



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG
CITY OF ENDERBY
DISTRICT OF COLDSTREAM
VILLAGE OF LUMBY
CITY OF VERNON
TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE
"C" – BX DISTRICT
"D" – LUMBY (RURAL)
"E" – CHERRYVILLE
"F" – ENDERBY (RURAL)

OFFICE OF: PLANNING DEPARTMENT

OUR FILE No.: 21-1116-C-DVP
PID No.: 006-960-375

February 15, 2022

«Owner_Company» & «Add_Owner_Company»
«Address1»
«Address2»

Dear «Owner_Company» & «Add_Owner_Company»:

Re: Development Variance Permit Application for the property legally described as Lot A, Sec 36, Twp 9, ODYD, Plan 22171 and located at 2867 East Vernon Road, Electoral Area "C"

Laura Bridgeman & Justin Hunter have submitted a Development Variance Permit application which requests the approval of the Regional District of North Okanagan to legalize an addition to an accessory residential building on the above described property. If approved, the Development Variance Permit would allow a variance to Sections 701.9.d and 802.10.h of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 by reducing the side yard setback of the addition from 2.0 m to 1.37 m as shown on the attached site plan, building elevations and floor plans.

The Electoral Area Advisory Committee (EAAC) will be considering this application at their Regular Meeting to be held in the Board Room of the Regional District of North Okanagan (9848 Aberdeen Road, Coldstream, BC) on Thursday, March 3, 2022 at 1:00 pm.

If you believe that your interest in property is affected by this proposal, you will be afforded an opportunity to be heard or to present a written submission respecting matters contained in the subject Development Variance Permit application. Verbal submissions may be provided by attending the above noted EAAC meeting in person or via Zoom. Please contact our Corporate Services Department at corp@rdno.ca to be provided a Zoom link. Written submissions may be hand delivered or mailed to the address below or they may be emailed to publichearing@rdno.ca. In order to compile all written submissions prior to the start of the meeting, all written submissions must be received by Thursday, March 3, 2022 at 11:00 am. Please be advised that your name and residential address must be included with your submission and written submissions are subject to public disclosure.

A copy of the Development Variance Permit application can be viewed on the News/Public Notice section of the RDNO website at www.rdno.ca or at the RDNO office. You may also request a copy of the application by emailing planning@rdno.ca.

If you have any questions or require any further information, please contact Heather Shannon of the Planning Department at (250) 550-3750 or by email at planning@rdno.ca. If you are currently renting or leasing your property, please provide your tenants with a copy of this letter and attachments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'HShannon', with a long horizontal flourish extending to the right.

