

Development Variance Permit

FILE NO.: D2023.001-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' through 'M', 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 A, District Lot 2883S, SDYD, Plan KAP51714

Civic Address: 960 Cedar Street

Parcel Identifier (PID): 018-646-778 Folio: D-00891.001

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 setback for a parcel line adjacent to Highway 97 for a principal building in the Okanagan Falls Town Centre (OFTC) Zone, as prescribed in Section 18.1.7(a)(v) is varied:
 - i) from: 4.5 metres

to: 2.4 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 _____, 2023.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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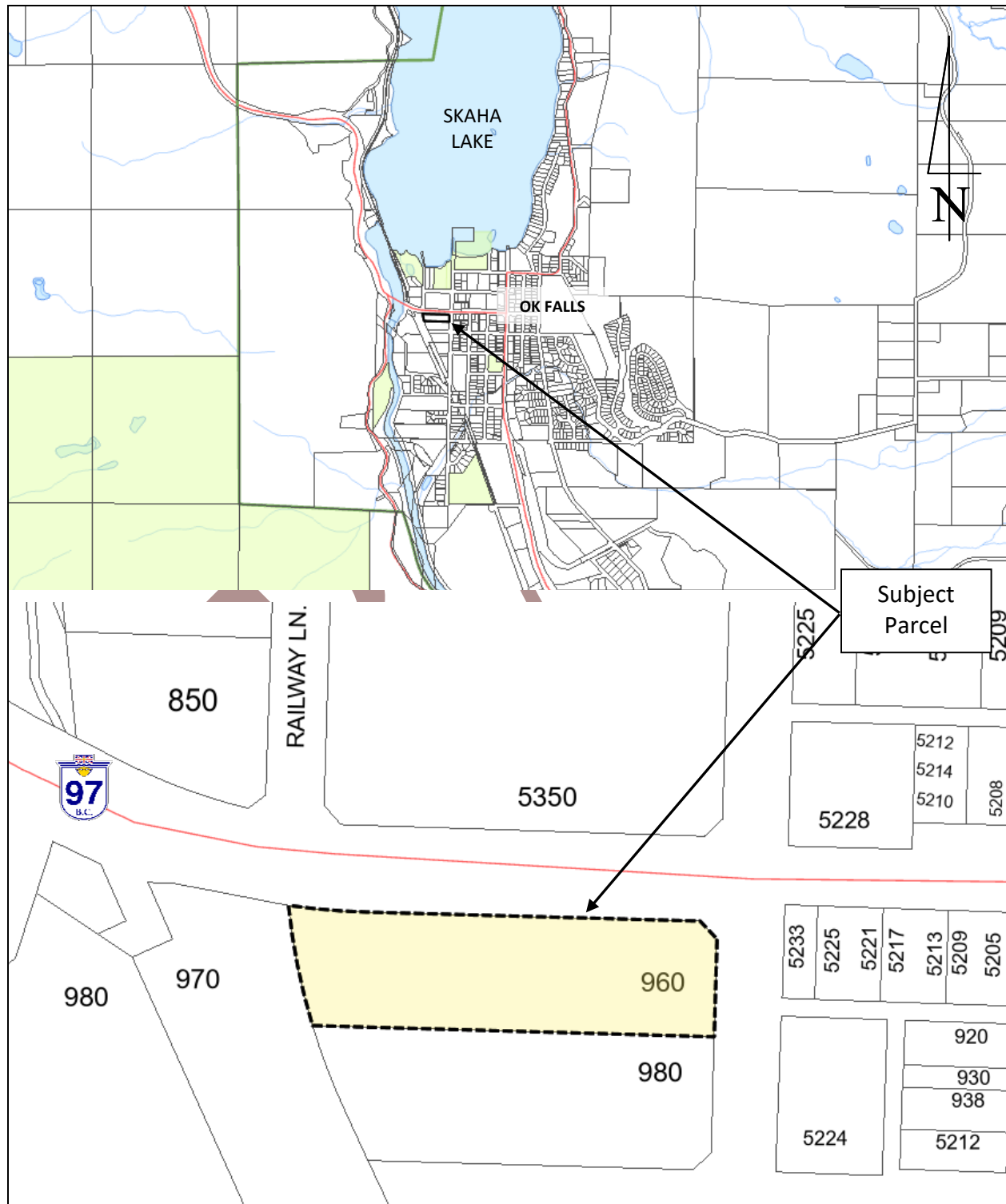
Tel: 250-492-0237 Email: planning@rdos.bc.ca



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File No. D2023.001-DVP

Schedule 'A'



