

August 5, 2021

Subject Property:

1753 Fairford Drive

Lot 5, District Lot 115, Similkameen Division
Yale District, Plan KAP48734

Application:

Development Variance Permit PL2021-9041



The applicants are proposing to construct a secondary suite within the existing single family dwelling and legalize a previously constructed deck on the rear of the single family dwelling.

In order to do so, the applicants require the following variances to Zoning Bylaw No. 2021-01:

1. Table 4.1: to increase the maximum projection of a deck into a rear yard from 3.0m to 4.12m, and
2. Section 8.1.4.1, to increase the maximum gross floor area of a secondary suite from 40% of the habitable floor area of the building to 49% of the habitable floor area of the building.

Information:

You can find the staff report to Council and Development Variance Permit PL2021-9041 on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at planning@penticton.ca or (250) 490-2501 with any questions.

Council Consideration:

Council will consider the Development Variance Permit at its Regular Council Meeting scheduled for **1:00 pm, August 17, 2021** at the Penticton Trade & Convention Centre, 273 Power Street, Penticton, B.C.

All meetings will be live streamed via the City's website at: www.penticton.ca/city-hall/city-council/council-meetings. Select the 'Watch Live' button.

Public Comments:

Any person whose interest may be affected by the proposed Development Variance Permit, may submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, August 17, 2021**, to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: corpadmin@penticton.ca

No letter, report or representation from the public will be received by Council after the conclusion of the August 17, 2021 Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Audrey Tanguay
Planning Manager

Date: August 17, 2021
To: Donny van Dyk, Chief Administrative Officer
From: Nicole Capewell, Planner II
Address: 1753 Fairford Drive
Subject: Development Variance Permit PL2021-9041

File No: RMS/1753 Fairford Dr

Staff Recommendation

THAT Council approve "Development Variance Permit PL2021-9041", for Lot 5 District Lot 115 Similkameen Division Yale District Plan KAP48734, located at 1753 Fairford Drive, a permit to vary the following sections of Zoning Bylaw 2021-01

1. Table 4.1: to increase the maximum projection of a deck into a rear yard from 3.0m to 4.12m; and
2. Section 8.1.4.1: to increase the maximum gross floor area of a secondary suite from 40% of the habitable floor area of the building to 49% of the habitable floor area of the building;

AND THAT Council direct staff to issue "Development Variance Permit PL2021-9041".

Strategic Priority Objective

Community Vitality: The City of Penticton, guided by the Official Community Plan, will promote the economic wellbeing and vitality of the community.

Proposal

The applicants are proposing to construct a secondary suite within the existing single family dwelling located at 1753 Fairford Drive. The applicants also wish to legalize a previously constructed deck on the rear of the single family dwelling. In order to proceed with the proposed works, the applicants require the following variances to Zoning Bylaw No. 2021-01:

1. Table 4.1: to increase the maximum projection of a deck into a rear yard from 3.0m to 4.12m, and



Figure 1 - Property Location

2. Section 8.1.4.1, to increase the maximum gross floor area of a secondary suite from 40% of the habitable floor area of the building to 49% of the habitable floor area of the building.

Background

The subject property is approximately 420 m² in size and is located at 1753 Fairford Drive, just south of Industrial Avenue West (Figure 1). The property is currently zoned R2 (Small Lot Residential) and is designated as 'Detached Residential' by the Official Community Plan. The property currently contains a single family dwelling that was constructed in 1994. The single family dwelling appears from the street as a one storey home, as the lower level is completed enclosed as a basement located below grade. The applicants have a desire to construct a secondary suite in the basement and due to the layout of the building, have requested a variance to the size of the secondary suite in order to proceed.

The applicants have recently purchased the property and have learned that an existing deck located off the rear of the house was constructed without the benefit of permits. The new owners wish to bring the property into conformance, therefore they are requesting a variance in order to legalize the deck.

The surrounding neighbourhood is primarily single family residential, with a few multi-family properties along the Industrial Avenue West corridor. While the property is located within a residential area, there are amenities and services within close proximity, including Home Hardware, the Fairview strip-mall property at 1652 Fairview Road, the Safeway Plaza and Cherry Lane Shopping Centre.

