



# Development Variance Permit

FILE NO.: I2020.002-DVP

Owner: MJVO Holdings Ltd., Inc. No. BC0727360  
772 Sproule Avenue  
Coquitlam, BC, V3J 4L5

Agent: n/a

## 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: Parcel A (See KT140320), Block 9, Plan 763, District Lot 105s, SDYD

Civic Address: 120 5<sup>th</sup> Street, Kaleden

Parcel Identifier (PID): 025-546-198 Folio: I-01378.500

## CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "I" Zoning Bylaw No. 2457, 2008, in the Regional District of Okanagan-Similkameen:
  - a) the minimum front parcel line setback for an accessory structure in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(b)(i)), is varied:

- i) from: 7.5 metres  
to: 3.63 metres to the outermost projection as shown on Schedule 'B'.
- b) in the case of a fence constructed on top of a retaining wall, the combined maximum height of the fence and retaining wall at the parcel line or within 1.2 metres of the parcel line, as prescribed in Section 7.8.1(d), is varied:
  - i) from: 1.8 metres, as measured from the finished grade of the abutting higher parcel  
to: 3.02 metres as shown on Schedule 'D' and 'E'.
- c) in a required setback for a front or side parcel line, the maximum height of a retaining wall, as prescribed in Section 7.30.4(a), is varied:
  - i) from: 1.2 metres  
to: 5.83 metres as shown on Schedule 'D' and 'E'.
- d) on a corner site contiguous to a highway intersection, the minimum distance of a retaining wall from the corner of the site at the intersection of the streets, as prescribed in Section 7.30.4(b), is varied:
  - i) from: 4.5 metres  
to: 0.0 metres 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 \_\_\_\_\_, 2020.

DRAFT

# Regional District of Okanagan-Similkameen

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

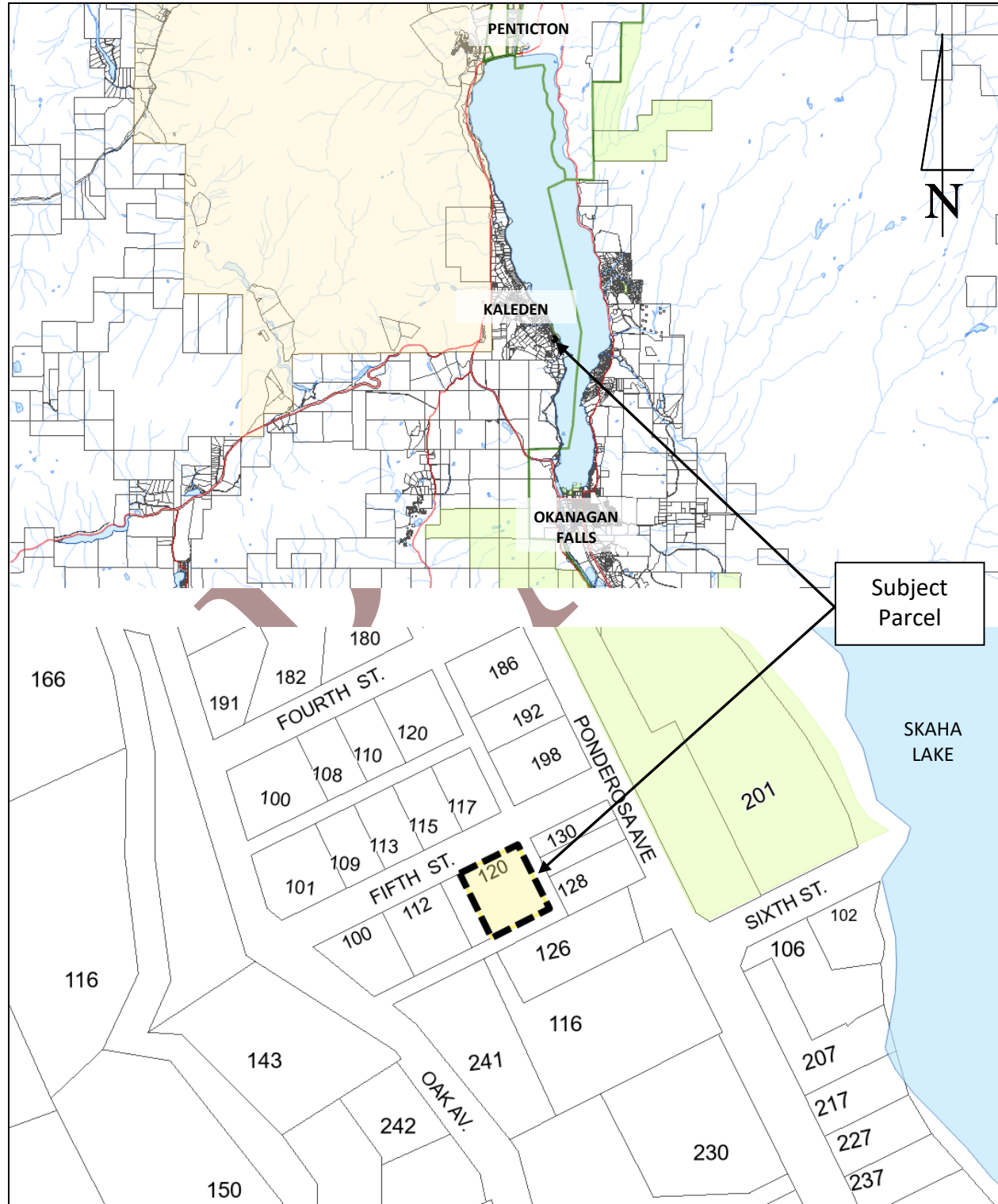
Tel: 250-492-0237 Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)



