



## 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 #: DVP00421  
 FOLIO #: 02730.088  
 ZONING DESIGNATION: RR3–Rural Residential 3  
 ISSUED TO: HINES, COREY J  
 MORTON, ROBIN T  
 SITE ADDRESS: 11735 Okanagan Centre Rd W  
 LEGAL DESCRIPTION: LOT A SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP76397  
 PARCEL IDENTIFIER: 026-068-168

### 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 DVP00421 for 11735 Okanagan Centre Rd W, legally described as LOT A SECTION 20 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP76397 for the construction of an addition with a secondary 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 10.7.3 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: 126 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:

- 1) **Schedule A:** Site Plan and drawings, prepared by & submitted by l.scott.lambert.architecture.ltd., dated July 25, 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.

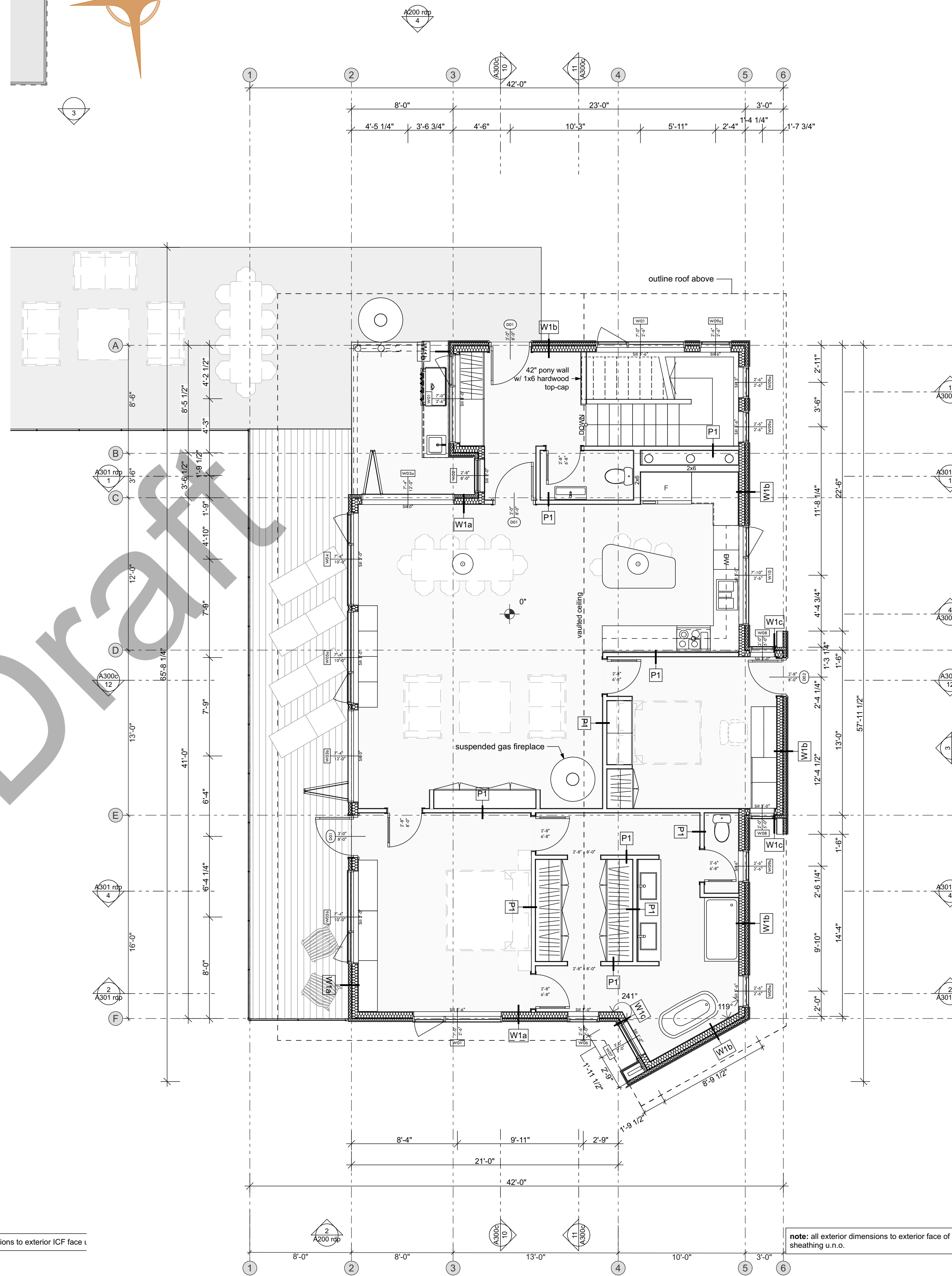
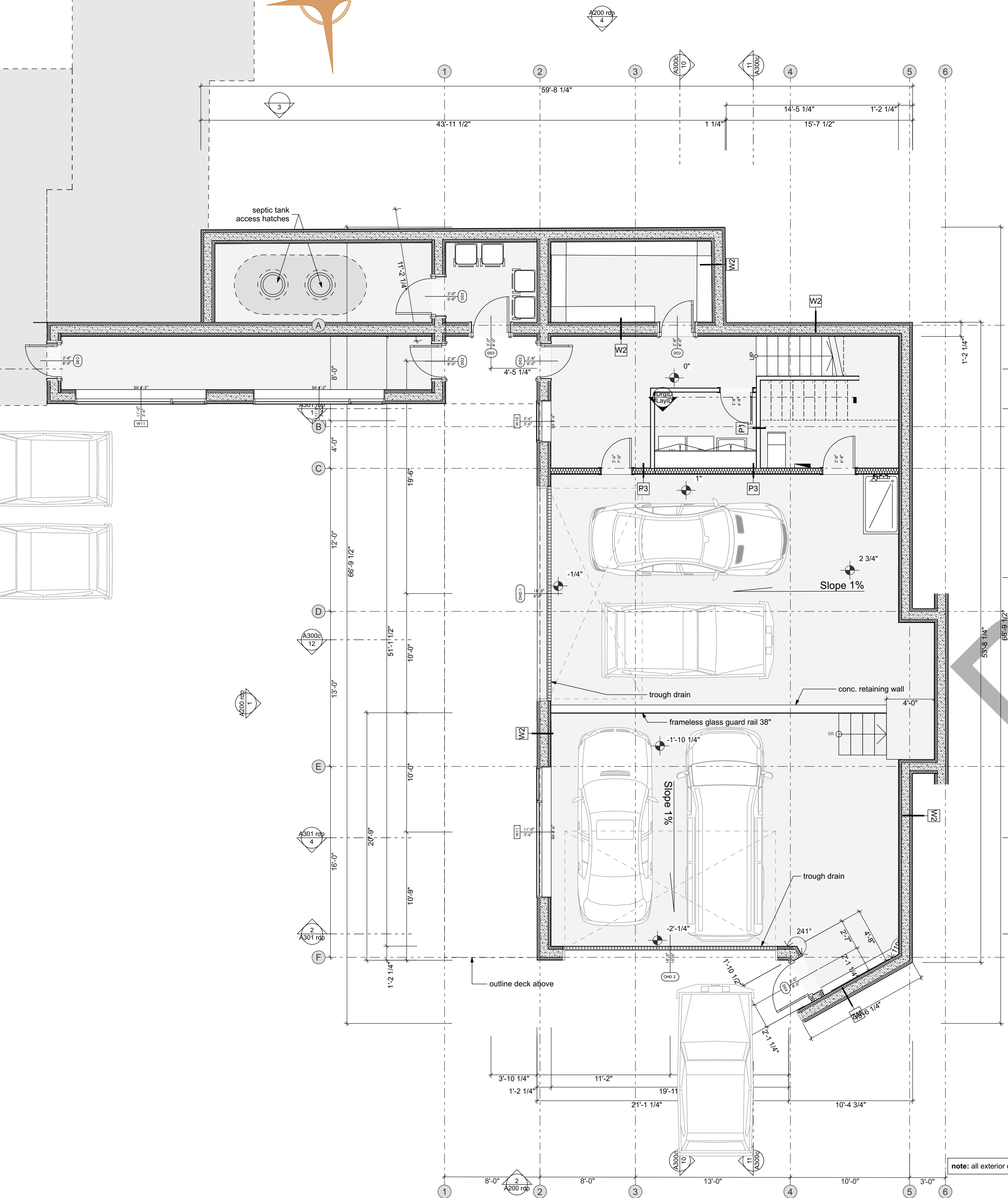
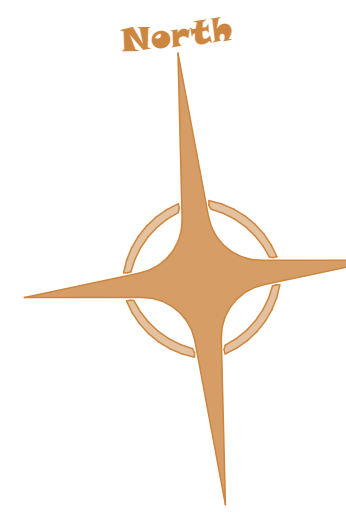
Issued by the Corporate Officer of the District of Lake Country this \_\_\_ day of \_\_\_\_\_, 2025.

