

PLANNING & DEVELOPMENT SERVICES

PO Box 3010, 8711 MAIN ST. Osoyoos BC V0H 1V0
TEL: 495-6191 FAX: 495-2400

PERMIT APPLICATION

Date: _____
Cheque No.: _____
Amount: _____
Received By: _____

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 38 remaining dwelling units (units 13–50) of the Mojave development at 4601 Highway 97. Phase 1 (Strata Plan EPS12273, lots 1–12, complete and occupied) is excluded and retains the 1.5-space rate — 18 spaces; 56 spaces site-wide at build-out. Rationale: all 50 lots were serviced to the approved configuration before Bylaw 1395 was adopted; each remaining home provides a garage with one fully compliant stall (2.7 m × 6.0 m within 6.71 m / 22'-0" clear) plus driveway parking. See attached Rationale, 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.

[REDACTED]
[REDACTED]

SIGNATURE OF REGISTERED OWNER



SIGNATURE OF APPLICANT

August 5, 2026
DATE

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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*.