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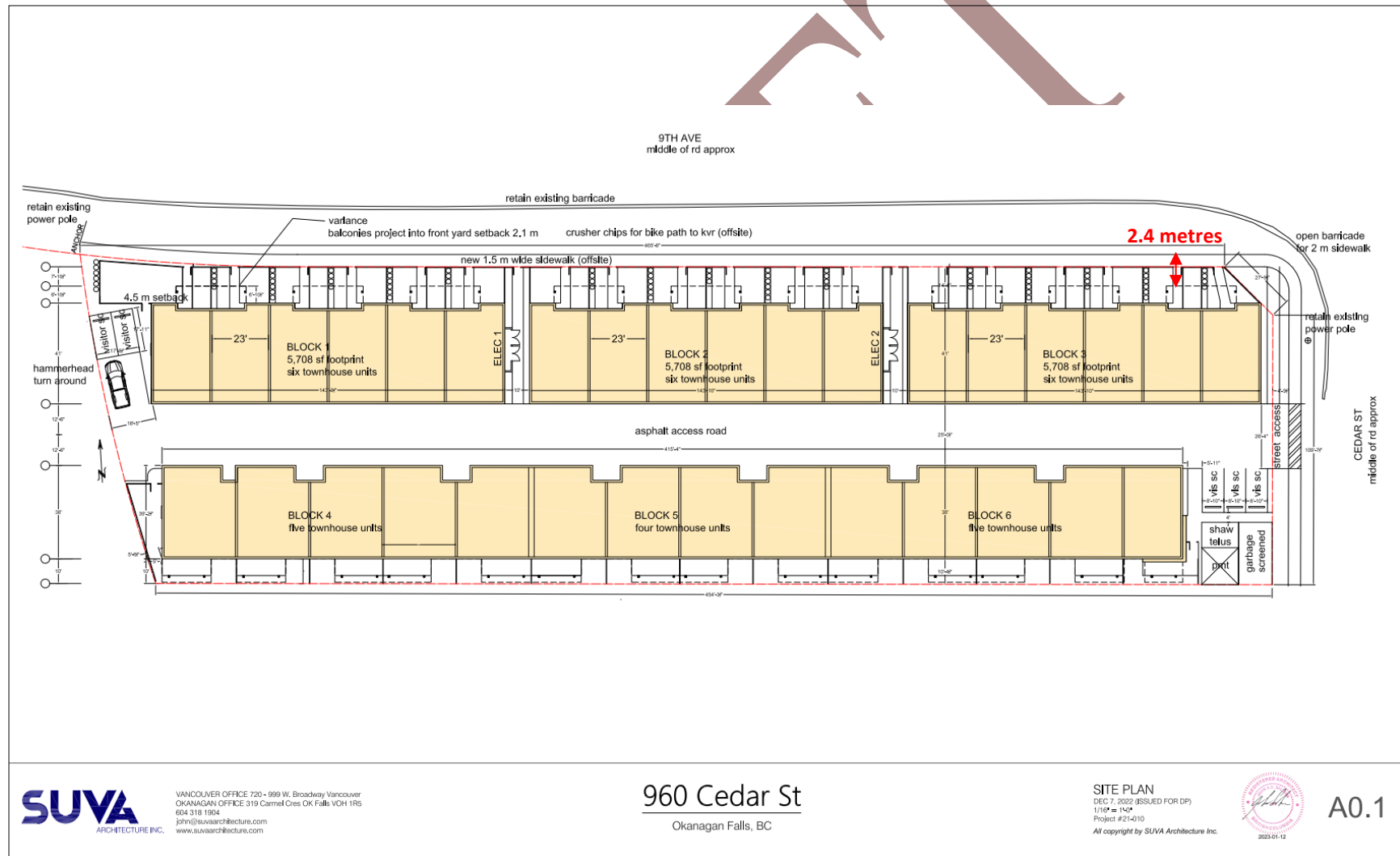
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Schedule 'B'



