

CIVIC ADDRESS: 4601 Highway 97 (97th Street), Osoyoos, BC V0H 1V1

Legal (per Title JA14182): LOT A DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 30111 EXCEPT PHASE 1 STRATA PLAN EPS12273 — PID 004-040-368

LEGAL DESCRIPTION: LOT A BLOCK — PLAN 30111 (KAP) DISTRICT LOT 2450S SDYD

EXISTING ZONE: RM1s — Medium Density Residential One (Site Specific)	OCP DESIGNATION: MR — Medium Density Residential	DESCRIPTION OF EXISTING USE: Phased 50-unit townhouse development (Phase I occupied)	DESCRIPTION OF PROPOSED DEVELOPMENT: Townhomes
PROPOSED VARIATION TO EXISTING REGULATIONS: Vary Zoning Bylaw No. 1395, 2024, s.10.2.1 (Table 10.2.1): reduce required off-street parking for "Townhouse" from 1.5 to 1.0 space per dwelling unit for the Mojave townhouse development at 4601 Highway 97 (50 dwelling units, all phases). Rationale: all 50 strata lots were fully serviced to the approved configuration before Bylaw 1395 was adopted, fixing the building envelopes; each home provides a garage accommodating one fully compliant stall (2.7 m x 6.0 m within 6.71 m / 22'-0" clear length) plus practical driveway parking. See attached Rationale, DVP Parking Plan and floor plans.			

APPLICATION MUST INCLUDE:

- ☒ CURRENT STATE OF TITLE CERTIFICATE OR A CURRENT TITLE SEARCH
- ☒ SITE PLANS - MUST INCLUDE, LEGAL DESCRIPTION, SCALE, EASEMENTS AND RIGHT OF WAYS, SETBACKS, EXISTING AND PROPOSED BUILDINGS, LOT AREA, NUMBERED PARKING STALLS, ROADS, VEHICLE AND PEDESTRIAN ACCESS, AND DETAILS OF PROPOSED VARIANCE
- ☒ ANY ADDITIONAL TECHNICAL INFORMATION OR REPORT THE TOWN MAY REQUIRE
- ☒ A NON-REFUNDABLE APPLICATION FEE IN ACCORDANCE WITH SCHEDULE "B"

REGISTERED OWNER'S NAME: [REDACTED]			APPLICANT'S NAME: Sam Dhurai — for Mojave Estates Ltd.		
ADDRESS: [REDACTED]			ADDRESS: 4601 – 97 Street		
CITY: [REDACTED]	PROVINCE: [REDACTED]	POSTAL CODE: [REDACTED]	CITY: Osoyoos	PROVINCE: BC	POSTAL CODE: V0H 1V1
TEL: [REDACTED]			TEL: (778) 751-9949		
FAX:			FAX:		
EMAIL: [REDACTED]			EMAIL: sam@kaiya.build		

An application must be made either by the property owner or by an agent with the owner's written authorization.



SIGNATURE OF REGISTERED OWNER



SIGNATURE OF APPLICANT

August 5, 2026

DATE

August 5, 2026

DATE

Contaminated Sites Regulation

Please note: The Town of Osoyoos does not receive site profiles. Applicants are required to submit contaminated site information directly to the Ministry of Environment to satisfy any Provincial requirements under the *Environmental Management Act*.