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





# Schedule B: Secondary Suite Plan



1 Lower Level - Garage  
A100 rdp SCALE: 3/16" = 1'-0"

2 Upper Level - Living  
A100 rdp SCALE: 3/16" = 1'-0"



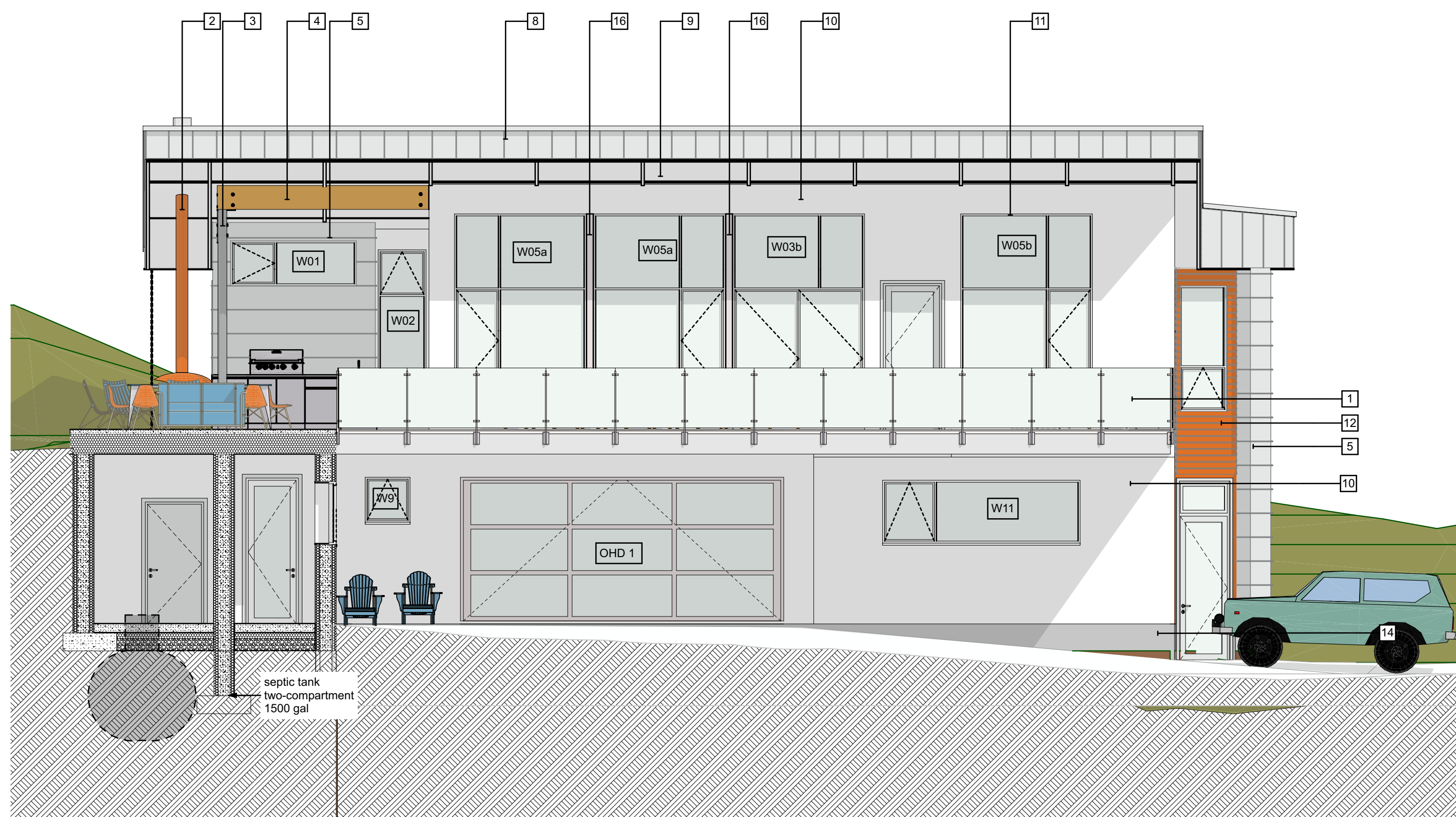
I.scott.lambert.  
architecture.ltd.  
Architect AAA, MRAIC.