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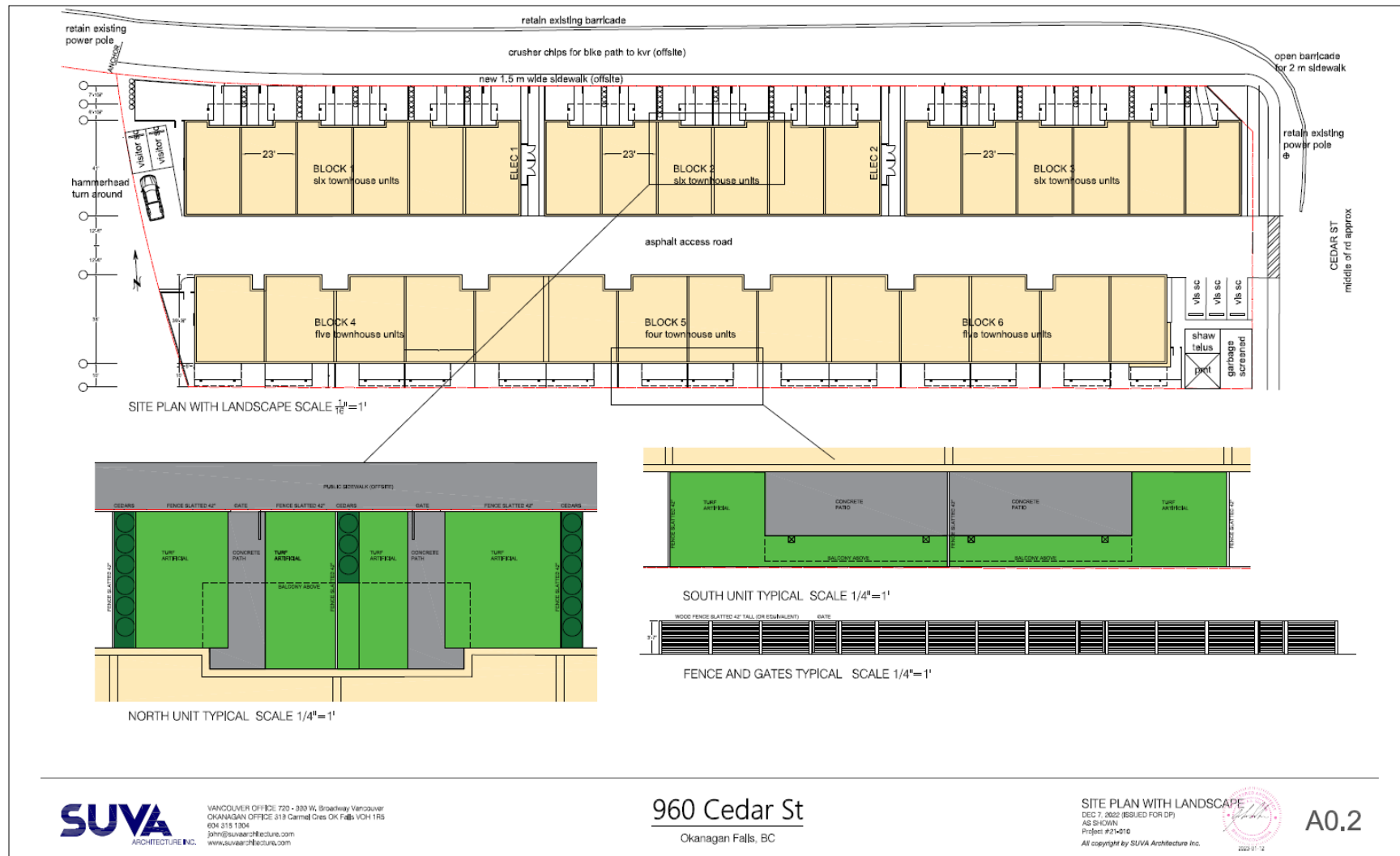
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Development Variance Permit

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Schedule 'C'



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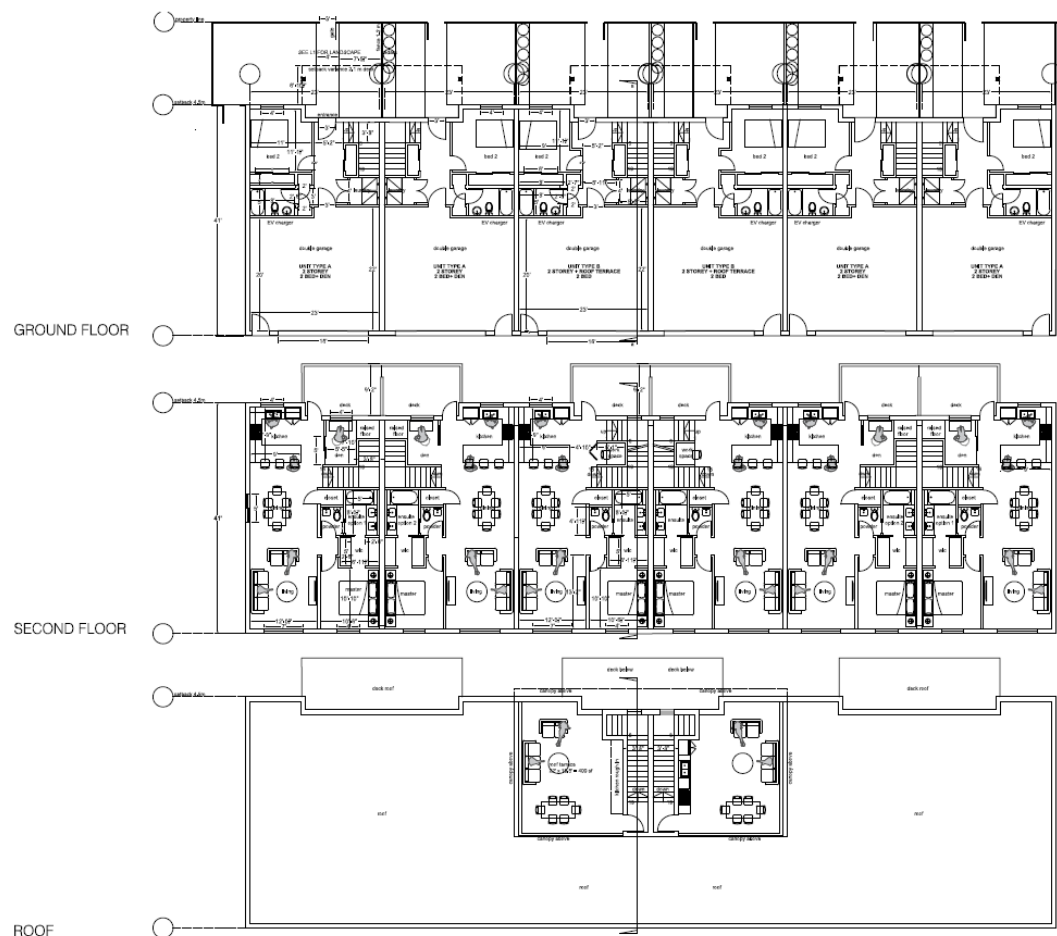
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Development Variance Permit

