

**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 #: DVP00412  
 FOLIO #: 01751.090  
 ZONING DESIGNATION: RR3–Rural Residential 3  
 HOUGHTON, LARRY R  
 ISSUED TO: HOUGHTON, MARIE C  
 SITE ADDRESS: 14710 Carrs Landing Rd  
 LEGAL DESCRIPTION: LOT 1 SECTION 5 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN 41484  
 PARCEL IDENTIFIER: 014-461-951

**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 DVP00412 for 14710 Carrs Landing Rd, legally described as LOT 1 SECTION 5 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT PLAN 41484 for the construction of a garage with an accessory suite, 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 10.8.5 to vary the allowable maximum floor area requirement:

**From:** When the accessory suite is located in an accessory building, the maximum floor area of the accessory suite shall not exceed the lesser of **90 m<sup>2</sup>** or 75% of the total floor area of the principal building.

**To: 105.63 m<sup>2</sup>**

ii) Section 14.3.6 (iv) to vary the allowable maximum building height requirement:

**From:** Accessory Buildings and Structures: The maximum height is the lesser of **8.0 m** or 2 storeys for accessory buildings and 13.0 m for accessory structures.

**To: 11 m**

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:

- 1) **Schedule A:** Suite Plan, prepared by KH Designs, submitted by OKANAGAN DEVELOPMENT CONSULTANTS, dated June 25, 2024.
- 2) **Schedule B:** Cross Sections, prepared and submitted by OKANAGAN DEVELOPMENT CONSULTANTS, dated February 20, 2025.

