

Development Variance Permit

FILE NO.: C2026.009-DVP

Owner: Michael Mulrooney
Deb Day
Susan Shillitto
106-8911 92nd Ave
Osoyoos, B.C., V0H-1V2

Agent: Michael Mulrooney
106-8911 92nd Ave
Osoyoos, B.C., V0H-1V2

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', 'F' and 'G', 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 KAP19063, District Lot 2405S, SDYD
Civic Address: 3692 Fruitvale Way
Parcel Identifier (PID): 008-139-121 Folio: C-05854.010

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 exterior side parcel line setback for a greenhouse in the Agricultural One Zone (AG1) Zone, as prescribed in Section 13.1.5(d)(iii), is varied:
 - i) from: 15.0 metres
 - to: 5.0 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

June 22, 2026

Date

Regional District of Okanagan-Similkameen

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

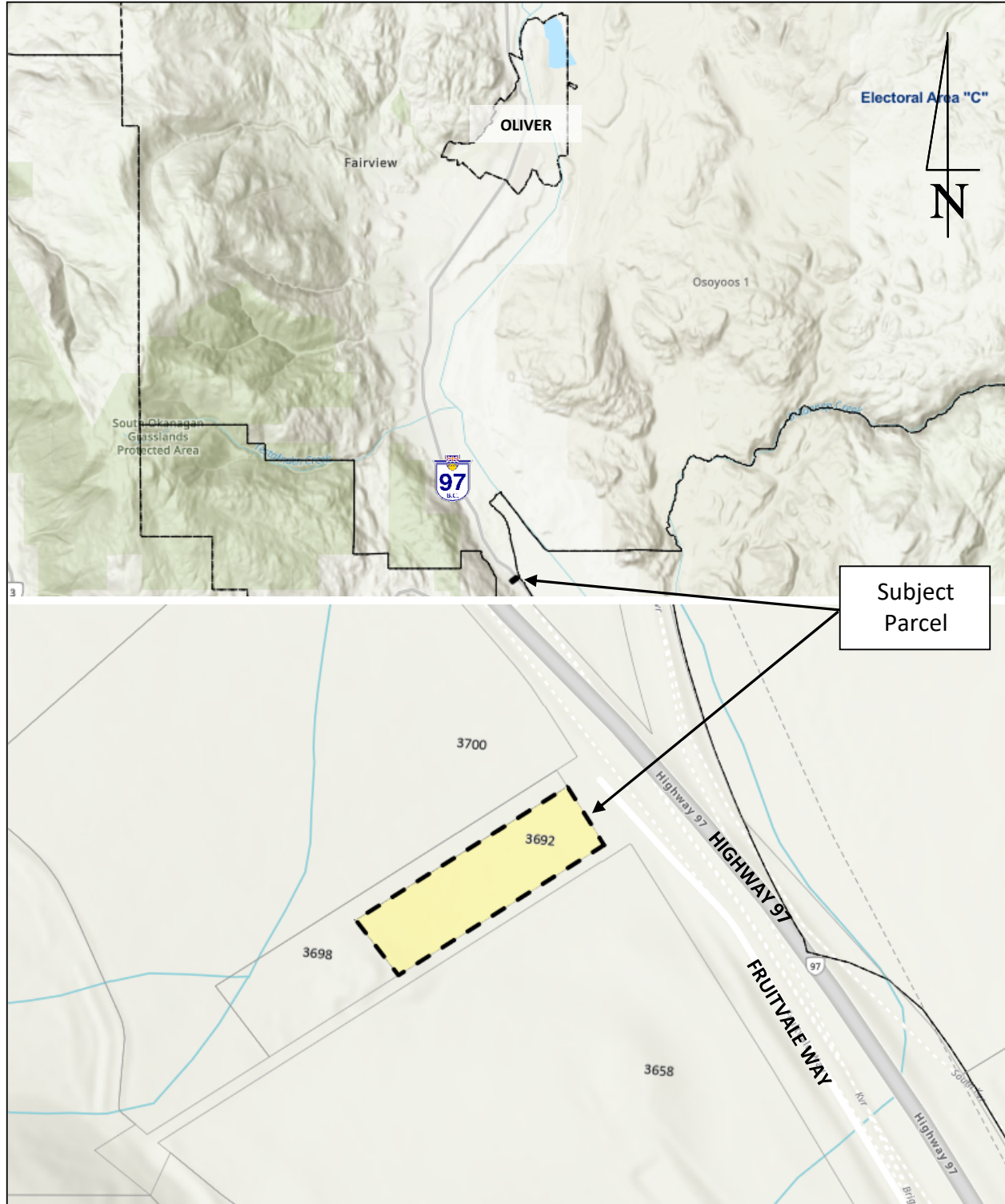
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

