

**APPROVED ISSUANCE OF** ☐ DEVELOPMENT VARIANCE PERMIT (pursuant to Sec. 498 of the Local Government Act)

PERMIT #: DVP00419  
FOLIO #: 2392.001  
ZONING DESIGNATION: RU1 (REZONING APPLICATION IN PROGRESS FOR CD ZONE)  
ISSUED TO: ELDORADO RANCH LTD.  
SITE ADDRESS: NO CIVIC ADDRESS  
LEGAL DESCRIPTION: SECTION 11 OSOYOOS DIV OF YALE LAND DISTRICT TOWNSHIP 20 PART E 1/2 OF W 1/2 EXCEPT PLAN 19644, KAP44270, KAP67056, KAP77161, KAP79528 & KAP82523 & SECTION 11 OSOYOOS DIV OF YALE LAND DISTRICT TOWNSHIP 20 PART E 1/2 EXCEPT PLAN 19644, B17161 A  
PARCEL IDENTIFIER: 013-537-270

**SCOPE OF APPROVAL**

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

Applicants for Development Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

Development Variance Permit DVP00419 for a parcel with no civic address, legally described as Section 11 Osoyoos Div of Yale Land District, Township 20 Part E 1/2 OF W 1/2 Except Plan 19644, KAP44270, KAP67056, KAP77161, KAP79528 & KAP82523 & Section 11 Osoyoos Div of Yale Land District Township 20 Part E 1/2 Except Plan 19644, B17161 A (PID 013-537-270) amends Subdivision and Development Servicing Bylaw 1121, 2020, as follows:

a) Section G.6.4:

**From:** For culs-de-sac greater than 200 metres and less than 300 metres, an emergency access route is required.  
**To:** For culs-de-sac greater than 200 metres and less than 300 metres, an emergency access route is NOT required.

Construction of the road shall be conducted substantially in compliance with the site plan contained in Schedule A: Copper Hill Phase 4 Composite Utility Plan (Pre-Design) prepared by CTQ Consultants, June 2025.

**1. PERFORMANCE SECURITY**

N/A for Development Variance Permit. May be taken as part of a Servicing Agreement during works and services process.

**2. DEVELOPMENT**

The development described herein shall be undertaken strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

The development shall commence within **TWO** YEARS of the date that this permit is issued.

If the Permit Holder does not substantially commence the development permitted by this Permit within **TWO** years of the date of issuance of this permit, this permit shall lapse.

The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

**THIS IS NOT A BUILDING PERMIT  
OR A CERTIFICATE TO COMMENCE  
CONSTRUCTION**

**3. APPROVALS**

Authorization passed by Council on the \_\_\_\_ day of \_\_\_\_\_, <Year>.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_\_ day of \_\_\_\_\_, <Year>.

\_\_\_\_\_  
Corporate Officer, Reyna Seabrook

