



Development Variance Permit

FILE NO.: A2021.011-DVP

Owner: Thomas & Susan Fernandes
3719 62nd Avenue
Osoyoos, BC V0H 1V6

Agent: NA

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', 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 C, Plan 15656, Except Plan 28383, District Lot 42, SDYD

Civic Address: 809 45th Street, Osoyoos

Parcel Identifier (PID): 008-754-411 Folio: A-01339.010

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "A" Zoning Bylaw No. 2451, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the maximum height of an accessory building or structure in Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.7 (b), is varied:
 - i) from: 4.5 metres

to: 5.36 metres to the outermost projection as shown on Schedule 'C'.

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 _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

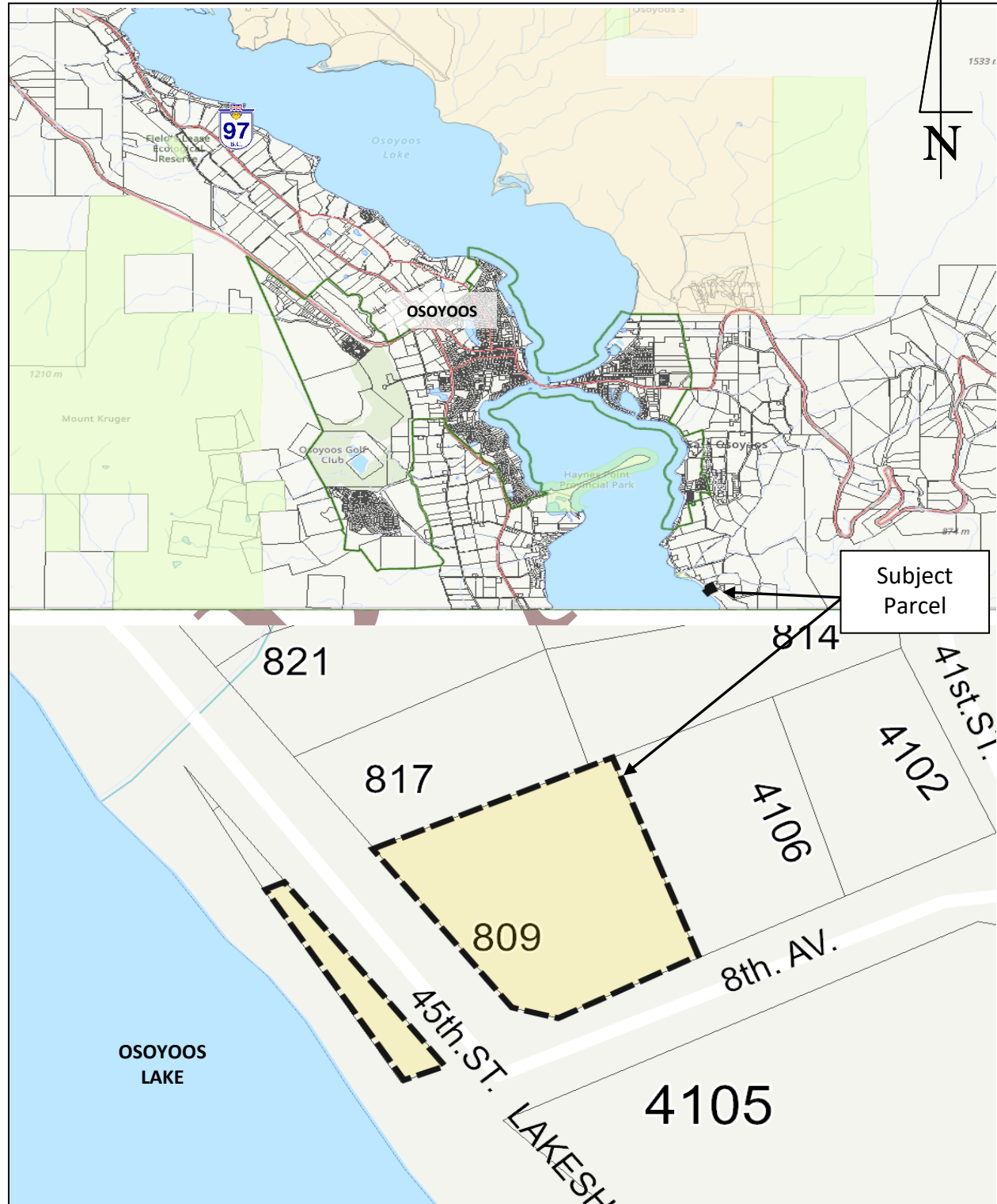
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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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 'B'