File No. D2023.001-DVP

Schedule 'D'



VANCOUVER OFFICE: 720 - 330 W. Broadway Vancouver
OKANAGAN OFFICE: 313 Carmel Cres. Ok Falls V2H 1R5
604.315.1304
john@suvaarchitecture.com
www.suvaarchitecture.com

960 Cedar St
Okanagan Falls, BC

PLANS NORTH TYPICAL (BLOCKS 1, 2, 3)
DEC 7, 2022 (ISSUED FOR DP)
1/8" = 1'-0"
Project #21-010
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A1.0

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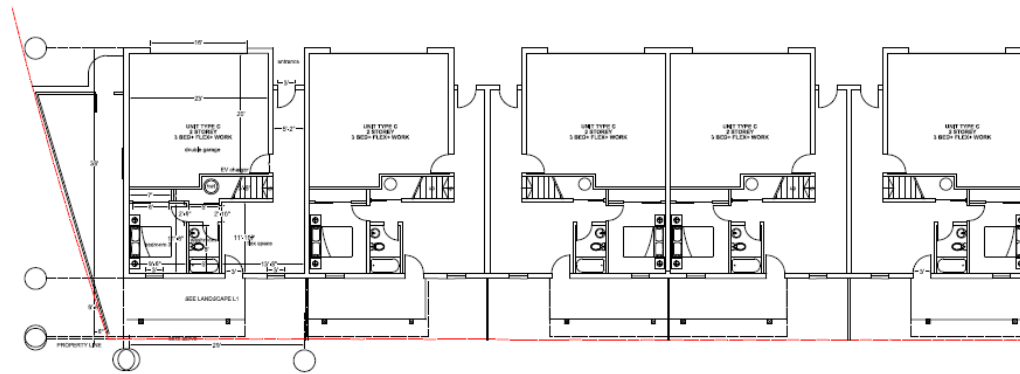
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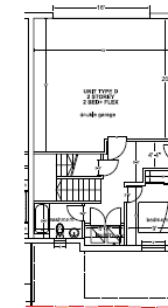
Development Variance Permit

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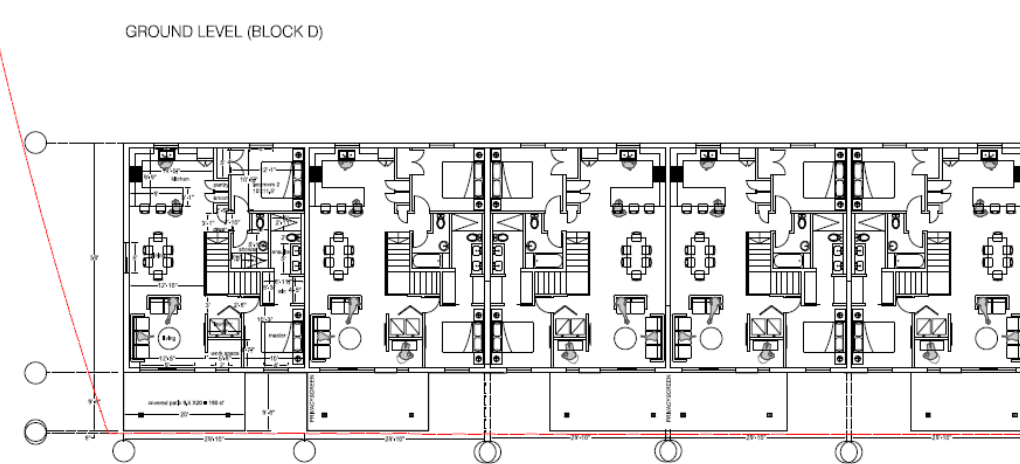
Schedule 'E'