Lake Country House  
11735 Okanagan Centre Road West,  
Lake Country, BC.

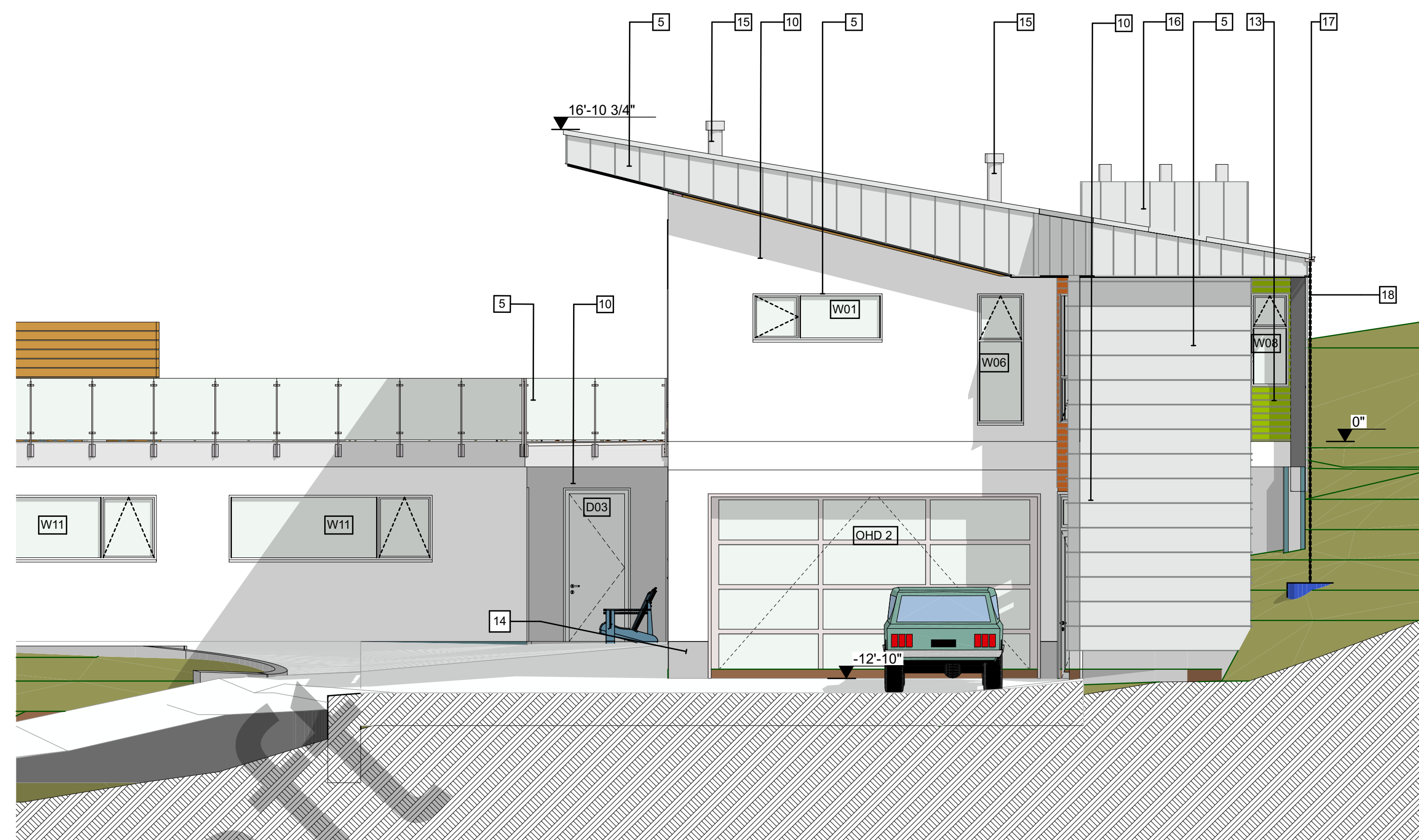
Date: 2025-07-07  
Floor Plans

A100 rdp

lsl

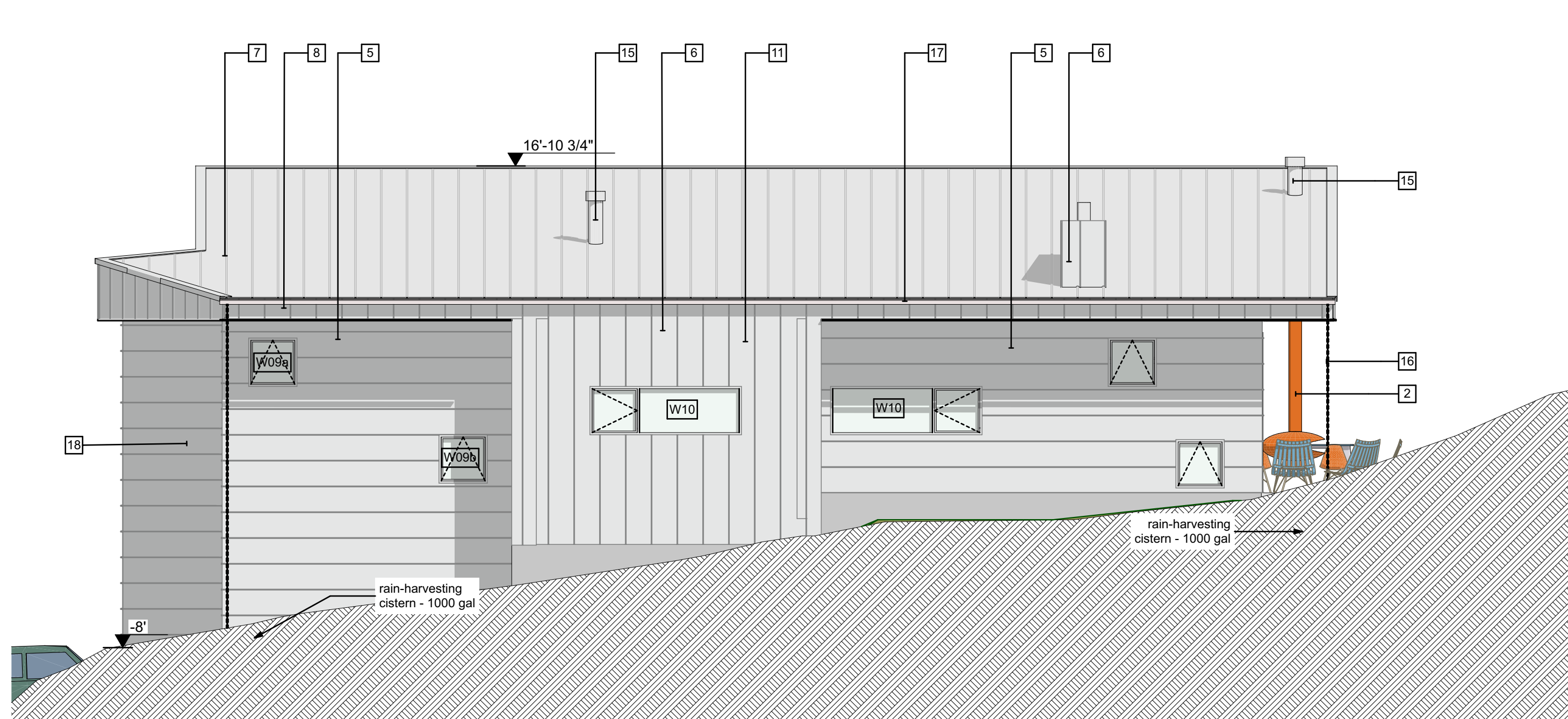


1 East Elevation  
A200 rdp SCALE: 3/16" = 1'-0"

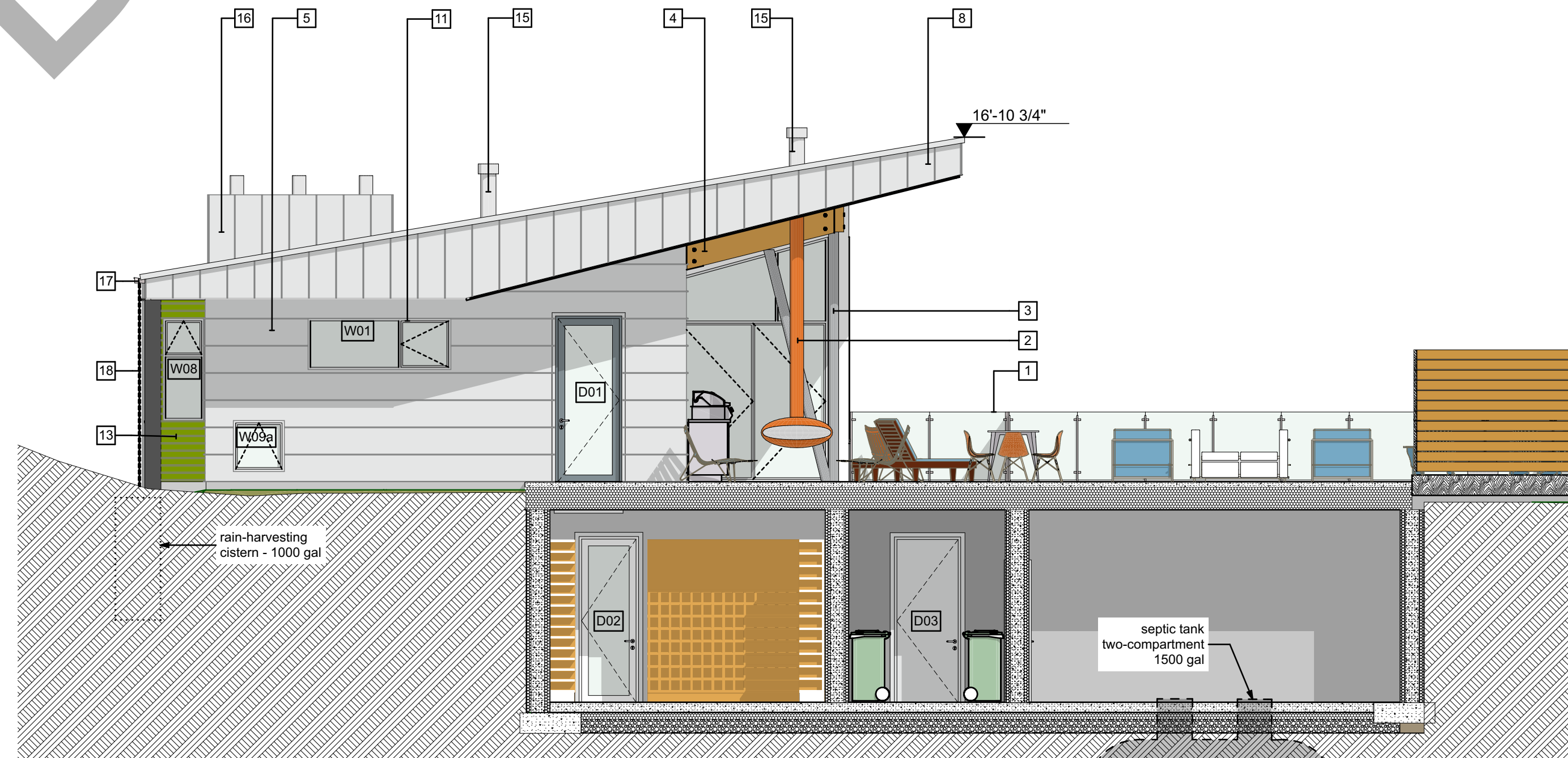


2 South Elevation  
A200 rdp SCALE: 3/16" = 1'-0"

- MATERIAL FINISHES**
1. GLASS - FRAMELESS RAILING
  2. ORANGE - FIREPLACE CHIMNEY
  3. 150 HSS METAL COLUMN