## 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

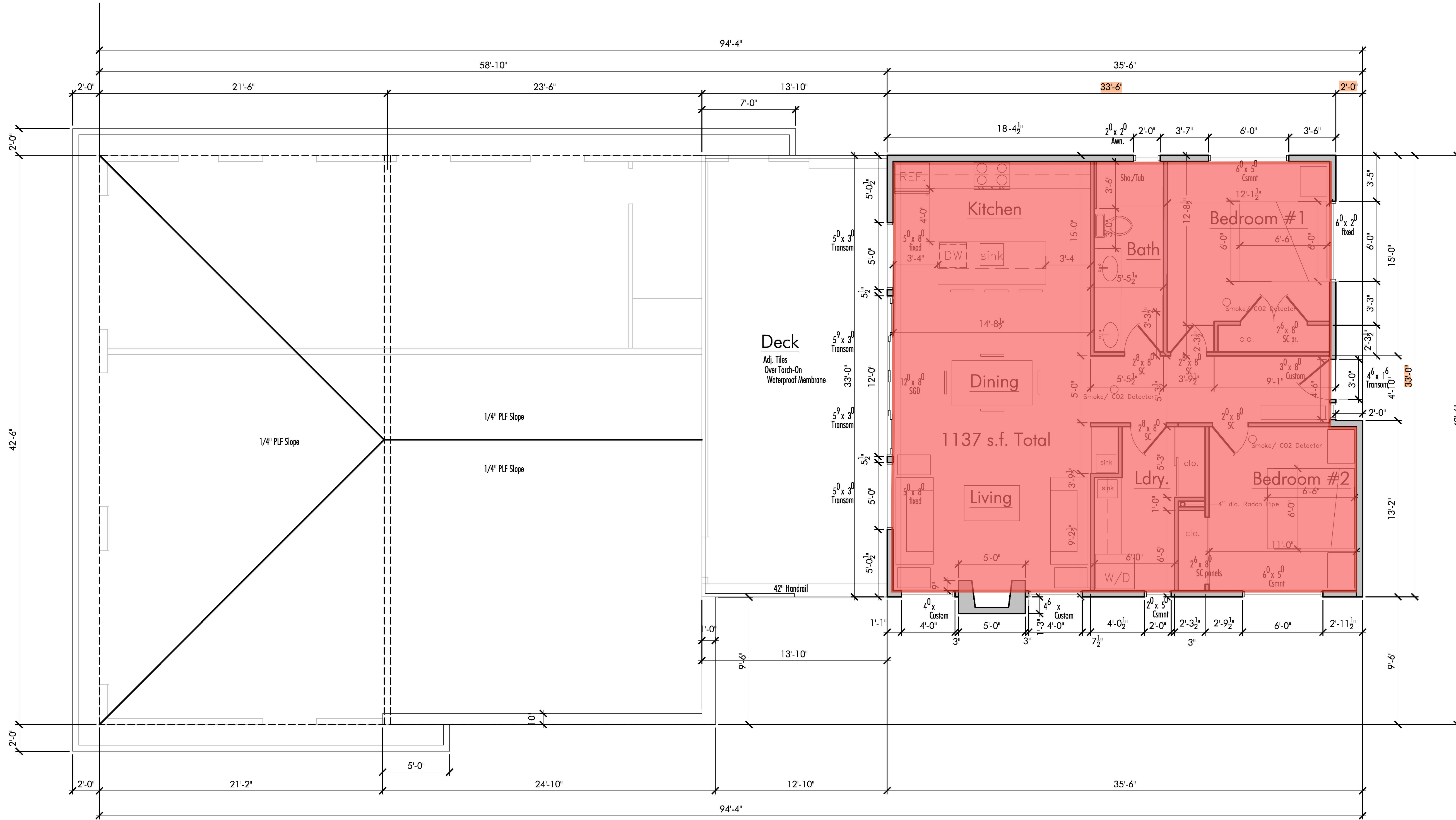
Schedule A - Suite Plan



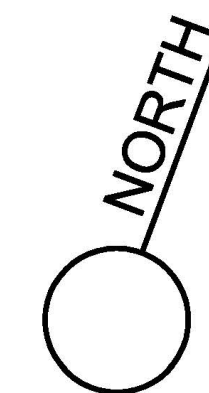
**KH** INC.  
DESIGNS

CUSTOM  
DESIGN

488 Sheila Crescent  
Kelowna BC  
V1W 4L8  
250.575.0590



1 SUITE  
A-5 1/4"=1'-0"



14710  
Carrs Landing Road  
Lake Country BC

DRAWN BY: KJH  
PROJECT: 9-24  
FILE:  
ISSUE DATE  
Drawing Issued 6/25/2024  
SCALE:

Suite  
Plan

**A-5**



LAND & BUILDING DEVELOPMENT CONSULTANTS:  
 13222 KELLY AVE, SUMMERLAND, B.C. PO BOX 774, VOH 1Z0  
 PH: (250) 494-0747  
 EMAIL: odcinc@telus.net  
 WEBSITE: www.odcinc.ca

PROJECT: PROPOSED ACCESSORY SUITE FOR LARRY HOUGHTON  
 PROJECT ADDRESS: 14710 CARRS LANDING RD, LAKE COUNTRY, BC  
 LEGAL DESCRIPTION: PID 014-461-951, LOT 1 SECTION 5 TOWNSHIP 14 ODYD, PLAN 41484  
 CURRENT ZONING: RR3  
 PLOT DATE: February 21, 2025

OKANAGAN DEVELOPMENT CONSULTANTS  
 MIKE NIELD & JEFF GAGNON  
 LAND & BUILDING DEVELOPMENT CONSULTANTS  
 13222 KELLY AVE, SUMMERLAND, B.C.  
 PO BOX 774, VOH 1Z0  
 OFFICE PH: (250) 494-0747  
 OFFICE EMAIL: odcinc@telus.net  
 WEBSITE: www.odcinc.ca