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## Schedule 'A'



# Regional District of Okanagan-Similkameen

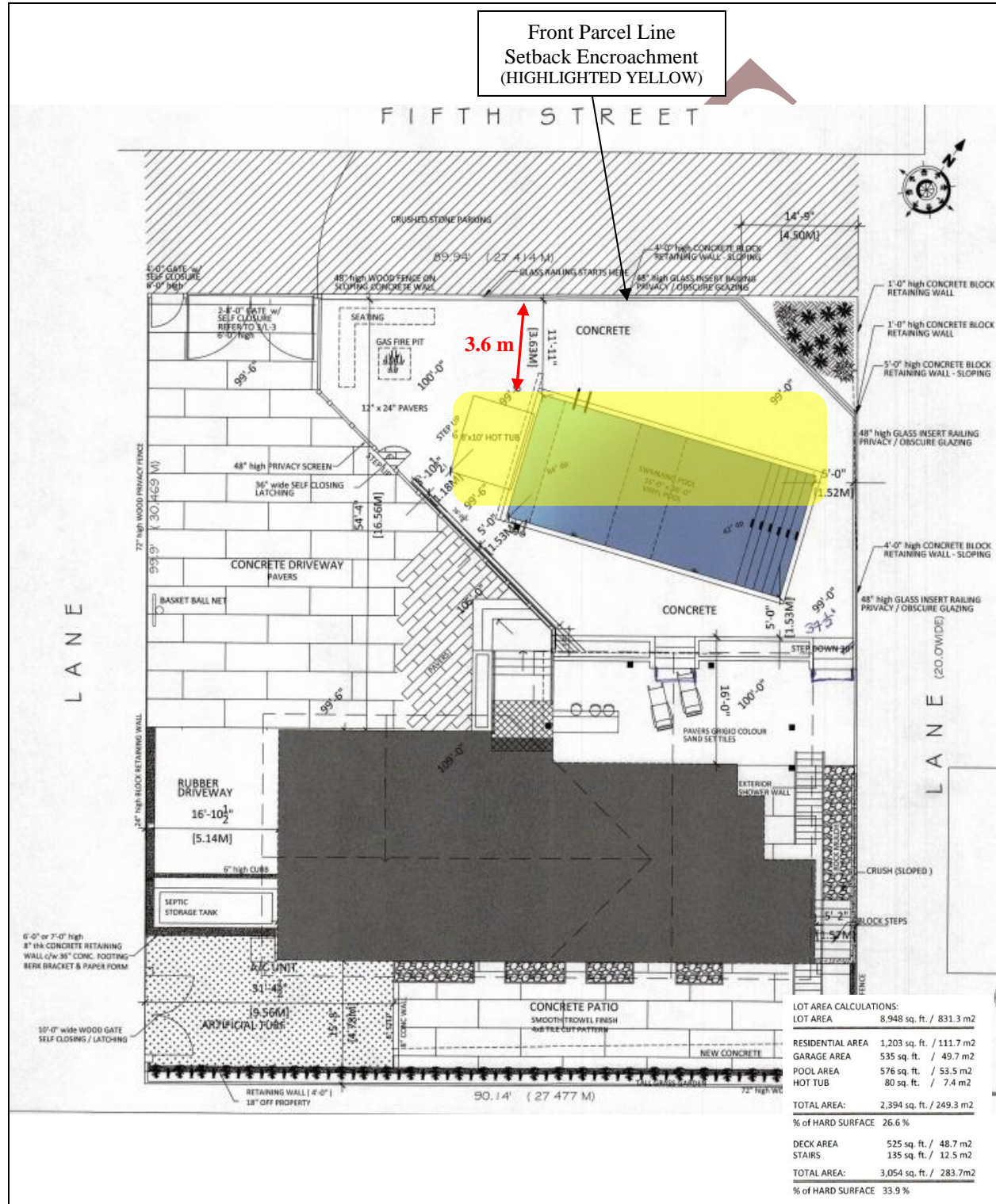
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## Schedule 'B'