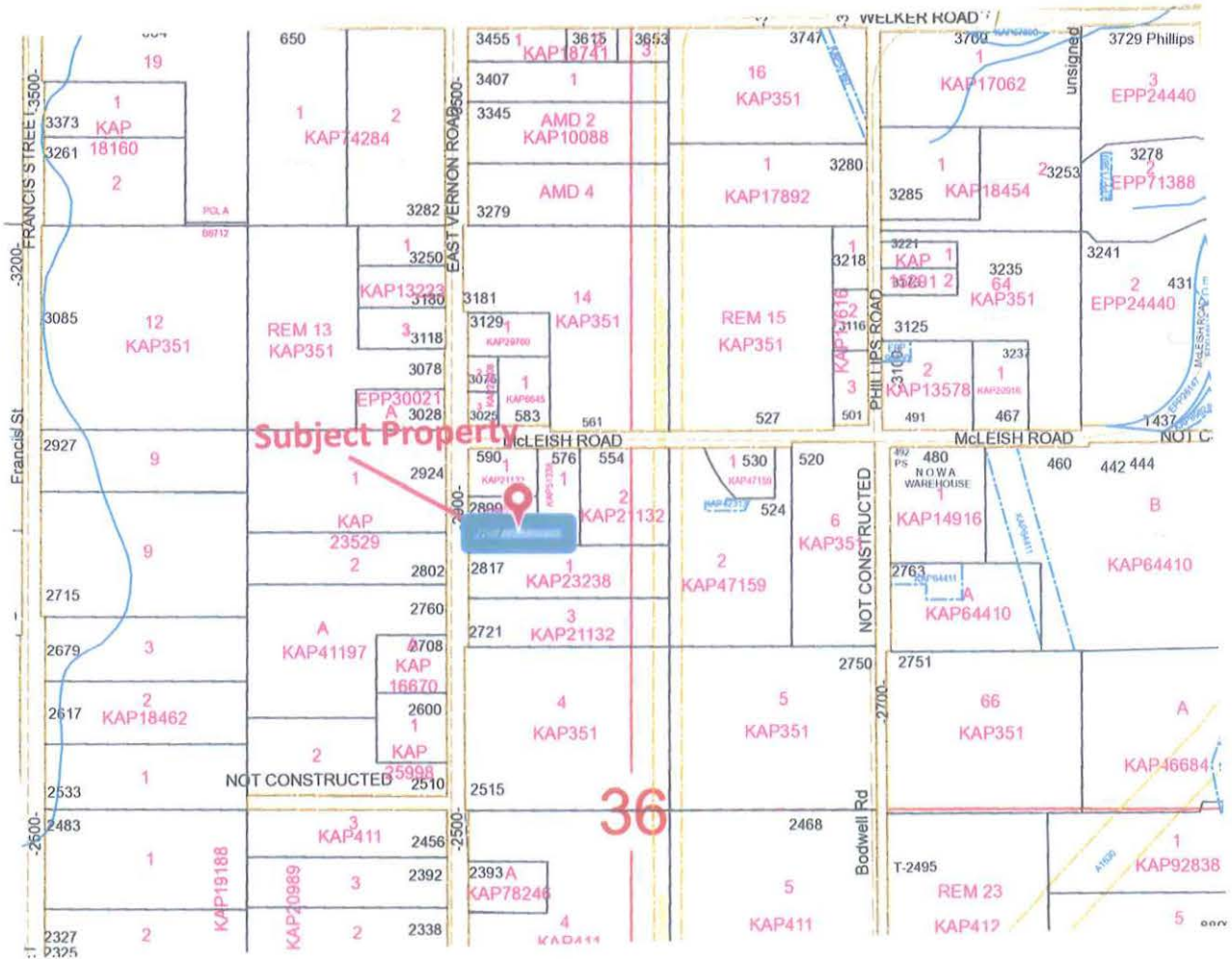
Heather Shannon
Planner
/lf

Enc.

cc: Laura Bridgeman / Justin Hunter
Linda Hunter
Director Shatzko

SUBJECT PROPERTY MAP DEVELOPMENT VARIANCE PERMIT

File: 21-1116-C-DVP
Location: 2867 East Vernon Road



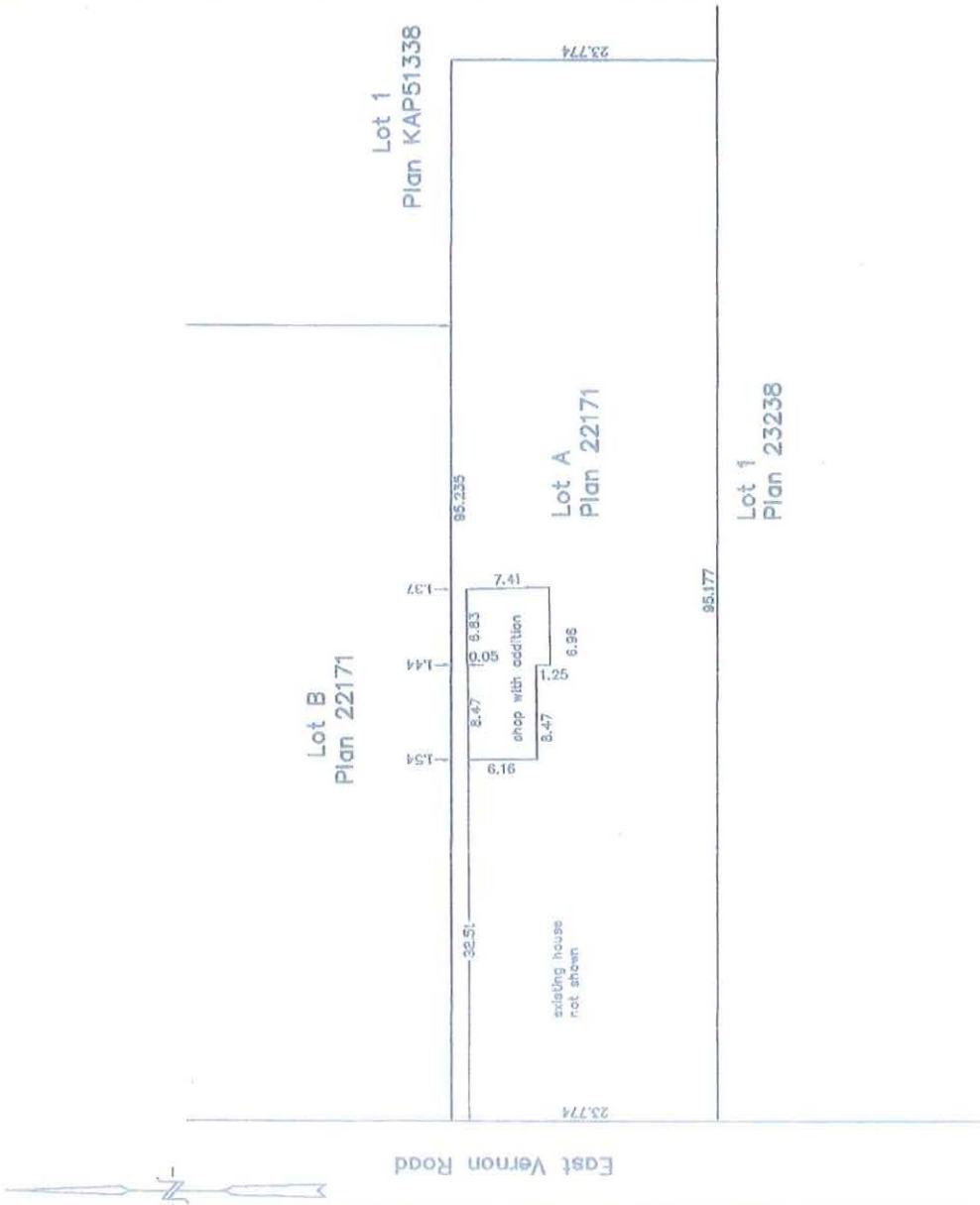
B.C. Land Surveyor's Building Location Certificate
PLAN SHOWING BUILDING ON
Lot A, Sec 36, Tp 9, ODYD, Plan 22171

