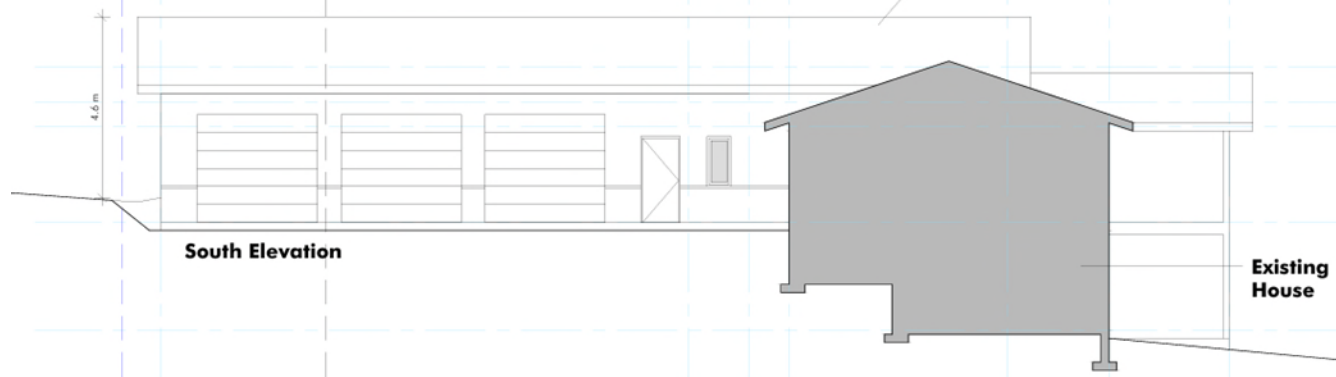


3. ELEVATIONS

2.5 m

7.5 m setback

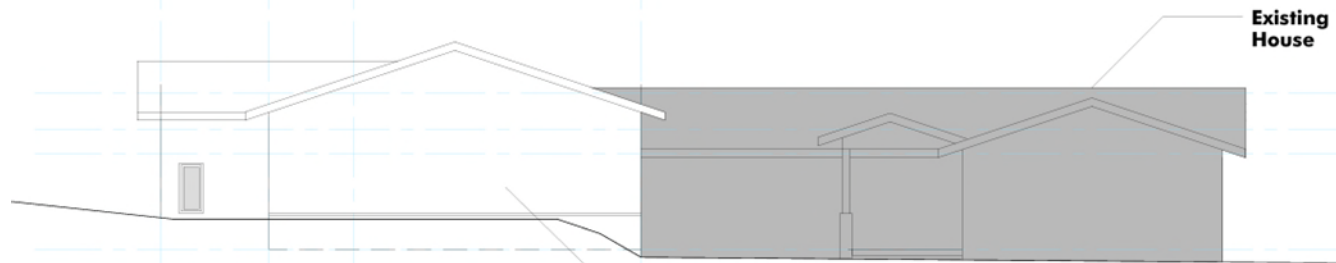
4.6 m



South Elevation

Proposed Addition

Existing House



West Elevation

Proposed Addition

Existing House

DESCRIPTION

The proposed garage addition extends to the west, and matches the stucco finish and rooflines of the original house.

Elevations
1-96
May, 29, 2026

2622 West Bench Drive
Naramata, BC

Landform Architecture Ltd.
102 Ellis Street
Penticton, BC, V2A 4L5
250-276-4106
info@landformadb.com
www.landformadb.com

