



# DEVELOPMENT VARIANCE PERMIT

**District of Lake Country**  
10150 Bottom Wood Lake Road  
Lake Country, BC V4V 2M1  
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lakecountry.bc.ca

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

PERMIT #: DVP00409

FOLIO #: 2189048

ZONING DESIGNATION: RR3 – Rural Residential 3

ISSUED TO: CM Designs Ltd.

SITE ADDRESS: 5150 Finch Rd.

LEGAL DESCRIPTION: LOT 10 AND AN UNDIVIDED 1/13 SHARE IN LOT 14 SECTION 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 25111 (SEE PLAN AS TO LIMITED ACCESS)

PARCEL IDENTIFIER: 005-670-128

**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 DVP00409 for 5150 Finch Rd; legally described as LOT 10 AND AN UNDIVIDED 1/13 SHARE IN LOT 14 SECTION 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 25111 (SEE PLAN AS TO LIMITED ACCESS) for a secondary suite development, shall be conducted in accordance with the regulations contained in the following documents attached to and forming part of this permit:

- a) Amends Zoning Bylaw 561, 2007 as follows:
  - i) Section 10.7.3 to exceed the maximum floor area of a secondary suite:
    - From:** 90m<sup>2</sup>
    - To:** 155.2m<sup>2</sup>

- b) The development of the secondary suite shall be conducted in accordance with the following documents to the satisfaction of the Director of Planning and Development:
- i) **Schedule A:** Site Plan, titled Garage + Secondary Suite Addition-Site Plan & Section View, prepared by Curtis Mitchell/CM Designs, dated September 11, 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 \_\_\_\_\_, 2024.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_ day of \_\_\_\_\_, 2024.

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

Schedule A

# 5150 FINCH ROAD

5150 FINCH ROAD, LAKE COUNTRY, BC, V4V 1N6  
 LOT 10, SECTION 4, TOWNSHIP 20, PLAN KAP25111



## GARAGE + SECONDARY SUITE ADDITION

ISSUED FOR DEVELOPMENT PERMIT VARIANCE:

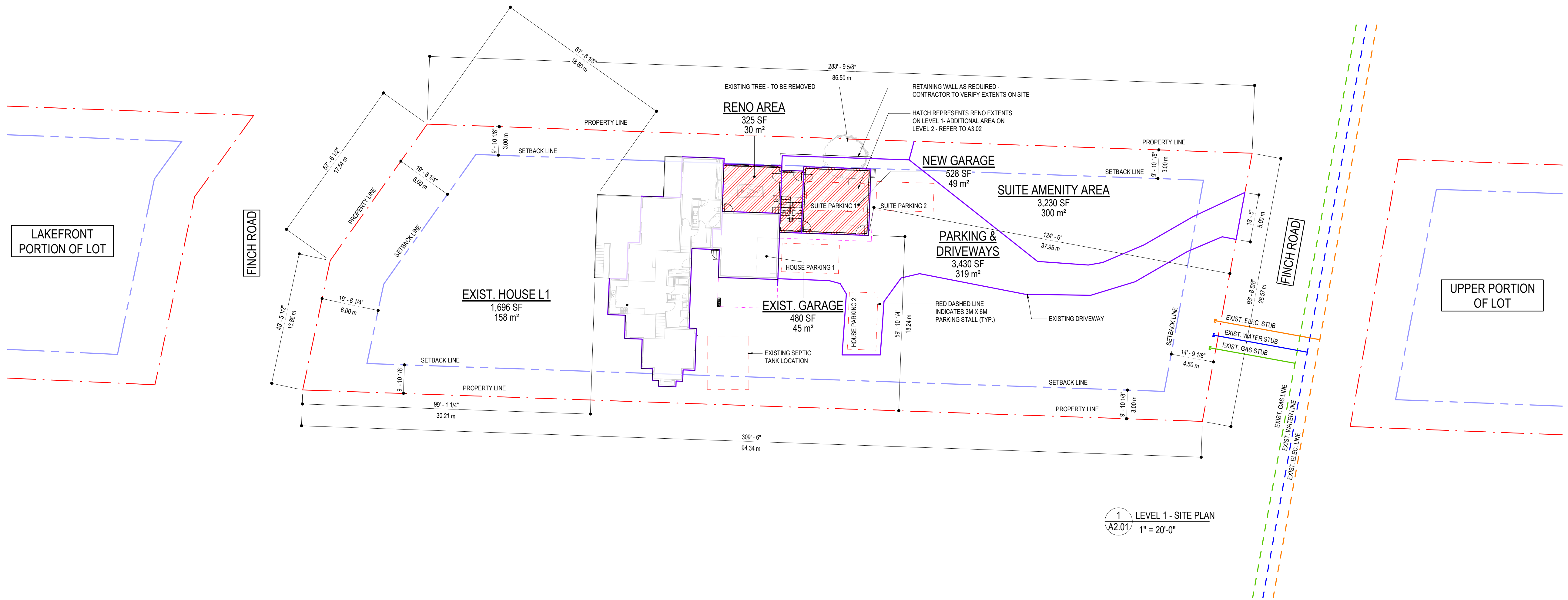
2023-08-31

### ARCHITECTURAL

- A0.00 COVER SHEET, DRAWING LIST & DESIGN RATIONALE
- A2.01 SITE PLAN & ZONING
- A2.02 ASSEMBLIES + WINDOW SCHEDULE
- A3.00 FOUNDATION PLAN
- A3.01 LEVEL 1
- A3.02 LEVEL 2
- A3.03 ROOF PLAN
- A4.01 BUILDING ELEVATIONS
- A4.02 BUILDING ELEVATIONS & SECTIONS
- A7.01 DETAILS
- A7.02 WINDOW INSTALL GUIDELINE

No.	Date	Revision
01	2023-08-31	ISSUED FOR DEVELOPMENT PERMIT





1 LEVEL 1 - SITE PLAN  
A2.01 1" = 20'-0"

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	23,499 SF	2,183.1 m <sup>2</sup>
PARCEL SIZE	11,923 SF	1,107.7 m <sup>2</sup>
PARCEL SIZE	19,097 SF	1,774.2 m <sup>2</sup>
PARCEL SIZE	54,519 SF	5,065.0 m <sup>2</sup>

PARKING AREA		
Name	Area	Area (SM)
PARKING & DRIVEWAYS	3,430 SF	318.6 m <sup>2</sup>
	3,430 SF	318.6 m <sup>2</sup>

AMENITY AREA		
Name	Area	Area (SM)
SUITE AMENITY AREA	3,230 SF	300.1 m <sup>2</sup>
	3,230 SF	300.1 m <sup>2</sup>

TOTAL BUILDING AREA		
Name	Area	Area (SM)
EXIST. GARAGE	480 SF	44.6 m <sup>2</sup>
EXIST. HOUSE L1	1,696 SF	157.6 m <sup>2</sup>
EXISTING BASEMENT	1,683 SF	156.4 m <sup>2</sup>
LEVEL 2 SUITE	1,510 SF	140.3 m <sup>2</sup>
NEW GARAGE	528 SF	49.0 m <sup>2</sup>
RENO AREA	325 SF	30.2 m <sup>2</sup>
SUITE L1	161 SF	14.9 m <sup>2</sup>
	6,383 SF	593.0 m <sup>2</sup>