# Regional District of Okanagan-Similkameen

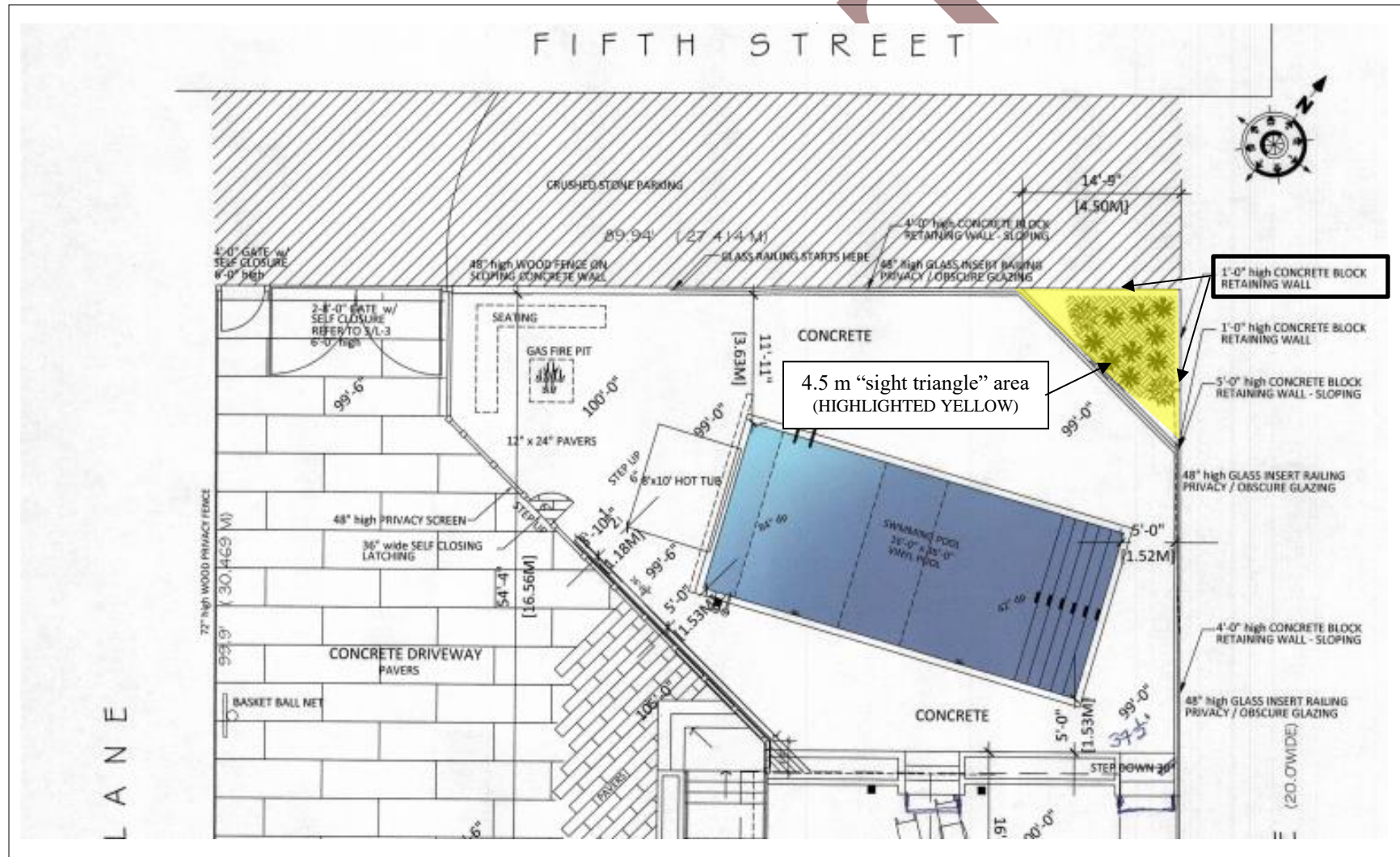
101 Martin St, Penticton, BC, V2A-5J9

Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)