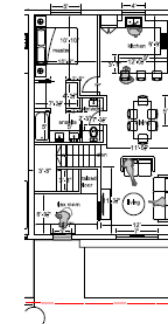
GROUND LEVEL (BLOCK D)



GROUND LEVEL (BLOCK F EAST)



SECOND LEVEL (BLOCK D)



SECOND LEVEL (BLOCK F EAST)



VANCOUVER OFFICE: 720 - 330 W. Broadway Vancouver
OKANAGAN OFFICE: 213 Carmel Cres OK Falls V0H 1R5
604 315 1304
john@suvaarchitecture.com
www.suvaarchitecture.com

960 Cedar St
Okanagan Falls, BC

PLANS SOUTH TYPICAL
DEC 7, 2022 (ISSUED FOR DP)
1/8" = 1'-0"
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A1.1

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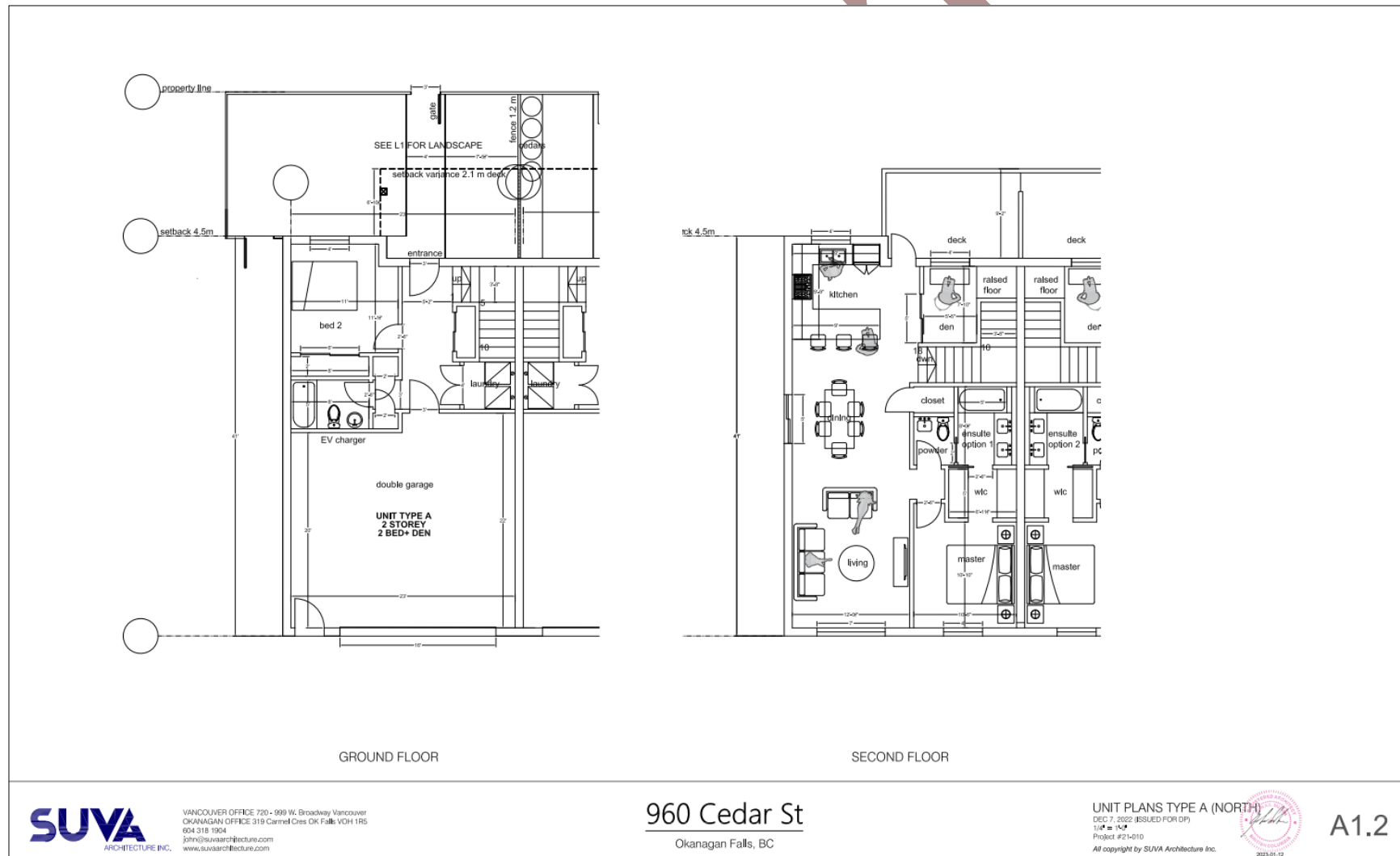
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Development Variance Permit