PROJECT:  
 PROPOSED ACCESSORY SUITE FOR LARRY HOUGHTON

PROJECT ADDRESS:  
 14710 CARRS LANDING RD, LAKE COUNTRY, BC

START DATE 07 / - / 24

ISSUED FOR CLIENT REVIEW: 02 / 20 / 25

ISSUED FOR DVP 11 / 18 / 24

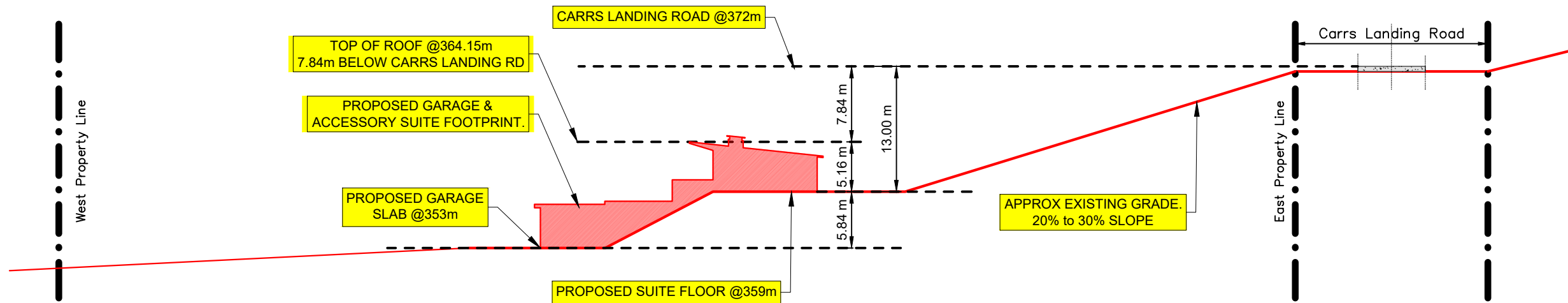
DESIGNED BY:  
 MIKE & JEFF

DRAWN BY:  
 JEFF GAGNON

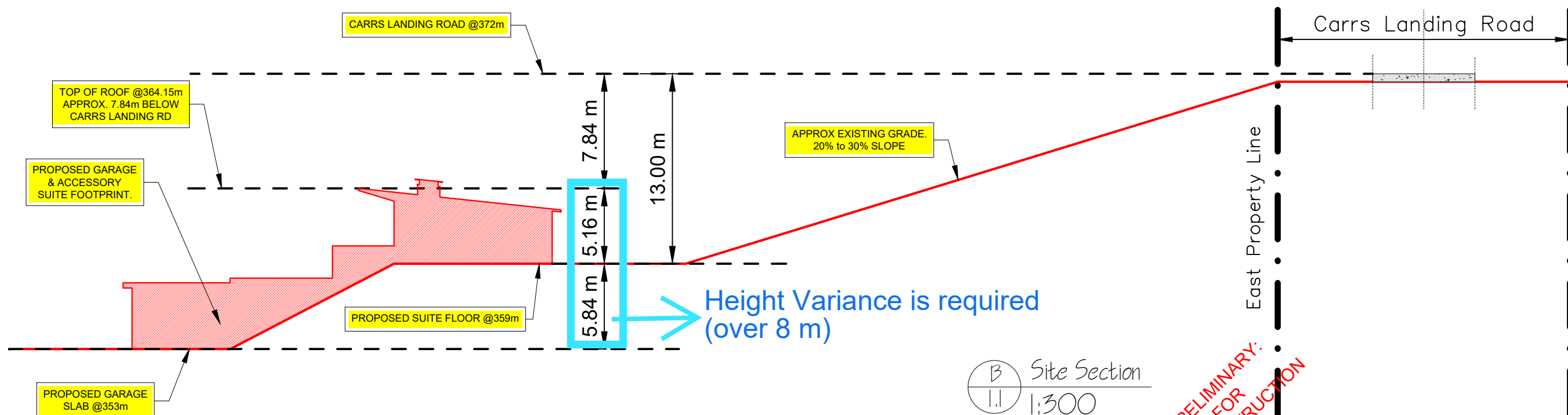
SHEET:

A - 1.1

PLOT DATE:  
 February 21, 2025



A Site Section  
 1.1 1:500

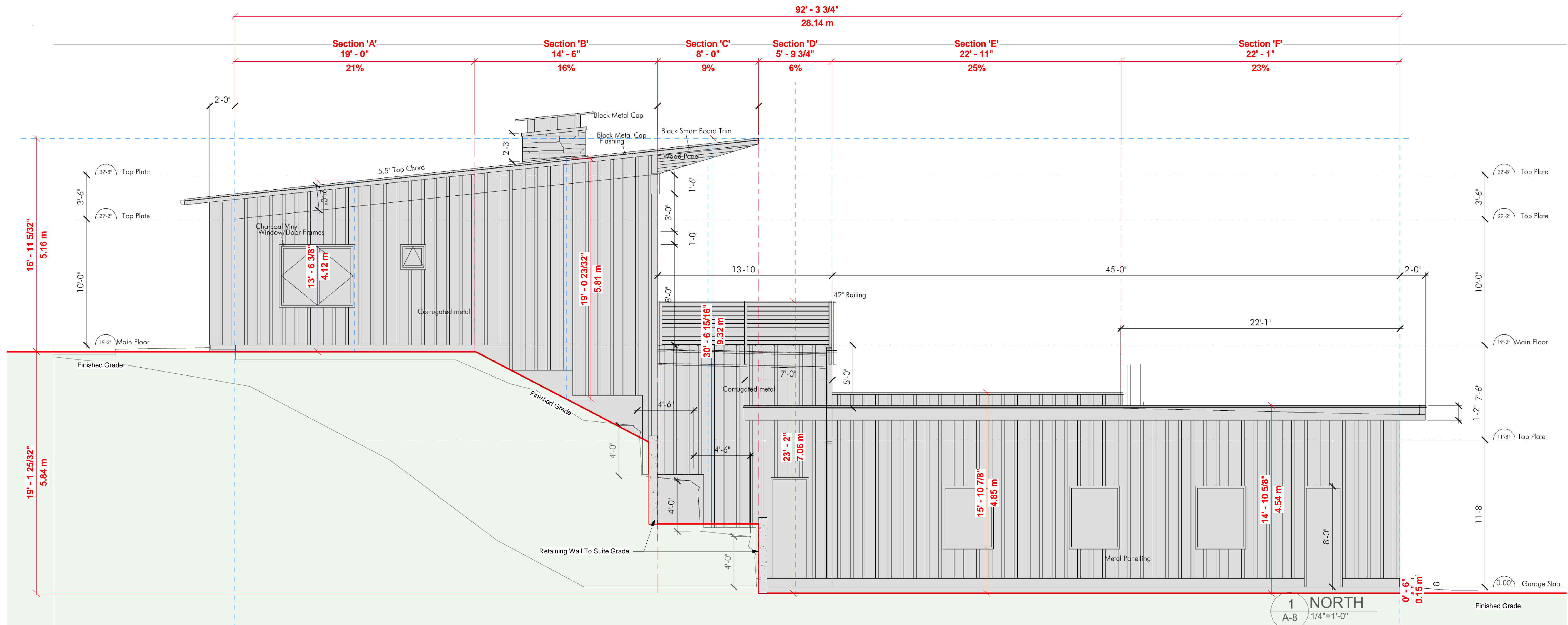


B Site Section  
 1.1 1:300

PRELIMINARY:  
 NOT FOR CONSTRUCTION

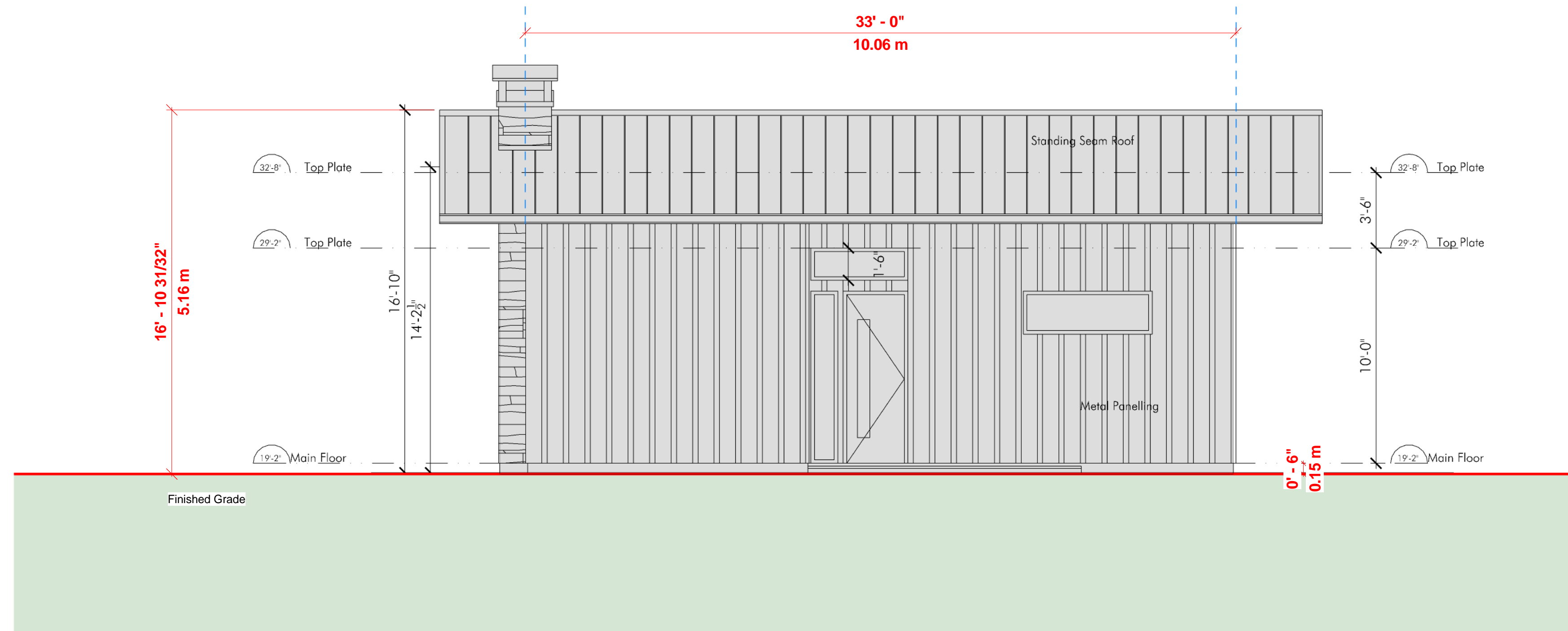
The Client, Works Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, Including Verification Of Dimensions And Any Information Regarding Unusual Or Unanticipated Conditions Encountered During Execution Of the Works Or Preparation For Them.





1 NORTH  
 A-8 1/4" = 1'-0"

1 North Elevation  
 1/4" = 1'-0"



2 East Elevation  
 1/4" = 1'-0"

**Average Elevation Height:**

<b>North Wall Height -</b>	
A- 4.12m x21% = 0.86 +	
B- 5.81m x16% = 0.93 +	
C- 9.32m x9% = 0.84 +	
D- 7.06m x6% = 0.42 +	
E- 4.85m x25% = 1.21 +	
F- 4.54m x23% = 1.04 =	<b>5.30m</b>
<b>East Wall Height-</b>	
<b>5.16m</b>	
<b>South Wall Height-</b>	
A- 4.54m x23.3% = 1.06 +	
B- 3.03m x24.4% = 0.74 +	
C- 2.96m x6.2% = 0.18 +	
D- 5.67m x8.5% = 0.48 +	
E- 4.33m x37.6% = 1.62 =	<b>4.08m</b>
<b>West Wall Height-</b>	
A- 11.0m x78% = 8.58 +	
B- 6.0m x22% = 1.32 =	<b>9.9m</b>
<b>Proposed Height</b>	
(5.30 + 5.16 + 4.08 + 9.9) / 4 =	<b>6.11m</b>
<b>Max Height Allowed=</b>	<b>8.0m</b>