2867 East Vernon Road
 PID 006-980-375

SCALE 1:400 (all distances in metres)



Distances are shown in metres and decimals thereof unless otherwise noted.



This plan has been prepared based on Land Title and Survey Authority records and a field survey completed on the 1st day of November, 2021. Unregistered interests have not been included or considered. Parcel boundary dimensions are derived from Plan(s) 22171.

This plan shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.

This plan has been prepared for Hunter and is for the use of the building inspector and/or mortgagee only and is not to be used to re-establish or define property boundaries.

Russell Shortt Land Surveyors and the signatory accept no responsibility for, and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the plan beyond its intended use.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 3rd day of November, 2021.

Jason Shortt
6K9SPJ

Digitally signed by Jason Shortt (6085)
 DN: c=CA, ou=Jason Shortt (6K9SPJ), o=BC
 Land Surveyors, email=jason@rshortt.ca
 Date: 2021.11.03 09:55:57 -08'00'

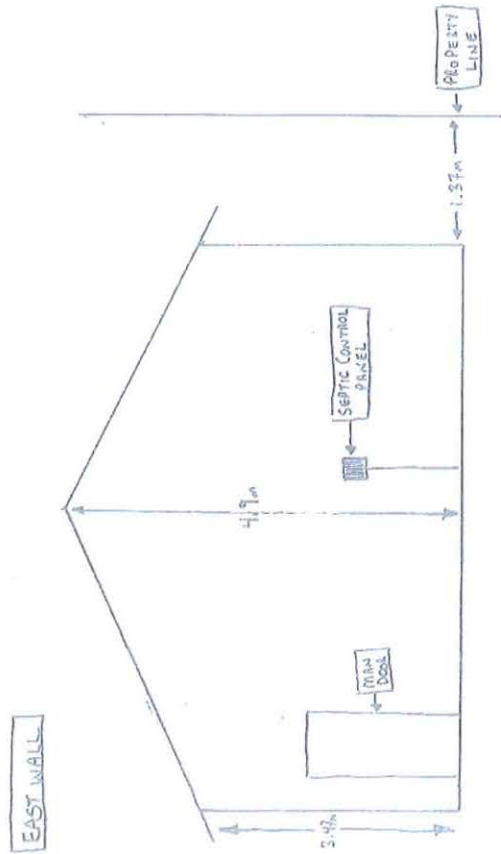
J.R. SHORTT
B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED

russell shortt
 Land SURVEYORS

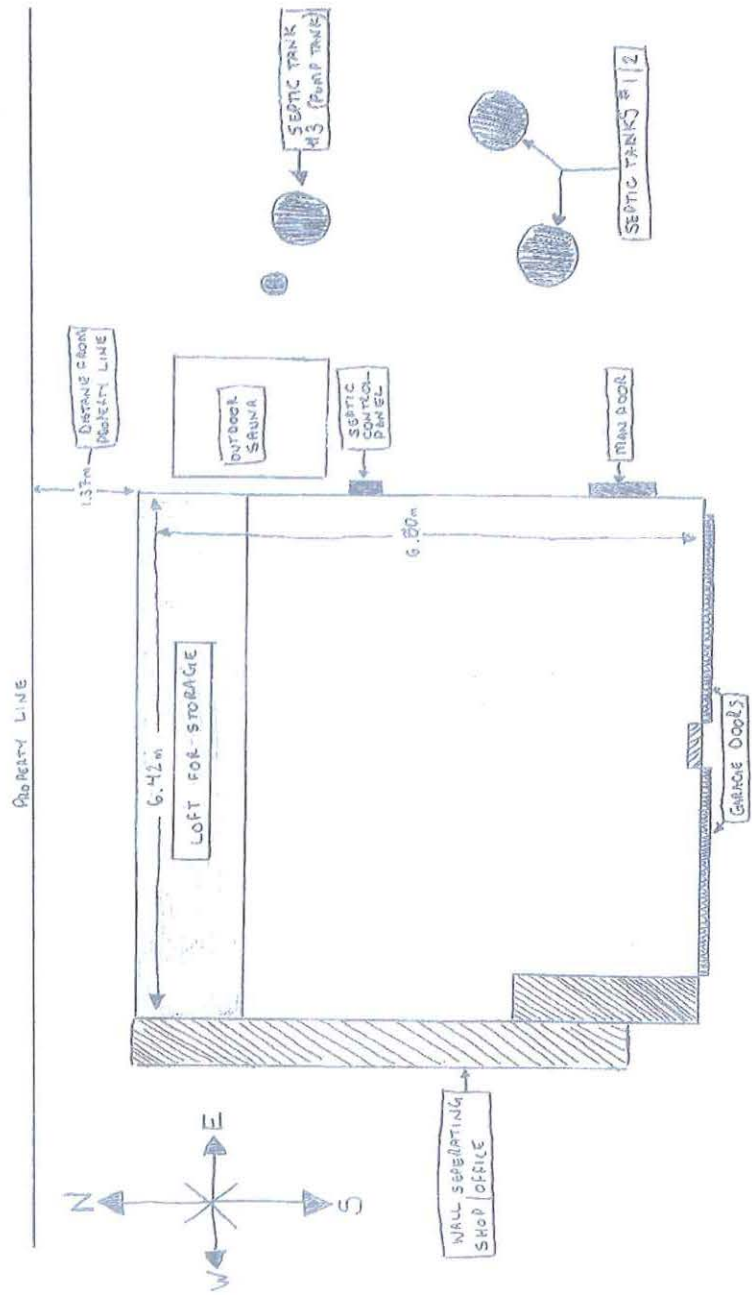
2801-32nd Street, Vernon, B.C. V1T 5L8
 Phone: (250)545-0511 Email: jasons@rshortt.ca
 FILE: 30088 F.B. 1530 Pg. 130

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 alter this document in any way without the
 express written consent of Jason R. Shortt.

APPENDIX 5 . EAST WALL SOLUTION MEASUREMENT & PEAK (SHOP GARAGE)



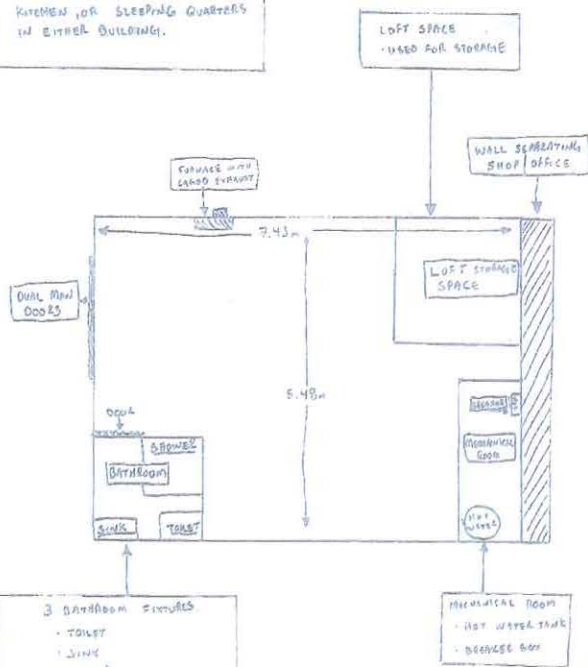
APPENDIX 4 - OVERHEAD VIEW (SHOP/GARAGE)



APPENDIX 6 - OVERHEAD VIEW [REDACTED] & WEST WALL [REDACTED]

"MAN/WOMAN CAVE"

PLEASE NOTE, THERE IS NO KITCHEN OR SLEEPING QUARTERS IN EITHER BUILDING.



3 Bathroom fixtures
 - TOILET
 - SINK
 - SHOWER
 *WE ARE AWARE WE CAN ONLY HAVE TWO FIXTURES AND WILL REMOVE THE SHOWER IF OUR PROPOSAL IS ACCEPTED.