SITE AERIAL
Scale: N.T.S.

LEGAL DESCRIPTION
Lot C Plan: KAP15656
DL 42 S.D.Y.D.
Except KAP28383

PROPOSED HOUSE & GARAGE
(Area Includes Covered Patio and Deck)
6,460sf

RV Garage and Hook Shop
(Variance Req'd)
2,268sf

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ROOF W & G:
SROOFING SHOW LOADS (Elevation)
0 - 100 meters (2,441ft) -20psf
501 - 100m (2,441ft) -42psf
101 - 100m (2,211ft) -81psf
> 100m (2,211ft) -81psf

ENERGY EFFICIENCY
RDOS W & G - Valley 5,350 degree slope
(20m to 50m) (F08 to 1,400) - ZONE 9
RDOS W & G - Mountain 5,400 degree slope
(50m to 100m) (1,644 to 4,411) - ZONE 9
RDOS W & G - Mountain 4,400 degree slope
(100m to 1,000m) (2,441 to 2,211) - ZONE 6
RDOS W & G - Mountain 4,400 degree slope
(0 - 1,000m) (0-3,284) - ZONE 6

KERF/SCAVENGE (SIS) Use Above

RDOS W 4,250 - 4,700 degree slope
Precipitation
SROOFING SHOW LOADS (Elevation)
up to 250 meters (2,100ft) -81psf
251 - 450 meters (2,117ft) -75psf
451 - 1,100 meters (2,440ft) -42psf

RDOS W, W/C, W/ W
MIN. DEPTH OF FROST PROTECTION (Elevation)
0 - 1,050m (2,440) -24"
> 1,050m (2,440) -48"

Actual Site Elevation = Osoyoos Valley Bottom

Riparian Issues No >30m
Floodplain Issues Yes

11.0 LOW DENSITY RESIDENTIAL

11.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)

11.1.1 Permitted Uses:
Essential Uses:
a) single detached dwellings;
b) accessory dwelling, subject to Section 7.11.1.1.1;
c) secondary suites, subject to Section 7.12;
d) home occupations, subject to Section 7.13;
e) bed and breakfast operations, subject to Section 7.14;
f) accessory buildings and structures.

11.1.2 Site-Specific Residential Single Family One (RS1) Provisions:
a) see Section 7.1.9

11.1.3 Minimum Parcel Size:
a) 500 m², subject to zoning/precipitation

11.1.4 Minimum Parcel Width:
a) 7.5 metres

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:
a) one (1) principal dwelling unit and
b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum setbacks:

a) Principal building:	7.5 metres
b) Front setback:	7.5 metres
c) Interior side setback:	1.5 metres
d) Exterior side setback:	4.5 metres

11.1.7 Maximum height:

a) Principal building:	3.5 metres
b) Rear setback:	3.0 metres
c) Interior side setback:	1.2 metres
d) Exterior side setback:	4.5 metres

11.1.8 Maximum Flood Coverage:
a) 10%

11.1.9 Minimum Building Width:
a) Dwelling Units: 3.0 metres, as originally designed and constructed.

These Plans only for use at:
FERNANDES SHOP VARIANCE
809 Lakeshore Drive (45th St.)
Osoyoos, BC (RDOS 'A')

SITE PLAN
Scale: 1" = 20ft

DESIGNS BY GRANT
256 Osoyoos BC
ph: (250) 495-5258
ggrant@designsgroup.ca

Regional District of Okanagan-Similkameen

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Schedule 'C'