Regional District of Okanagan-Similkameen

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

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

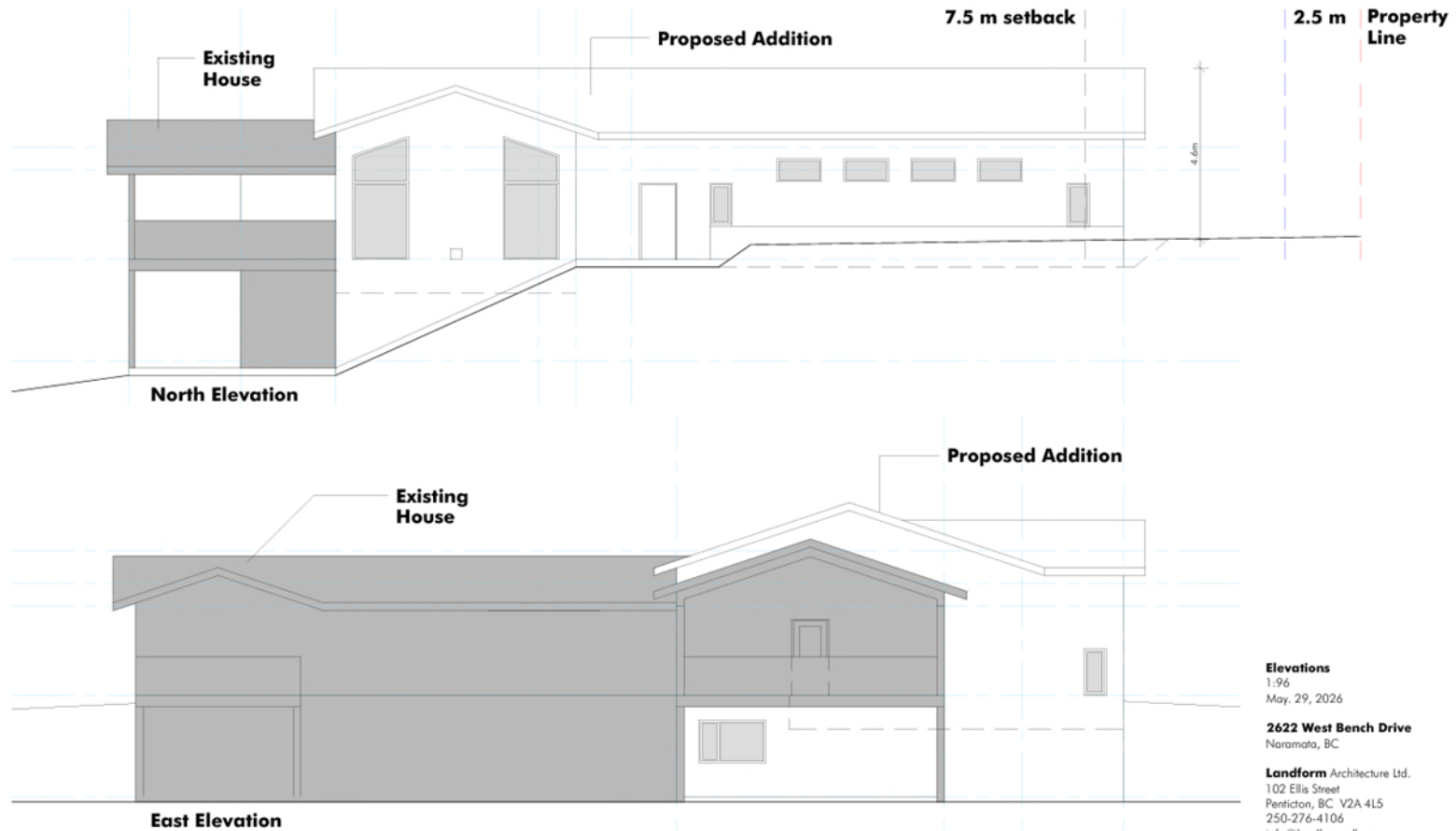


Development Variance Permit

File No. F2026.016-DVP

Schedule 'E'

4. ELEVATIONS



Elevations
1:96
May, 29, 2026

2622 West Bench Drive
Naramata, BC

Landform Architecture Ltd.
102 Ellis Street
Penticton, BC V2A 4L5
250-276-4106
info@landformadb.com
www.landformadb.com