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Schedule 'A'



Regional District of Okanagan-Similkameen

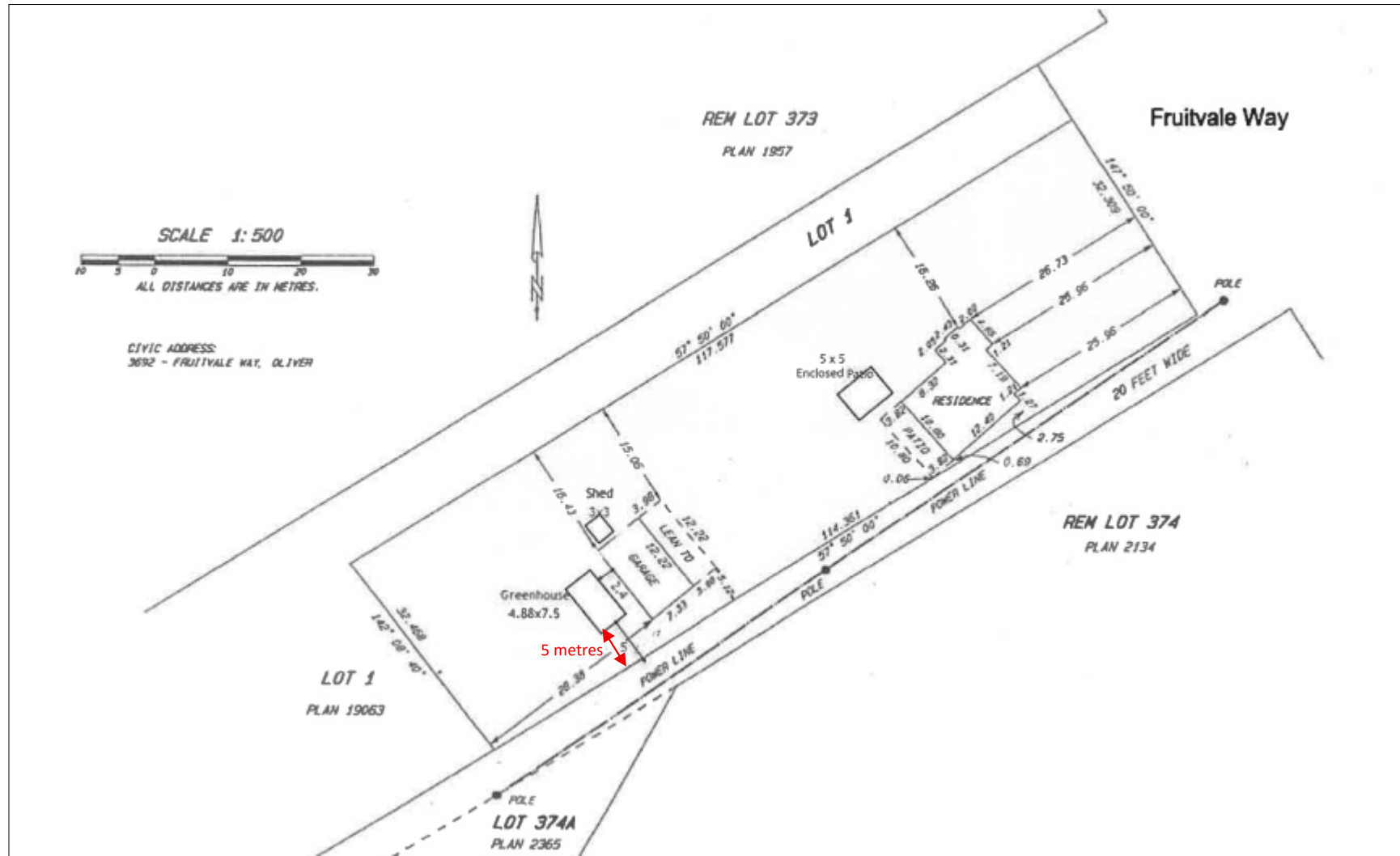
101 Martin St, Penticton, BC, V2A-5J9

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Schedule 'B'



