

Development Variance Permit



Development Variance Permit No. 25-01

Owner:

Applicant:

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Town of Osoyoos 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 applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Town of Osoyoos as shown on Schedules 'A', 'B', and 'C', and described below:

Legal Descriptions: Lot 1, Plan KAP3299, District Lot 40, SDYD,

Lot 2, Plan KAP3299, District Lot 40, SDYD

Lot 3, Plan KAP3299, District Lot 40, SDYD

Lot 4, Plan KAP3299, District Lot 40, SDYD

Lot 16, Plan KAP3299, District Lot 40, SDYD, Except Plan 14503

Civic Address: 6701, 6703, 6705, 6706 & 6707 Ponderosa Drive

Parcel Identifiers: 010-860-878

Folios: 00047.000

010-860-886

00048.000

004-464-311

00049.000

010-860-894

00061.000

010-861-009

00050.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Town of Osoyoos Zoning Bylaw No. 1395, 2024:
- a) That despite section 8.6.1, the subject parcels be permitted for subdivision (consolidation) whereby a hooked parcel is created, and;
 - b) the minimum front parcel line setback for a principal building in the Tourist Commercial (CT1) Zone, as prescribed in Section 15.1.5(a)(i), is varied:
 - i) from: 6.0 metres
 - to: 1.7 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 variance permit can be submitted.

Authorising resolution passed by the Town of Osoyoos Municipal Council on _____, 2025.

Rod Risling, Chief Administrative Officer

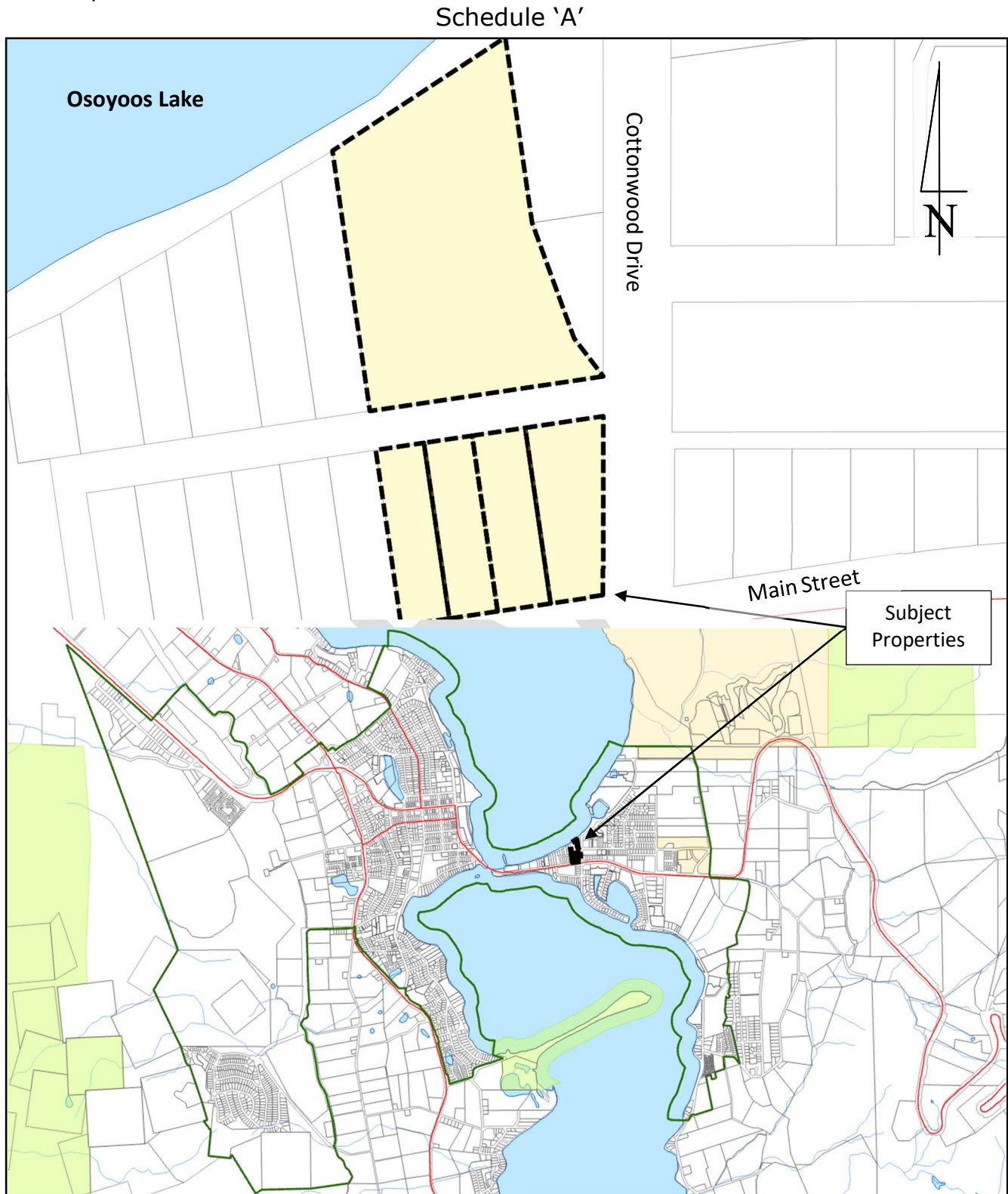
Town of Osoyoos

8707 Main Street, PO Box 3010, Osoyoos, BC, V0H 1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca



Development Variance Permit

File No. DVP25-01



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Schedule 'C'