START DATE	- / - / 24
ISSUED FOR CLIENT REVIEW	02-21-25
	01-14-25
	REVISION 2
	REVISION 5
ISSUED FOR PERMIT	- / - / 25

PROJECT DESIGNED BY:  
 MIKE NIELD & JEFF GAGNON

DRAWN BY:  
 JEFF GAGNON

SHEET:  
**A7.0**

PLOT DATE  
 FEBRUARY 21,  
 2025

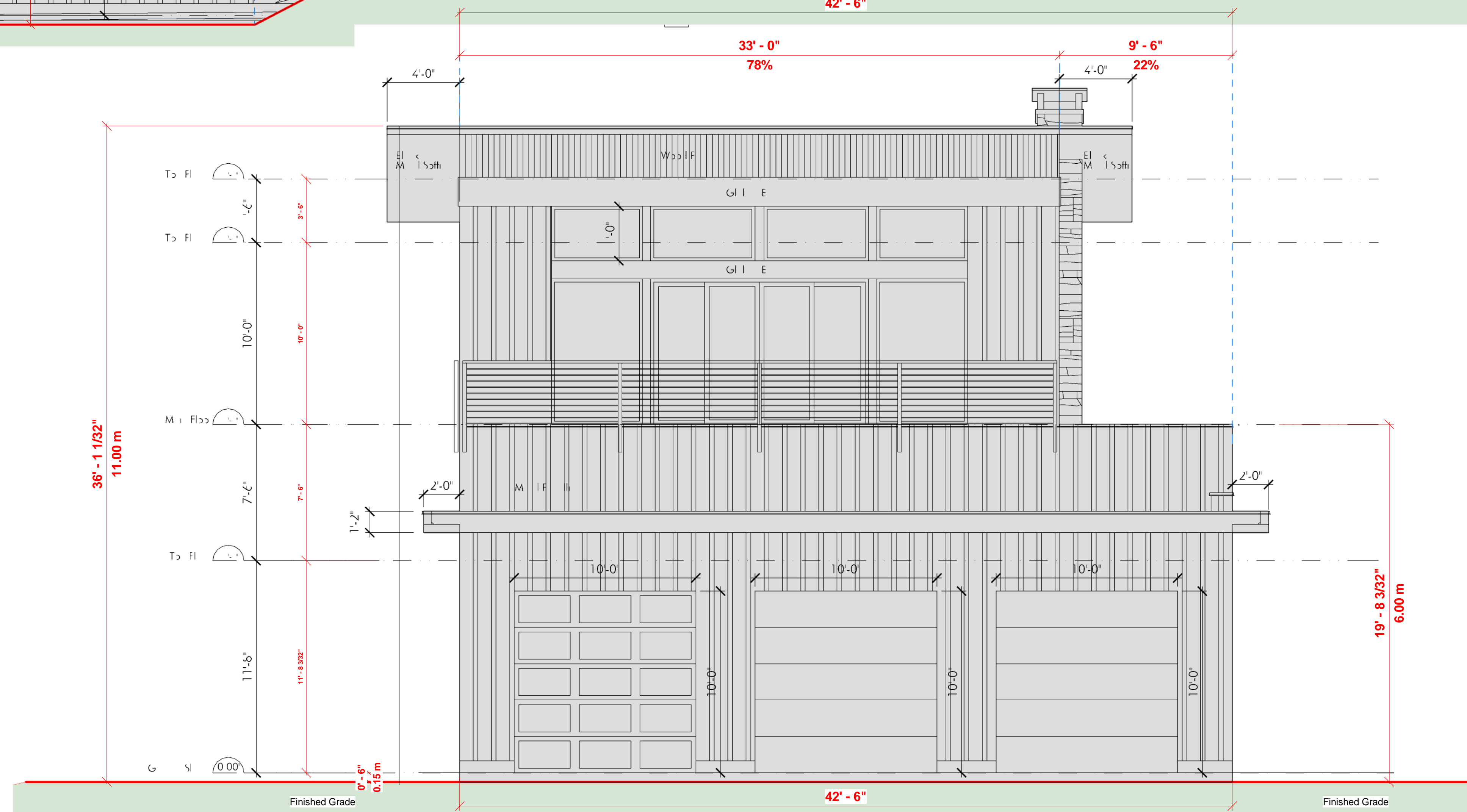
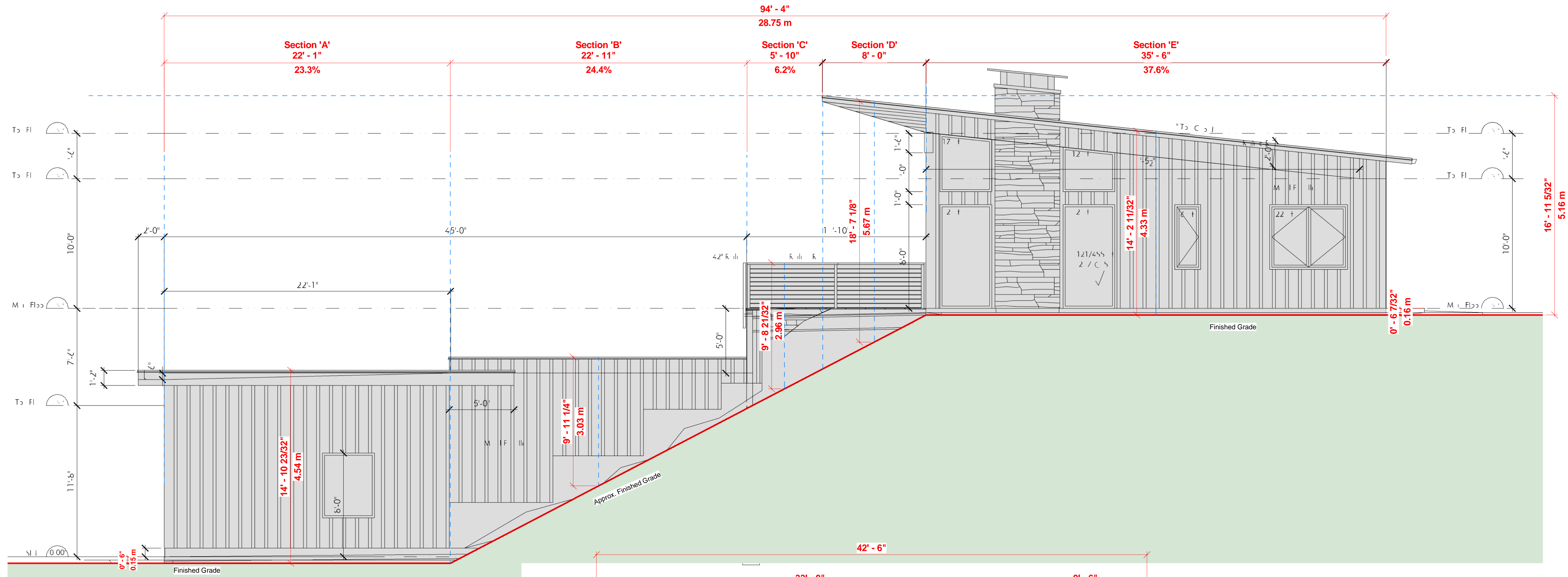
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PROJECT DESIGNED BY:  
 MIKE NIELD & JEFF GAGNON

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 JEFF GAGNON

SHEET:  
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PLOT DATE  
 FEBRUARY 21,  
 2025



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① South Elevation  
 1/4" = 1'-0"

② West Elevation  
 1/4" = 1'-0"