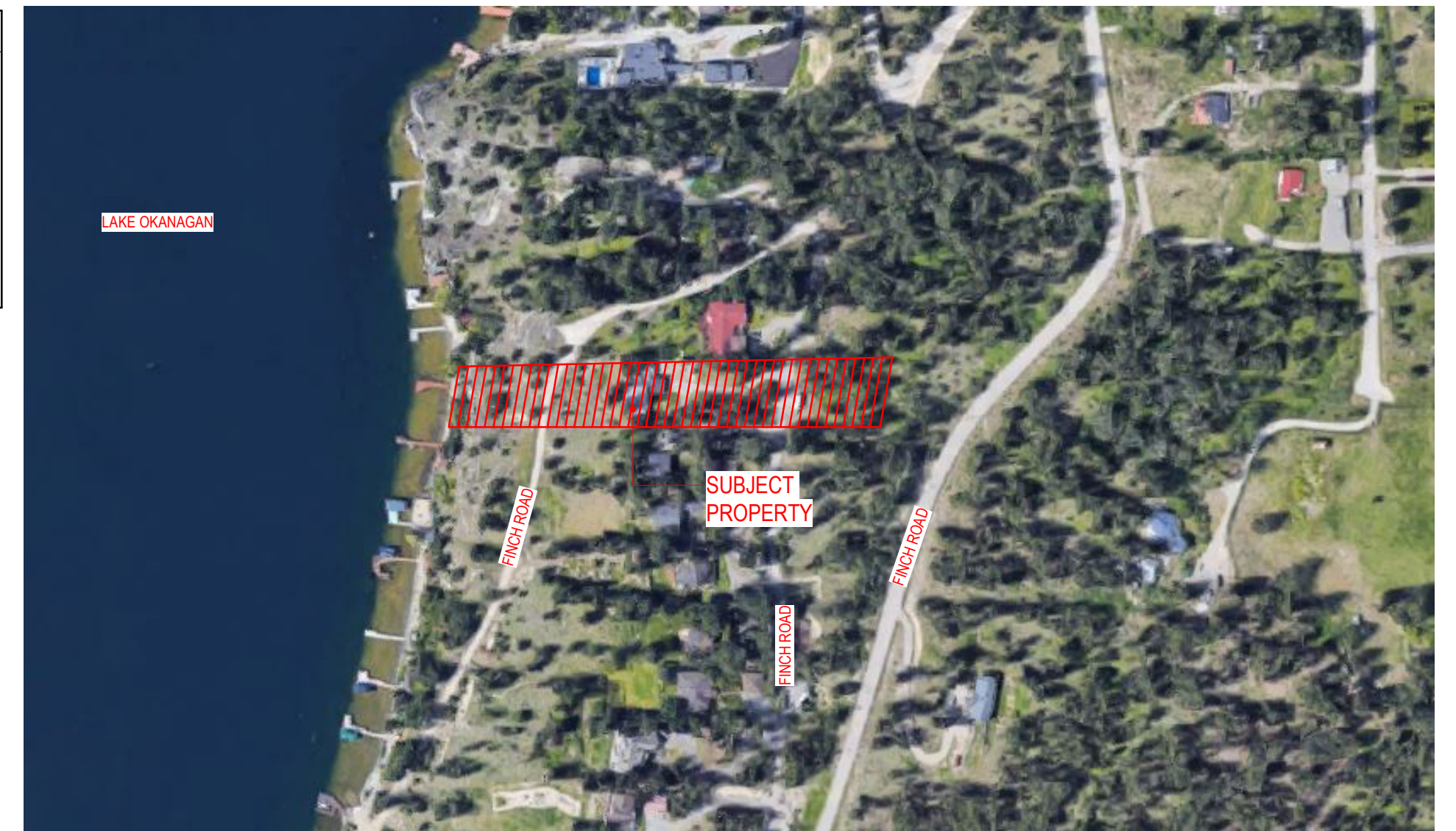
**ZONING SUMMARY 5150 FINCH ROAD**

ADDRESS	5150 FINCH ROAD, LAKE COUNTRY, BC V4V 1N6	
LEGAL DESCRIPTION	LOT 10, SECTION 4, TOWNSHIP 20, PLAN KAP25111 PID: 005-670-128	
DEVELOPMENT PERMIT AREA	HILLSIDE & WILDFIRE & NATURAL ENVIRONMENT	
EXISTING ZONING	RR3	
PROPOSED ZONING	N/A	
EXISTING LEGAL USE	SINGLE FAMILY HOME	
PROPOSED LEGAL USE	SINGLE FAMILY HOME + SECONDARY SUITE	

ZONING REQUIREMENTS MAIN BUILDING		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m (HOUSE) 6.0m (GARAGE)	37.95m (FOR NEW ADDITION)
SIDE SETBACK	3.0m	3.0m (FOR NEW ADDITION)
REAR SETBACK	6.0m	30.21m (UNCHANGED)
PARCEL SIZE	-	5,065sm
BUILDING HEIGHT	9.5m or 2 1/2 storeys	7.06m - OR 8.62m AVERAGE HEIGHT FROM WALKOUT
EXISTING PARCEL COVERAGE %	2,026sm (40%)	202.2sm (3.99%)
ADDITION PARCEL COVERAGE %	40%	94.1sm (1.86%)
TOTAL LEVEL 1 PARCEL COVERAGE %	40%	296.3sm (5.85%)
TOTAL PARKING COVERAGE %	-	318.6sm (6.29%)
TOTAL COMBINED COVERAGE %	50%	614.9sm (12.14%)

ZONING REQUIREMENTS SECONDARY SUITE (2 BED)		
	ZONING STANDARD	PROPOSED
SUITE AREA	90sm	155.2sm (VARIANCE REQD)
SUITE AREA / MAIN BUILDING AREA (%)	40%	155.2sm / 439sm = 35.4%
SUITE PARKING	2 SPACES	2 SPACES
SUITE AMENITY AREA	30sm	300sm

- RENOVATION NOTES:**
- EXISTING HOME TO REMAIN AS-IS. BUILDING PERMIT IS RELATED TO THE ADDITION ONLY.
  - THE EXISTING GARAGE WILL FOOTPRINT WILL REMAIN AS-IS. THE TRUSSES WILL BE REPLACED WITH FLOOR JOISTS, AS THE 2ND LEVEL WILL BECOME CONDITIONED SPACE. WOOD FRAMED CRICKETS WILL BE ADDED TO THE EXISTING ROOF STRUCTURE TO ENSURE POSITIVE DRAINAGE.
  - THE ADDITION WILL CONSIST OF A NEW BONUS ROOM, A SECOND GARAGE, AND A 2 BED, 2 BATH SUITE ON THE SECOND LEVEL. THE SUITE WILL REQUIRE A VARIANCE, AS IT IS LARGER THAN ALLOWED WITHIN THE BYLAW.



LOCATION MAP - N.T.S

No.	Date	Revision
01	2023-08-31	ISSUED FOR DEVELOPMENT PERMIT