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Schedule 'F'



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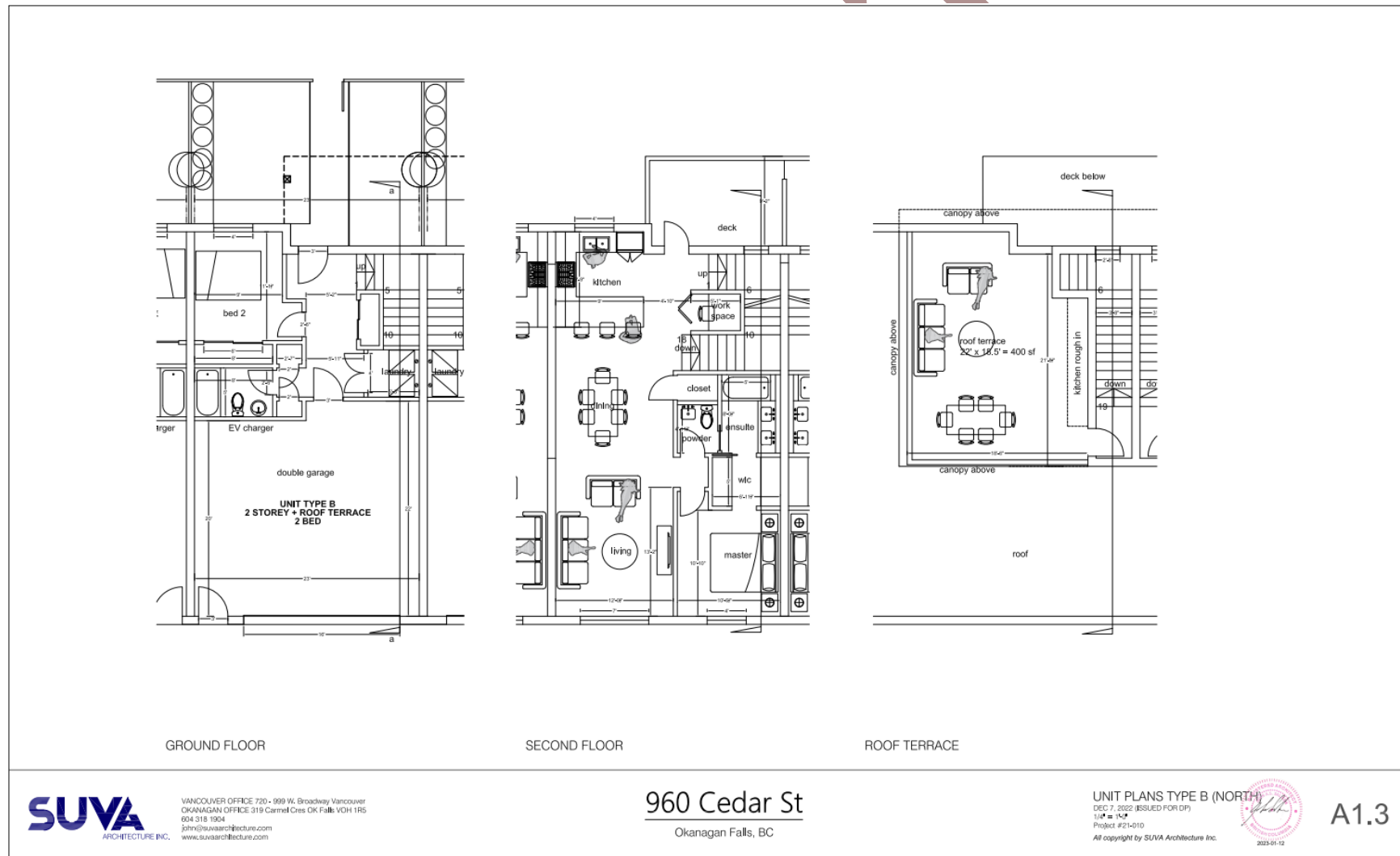
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Development Variance Permit

File No. D2023.001-DVP

Schedule 'G'