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Schedule 'C'



# Regional District of Okanagan-Similkameen

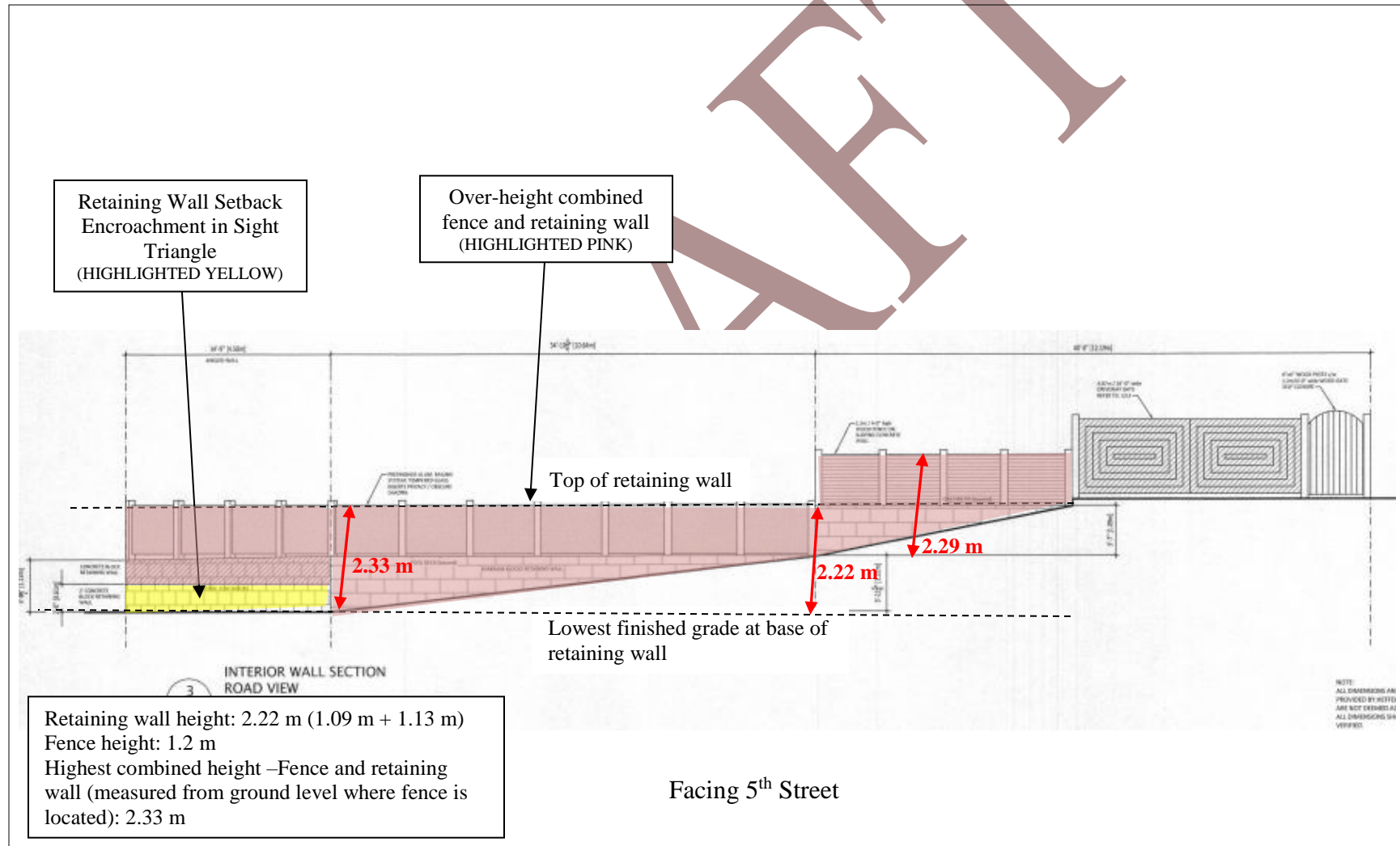
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Schedule 'D'



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Schedule 'E'