Regional District of Okanagan-Similkameen

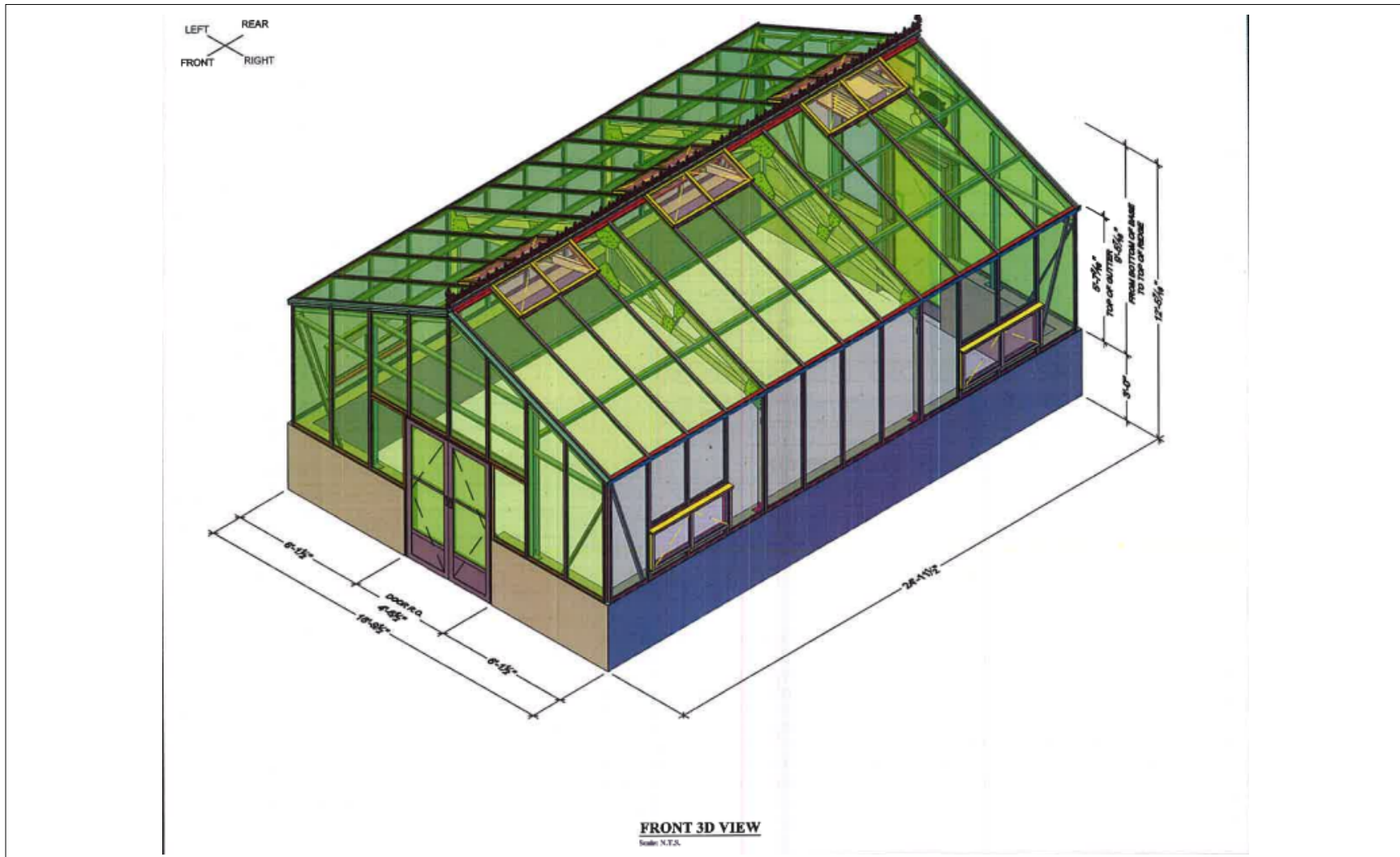
101 Martin St, Penticton, BC, V2A-5J9

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Schedule 'C'