Technical Review

This application was reviewed by the City's Technical Planning Committee. Servicing and building code requirements have been identified to the applicant and will be addressed as part of the building permit process. It is the property owner's responsibility to provide services and/or upgrade existing services as required.

Development Statistics

The following table outlines the development statistics on the plans submitted with the development variance permit application:

	R1 Zone Requirement	Provided on Plans
Limitation of Suites	No more than one secondary suite shall be permitted in a single family dwelling, and not in conjunction with a carriage house.	There are no accessory suites currently on the subject property.
Development Regulations of Suites	Maximum gross floor area: 40% of the habitable floor area of the building.	49% of the habitable floor area of the building Variance requested
	Minimum amenity space: 15 m ² of amenity space shall be provided individually for each of the principal residence and the secondary suite	86 m ² for principal residence 26m ² for secondary suite

Parking and Access	2 parking spaces for principal dwelling 1 parking space for secondary suite	2 spaces provided for principal dwelling 1 space provided for secondary suite
Lot Coverage	40%	40%
Required Setbacks		
Front Yard (Fairford Drive):	6.0 m	6.0 m
Side Yard (north):	1.5 m	1.657 m
Side Yard (south):	1.5 m	3.024 m
Rear Yard (west):	6.0 m	6.032 m
Maximum Deck Projection	Into Rear Yard = 3.0m	Into Rear Yard = 4.12m Variance requested

Analysis

When considering a variance to a City bylaw, staff encourages Council to be mindful as to whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable. The proposed variances and staff's analysis are as follows:

- Table 4.1: to increase the maximum projection of a deck into a rear yard from 3.0m to 4.12m
 - The applicant is requesting a variance to allow a deck to project 4.12m into the rear yard, 1.12m (3' 8-1/2") further than the bylaw currently allows.
 - The existing deck is located off of the first floor of the house, and is approximately 1.143 m (3'9") above grade. A deck is considered a structure more than 0.6m (2 ft.) above grade. Decks often can extend out from a second storey of a house, however in this case, the deck is lower to the ground. This significantly limits overlook into neighbouring properties, assisting with privacy between neighbours.
 - To assist the application, the applicants have discussed their variance request with several neighbours, including those directly adjacent to the north, west and south (Figure 2). These neighbours have provided a letter of support for both variances being requested (Attachment 'E').
- Section 8.2.3.4: to increase the maximum gross floor area of a secondary suite from 40% of the habitable floor area of the building to 49% of the habitable floor area of the building.
 - The applicant is requesting a variance to increase the maximum gross floor area of a secondary suite by 18.5m² (200 sq. ft.) to a total of 102m² (1,098 sq. ft.).



Figure 2 - Letter of Support Received from Yellow Properties

- The layout of the basement would be incredibly difficult to design within the maximum 40% without having 'dead' space that couldn't be accessed from the principal dwelling unit, or be allocated towards the suite.
- The proposed floor plans indicate a 2-bedroom suite will be created. This is consistent with the bedroom count of most secondary suites, which often have 1- to 2-bedrooms.
- The subject property is a suitable location for a secondary suite. The plans provide for ample amenity space for the secondary suite, as well as sufficient room for parking. The proposal will maintain separate accesses to the primary dwelling and secondary suite.

In addition, staff consider that the proposed development is supported through the following OCP policies:

- Goal 4.1.2 Increase the availability of affordable housing across the housing spectrum, from subsidized social housing to home-ownership options.
- Policy 4.1.3.2 Increase housing options in low-density single family areas through development of secondary suites and carriage houses, and ensure carriage houses are sensitively integrated and designed according to the Intensive Residential Development Permit Area guidelines.
- Policy 4.1.3.4 Encourage developments that include one-bedroom and two-bedroom units in suitable neighbourhoods to enable people to downsize as they age and to provide entry-level housing for those people entering the housing market. At the same time, provide 3-bedroom units, or large, to accommodate families.

Further to staff's technical analysis of the proposal, the applicants have submitted a letter of intent (Attachment 'A'), which indicates further justification for their request.

