

**DEVELOPMENT VARIANCE PERMIT**

**District of Lake Country**  
10150 Bottom Wood Lake Road  
Lake Country, BC V4V 2M1  
t: 250-766-6674 f: 250-766-0200  
lakecountry.bc.ca

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

PERMIT #: DVP00415  
 FOLIO #: 2391192  
 ZONING DESIGNATION: RU1– Small-Scale Multiple Housing  
 ISSUED TO: Shajan Thomas  
 SITE ADDRESS: 10310 Teresa Rd.  
 LEGAL DESCRIPTION: LOT 16 SECTION 11 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP79528 TOWNSHIP 20  
 PARCEL IDENTIFIER: 026-483-459

**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.

**1. TERMS AND CONDITIONS**

Development Variance Permit DVP00415 for 10310 Teresa Rd, legally described as LOT 16 SECTION 11 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP79528 TOWNSHIP 20 for the construction of a secondary suite within an existing single-family dwelling, shall be conducted in accordance with the recommendations contained in the following documents attached to and forming part of this permit:

a) Amend Zoning Bylaw 561, 2007 as follows:

i) Section 10.7.3 to vary the allowable maximum floor area requirement:

**From: The maximum floor area of a secondary suite shall not exceed the lesser of 90 m<sup>2</sup> or 40% of the total floor area of the principal building**

**To: 103 m<sup>2</sup>**

b) The development of the secondary suite shall be conducted substantially in accordance with the following documents to the satisfaction of the Director of Planning and Development:

- i) **Schedule A:** Basement Design Plan – Level 1, prepared by Elevate Design & Build, submitted by Michael Miller, dated December 07, 2024.

## 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 \_\_\_\_\_, 2025.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_\_ day of \_\_\_\_\_, 2025.

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



## Thomas Residence

SUBMITTED BY  
Michael Miller  
accounts@elevatedbuilders.ca  
2503516713

CREATED ON  
2024-12-07

LOCATION  
10310 Teresa Road  
V4V 2N6 Lake Country  
British Columbia  
CA

DETAILS  
Total area: 1329.31 sq ft  
Living area: 0.00 sq ft  
Floors: 1  
Rooms: 19

Elevate Design & Build  
801 PO Box Main  
V1T 5G4 Vernon  
BC  
Canada  
Michael@Elevatedbuilders.ca  
https://  
www.elevatedrenovations.ca/  
250-351-6713

All dimensions & size designations given are  
subject to verification on job site and  
adjustments to fit job conditions. This is an  
original design and must not be released or  
copied unless permission has been given in  
writing by authorized rep of Elevate Design &  
Build Inc.

0' 2' 4' 6'  
1:58

### ▼ Basement • Level 1

Schedule A

TOTAL AREA: 1329.31 sq ft • LIVING AREA: 0.00 sq ft • ROOMS: 19