Regional District of Okanagan-Similkameen

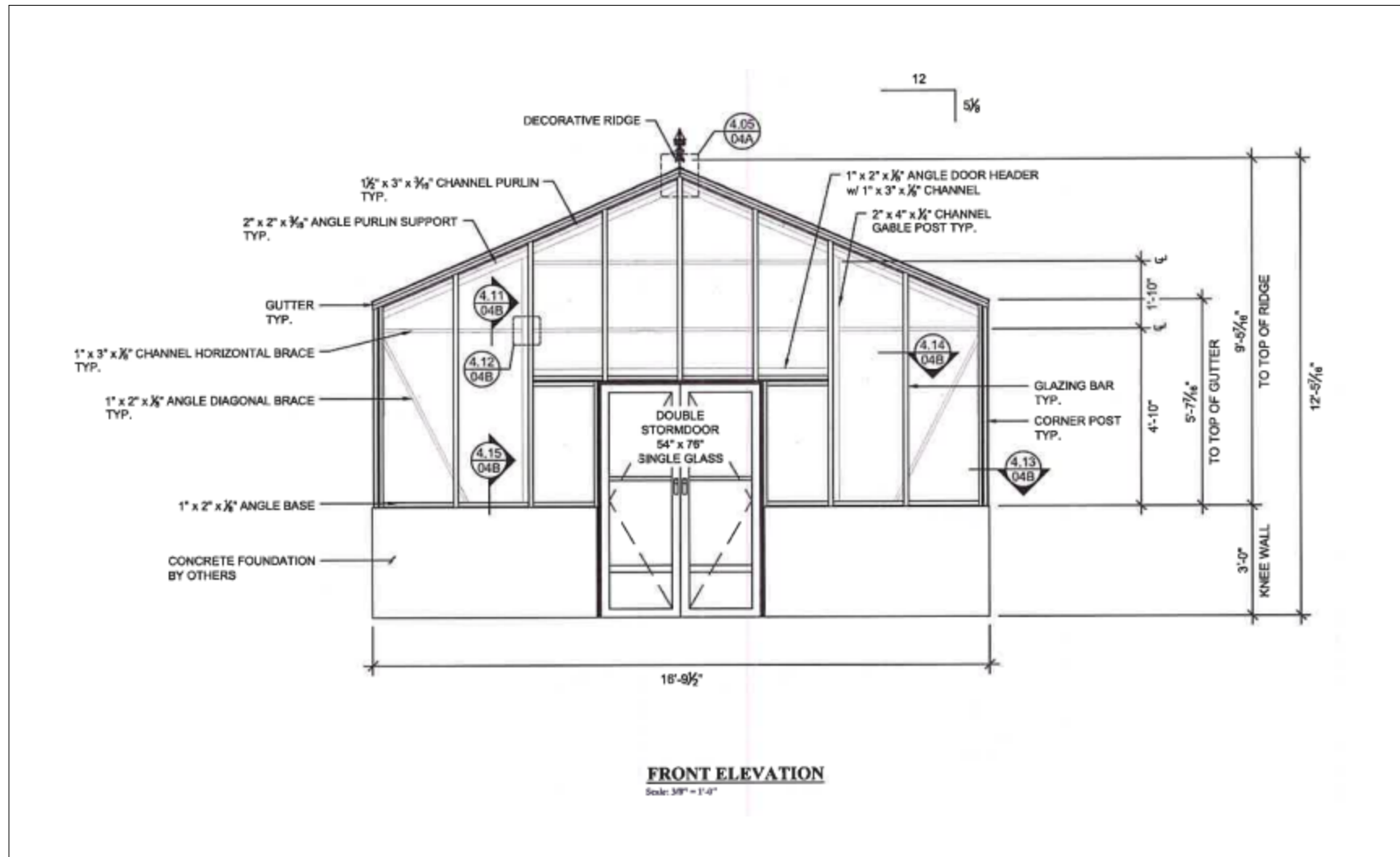
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Schedule 'D'