Staff consider that both variance requests are reasonable in this instance. As displayed with the letters of support provided with the application, the result of the variances being approved would have a minimal impact on the neighbouring area. As such, staff recommend that Council support the variance.

Attachments

Attachment A – Zoning Map
 Attachment B – Official Community Plan Map
 Attachment C – Photos of Property
 Attachment D – Letter of Intent
 Attachment E – Neighbour Letters of Support
 Attachment F – Draft Development Variance Permit DVP PL2021-9041

Respectfully submitted,

Nicole Capewell
 Planner II

Concurrence

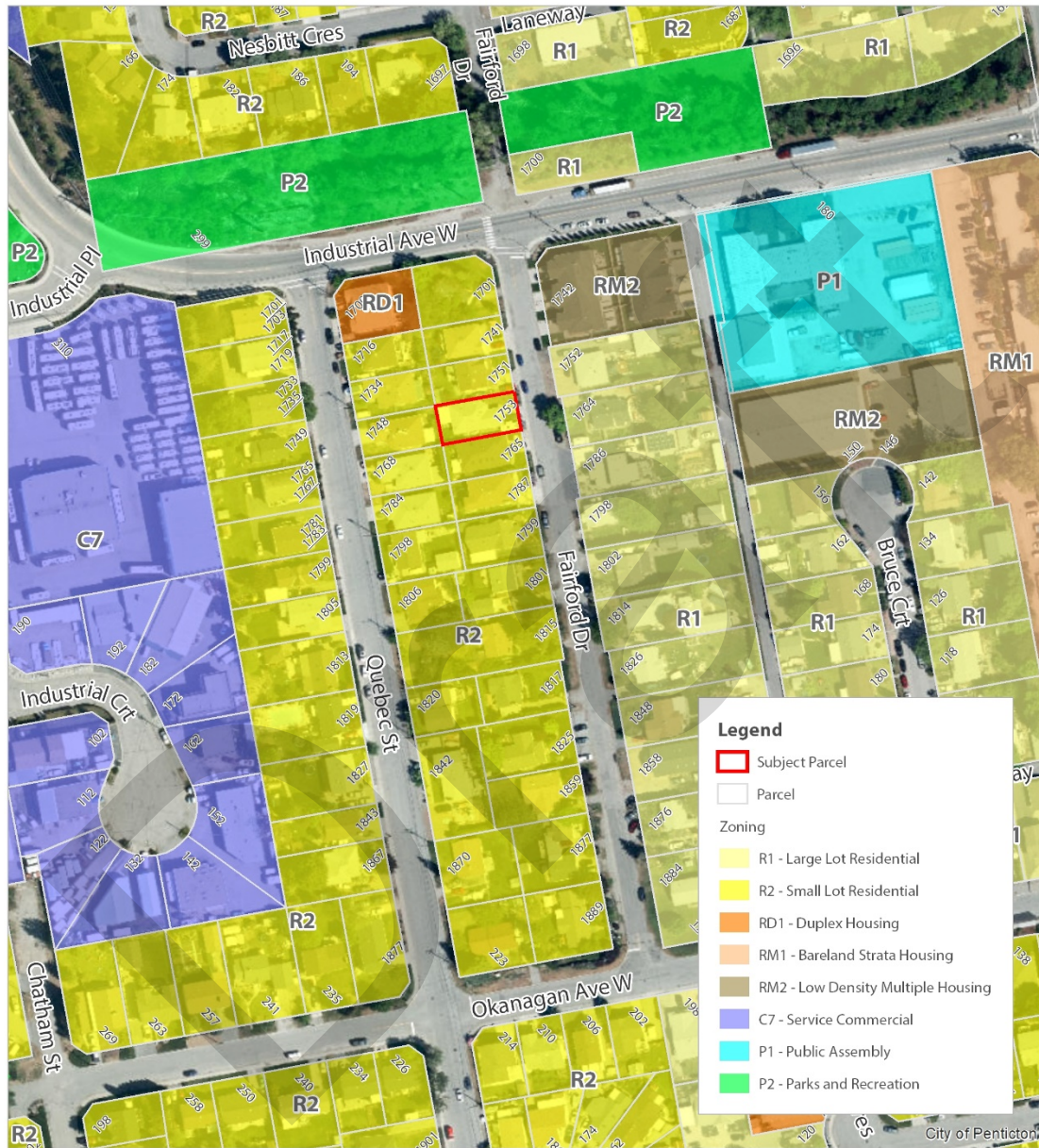
Director of Development Services	Chief Administrative Officer
<i>BL</i>	