960 Cedar St

Okanagan Falls, BC

UNIT PLANS TYPE B (NORTH)
DEC 7, 2022 (ISSUED FOR DVP)
1:1/8" = 1'-0"
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A1.3

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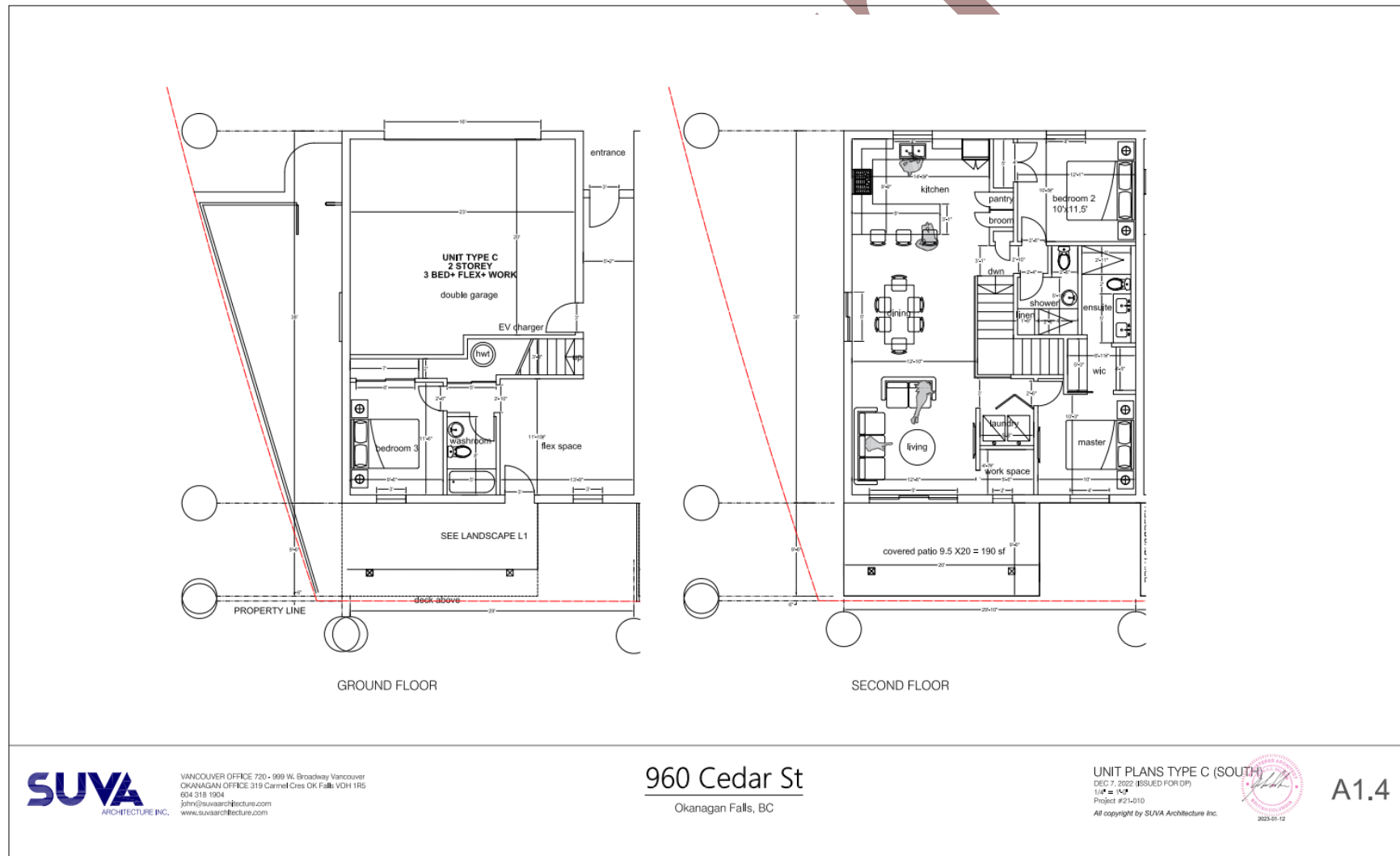
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Schedule 'H'