  4. BRIGHT TAMRA STAIN DOUGLAS FIR BEAM
  5. REGENT GREY - VICWEST STANDING SEAM METAL CLADDING - HORIZONTAL
  6. REGENT GREY - VICWEST STANDING SEAM METAL CLADDING - VERTICAL
  7. REGENT GREY - VICWEST STANDING SEAM METAL ROOF
  8. REGENT GREY - VICWEST STANDING SEAM METAL FASCIA CLADDING - VERTICAL
  9. ARCTIC WHITE - HARDIE BOARD PANEL (SMOOTH) W/ 2" BATTEN TRIM SOFFIT
  10. WHITE STUCCO
  11. ALUMINUM METAL CLAD WINDOW + DOOR FRAME + CASING
  12. GOLD YELLOW - TRESPA PURA CLADDING - HORIZONTAL
  13. TURF GREEN - TRESPA PURA CLADDING - HORIZONTAL
  14. GREY - ACRYLIC PARGING
  15. CHROME - CHIMNEY
  16. INSULATED ALUMINUM BREAKSHAPE
  17. ALUMINUM RAIN-GUTTER - SQUARE PROFILE
  18. RAIN-CHAIN WATER LEADER



3 West Elevation  
A200 rdp SCALE: 3/16" = 1'-0"



4 North Elevation  
A200 rdp SCALE: 3/16" = 1'-0"



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Date: 2025-07-07  
Elevations

A200 rdp