Regional District of Okanagan-Similkameen

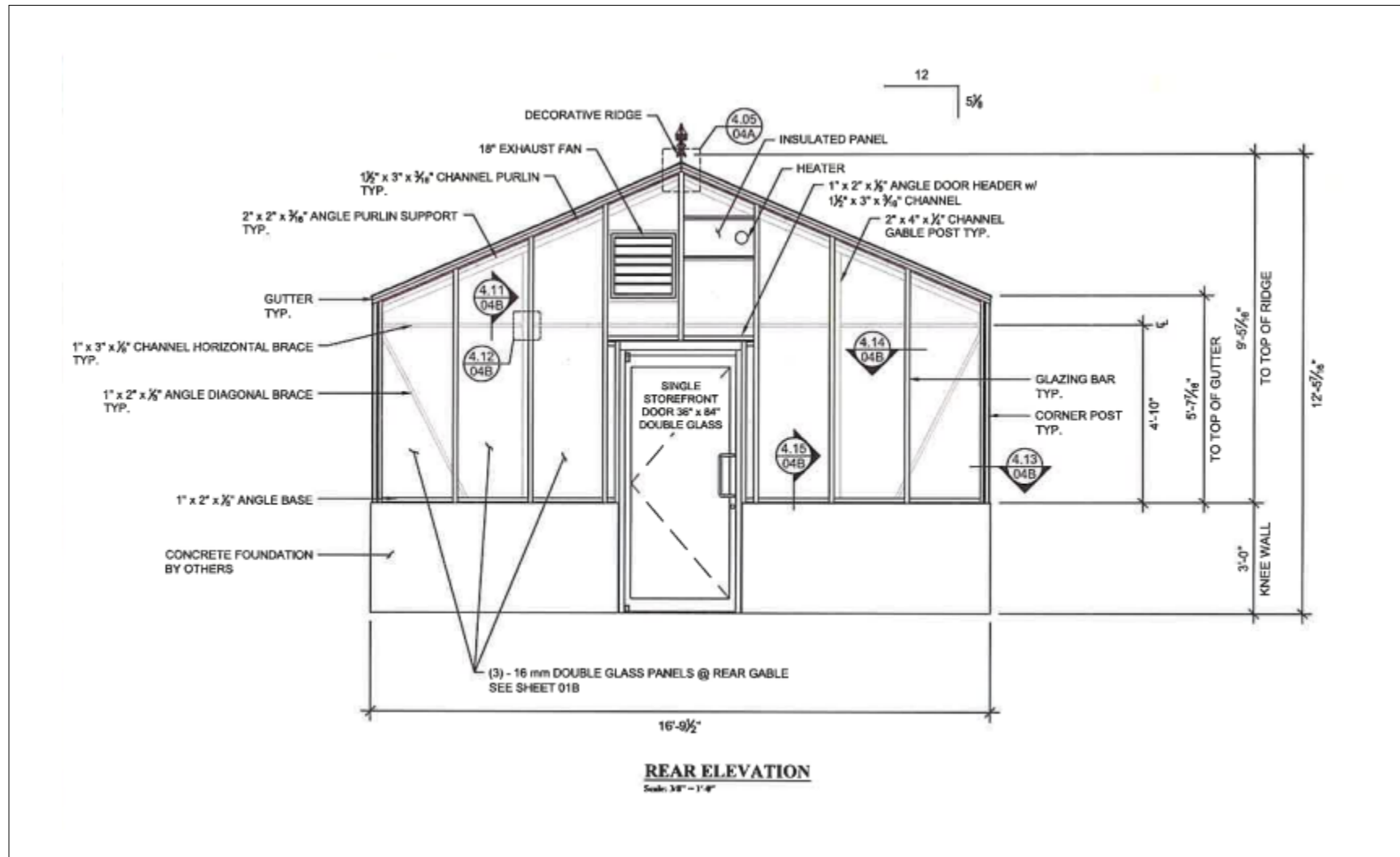
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Schedule 'E'



Regional District of Okanagan-Similkameen

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Schedule 'G'