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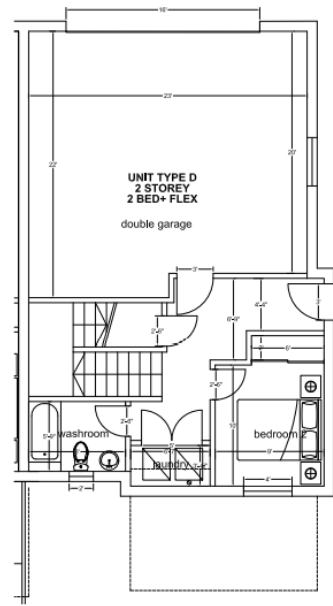
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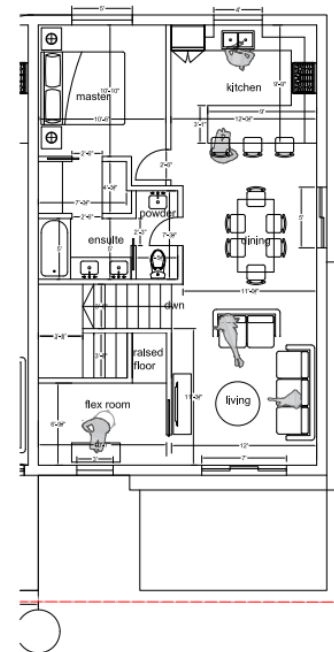
Development Variance Permit

File No. D2023.001-DVP

Schedule 'I'



GROUND FLOOR



SECOND FLOOR



VANCOUVER OFFICE 720-999 16, Broadway Vancouver
OKANAGAN OFFICE 319 Carmel Cres OK Falls V0H 1R5
604 318 1904
john@suvaarchitecture.com
www.suvaarchitecture.com

960 Cedar St

Okanagan Falls, BC

UNIT PLANS TYPE D (SOUTH/EAST)
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1/8" = 1'-0"
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A1.5

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



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Schedule 'J'



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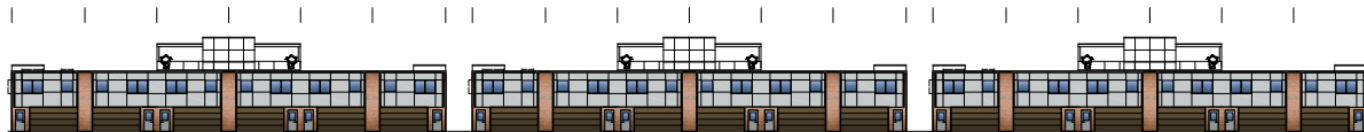
Development Variance Permit

File No. D2023.001-DVP

Schedule 'K'



NORTH ELEVATION



SOUTH ELEVATION



VANCOUVER OFFICE 720 - 909 W. Broadway Vancouver
OKANAGAN OFFICE 319 Carleton Cres. OK Falls V0H 1R5
604 318 1904
john@suvaarchitecture.com
www.suvaarchitecture.com

960 Cedar St
Okanagan Falls, BC

STREET VIEW NORTH UNITS
DEC 7, 2022 (ISSUED FOR DP)
1/10" = 1'-0"
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A2.2

Regional District of Okanagan-Similkameen

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Development Variance Permit

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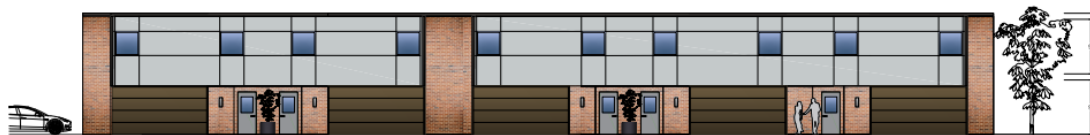
Schedule 'L'



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



VANCOUVER OFFICE 720 - 999 W. Broadway Vancouver
OKANAGAN OFFICE 319 Carmel Cres OK Falls V0H 1R5
604 318 1904
john@suvaarchitecture.com
www.suvaarchitecture.com

960 Cedar St
Okanagan Falls, BC

ELEVATIONS SOUTH - BLOCK 4
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A2.4

Regional District of Okanagan-Similkameen

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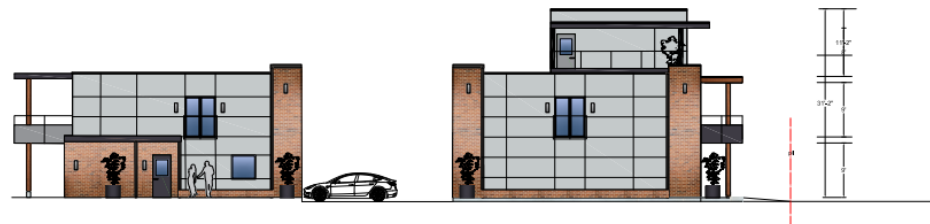
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Development Variance Permit

File No. D2023.001-DVP

Schedule 'M'



EAST STREET ELEVATION



VANCOUVER OFFICE 720 - 909 W. Broadway Vancouver
OKANAGAN OFFICE 319 Carmel Cres. Ok Falls V0H 1R5
604 318 1904
john@suvaarchitecture.com
www.suvaarchitecture.com

960 Cedar St
Okanagan Falls, BC

ELEVATIONS STREET EAST
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A2.5

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