Attachment A – Zoning Map

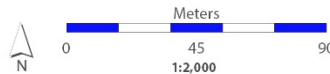


1753 Fairford Drive

Zoning Map



Terms of Use: The City of Penticton is a depository of public information in both printed and digital form. The source, accuracy and completeness of this information varies. As a result, the City does not warrant in any way the mapping information including the accuracy or suitability thereof. The user of this information does so at their own risk and should not rely upon the information without independent verification as to the accuracy or suitability thereof.



Friday, June 25, 2021
10:44:18 AM

penticton.ca

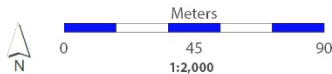


1753 Fairford Drive

Official Community Plan Map



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Friday, June 25, 2021
10:44:47 AM

penticton.ca

Attachment C – Photos of Property



Existing deck to be legalized

Attachment D – Letter of Intent

Dear Council,

We have recently purchased a property at 1753 Fairford Drive in Penticton and would like to apply for two separate variances to the Zoning Bylaw for your consideration.

Variance #1 – Section 8.1.4 Development Regulations

- 2) Maximum gross floor area: 90 m², or 40% of the habitable floor area of the building, whichever is less.

Our plan is to convert the existing unfinished basement into a 2 bedroom secondary suite. Upon conversation with the Building & Planning Departments we learned the Zoning Bylaw limits the maximum size of a suite to 40% of the habitable floor area of the building. This house is a small 1 level rancher with a full height basement. The total square feet of habitable area is approx. 2500sf leaving us with a maximum of 900sf for the basement suite at 40% usage. The entire habitable area available in the basement is about 1100sf. We are requesting you approve a variance to allow us to utilize the remaining approximately 200sf and take full advantage of the space for the suite.

There should no impact on the neighbouring properties by allowing us to utilize the additional 200sf of interior space in the basement. The exterior of the building will not change at all except for a single entry door on the side of the house. This additional space will also allow us to provide a more livable spacious suite which at this time of very low vacancy rates in Penticton will be a benefit to the community.

Variance #2 – Section 4.9.1 Yards and Projections

Table 4.1

Feature	Maximum Projection in to Required Yards
Covered or uncovered balcony, porch, deck, platform and veranda	1.5 m front/exterior yard and/or 3.0 m rear yard

We would like to also request a relaxation of the setback requirement for an existing covered deck in the rear yard from 3m (approx. 10') to 1.85m (approx. 6').

The Building Department informed us that the existing covered deck projects into the Bylaw requirement of 3m (approx. 10'-0"). This is an existing deck built by the previous owner and projects just under 4'-0". It is in excellent condition and of good, solid construction. We would like to keep this deck as is as it adds greatly to the enjoyment of the rear yard and would be quite expensive for us to modify.

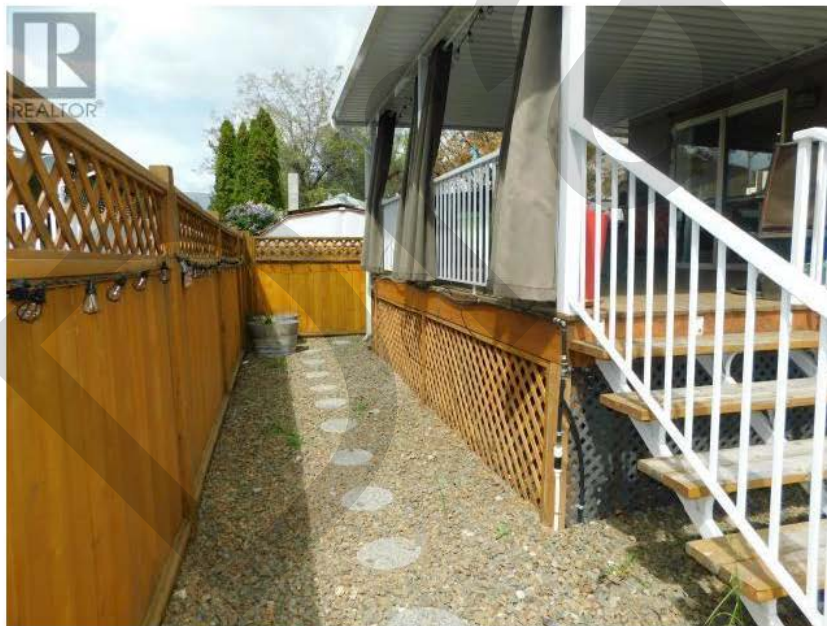
We have included 4 letters of support from our neighbours on all sides of our property in favour of both variances. I spoke in length with the owners directly behind our property (1748 Quebec) regarding the deck as they would be the most affected by it. They were adamant that they have absolutely no issue with the deck and stated that it has been there for many years. Our neighbours to north (1751 Fairford) also have no issues or concerns at all with the existing deck.

We thank you for your consideration.

Sincerely,

Mark Reed & Nicole Carleton

VARIANCE #2 – PHOTOS OF REAR DECK









Deck construction – Heavy duty beam and footings. Built professionally.



Deck construction – footings at least 2'-0" deep per code.

Attachment E – Neighbour Letters of Support

Dear Council,

Please find this letter of support in favour of the 2 variances brought before you.

Variance #1 – BASEMENT SUITE (Maximum gross floor area)

Section 8.1.4 Development Regulations

- 2) Maximum gross floor area: 90 m², or 40% of the habitable floor area of the building, whichever is less.

I support the variance to allow the entire basement area (approx. 1100SF) to be used for the secondary suite.

Signed: Valery Marfano

Variance #2 – REAR DECK (Projection into the rear yard)

Section 4.9.1 Yards and Projections

Table 4.1

Feature	Maximum Projection in to Required Yards
Covered or uncovered balcony, porch, deck, platform and veranda	1.5 m front/exterior yard and/or <u>3.0 m rear yard</u>

I support the variance to retain the existing rear deck depth as is.

Signed: Valery Marfano

Address: 1748 Quebec St.
Penticton, B.C.

Dear Council,

Please find this letter of support in favour of the 2 variances brought before you.

Variance #1 – BASEMENT SUITE (Maximum gross floor area)

Section 8.1.4 Development Regulations

- 2) Maximum gross floor area: 90 m², or 40% of the habitable floor area of the building, whichever is less.

I support the variance to allow the entire basement area (approx. 1100SF) to be used for the secondary suite.

Signed: _____

Daryl Larr

Variance #2 – REAR DECK (Projection into the rear yard)

Section 4.9.1 Yards and Projections

Table 4.1

Feature	Maximum Projection in to Required Yards
Covered or uncovered balcony, porch, deck, platform and veranda	1.5 m front/exterior yard and/or <u>3.0 m rear yard</u>

I support the variance to retain the existing rear deck depth as is.

Signed: _____

Daryl Larr

Address: _____

1751 FAIRFORD DR.

Dear Council,

Please find this letter of support in favour of the 2 variances brought before you.

Variance #1 – BASEMENT SUITE (Maximum gross floor area)

Section 8.1.4 Development Regulations

- 2) Maximum gross floor area: 90 m², or 40% of the habitable floor area of the building, whichever is less.

I support the variance to allow the entire basement area (approx. 1100SF) to be used for the secondary suite.

Signed: JACK MCKENNA

Variance #2 – REAR DECK (Projection into the rear yard)

Section 4.9.1 Yards and Projections

Table 4.1

Feature	Maximum Projection in to Required Yards
Covered or uncovered balcony, porch, deck, platform and veranda	1.5 m front/exterior yard and/or <u>3.0 m rear yard</u>

I support the variance to retain the existing rear deck depth as is.

Signed: JACK MCKENNA

Address: 1765 FAIRFORD DRIVE

Dear Council,

Please find this letter of support in favour of the 2 variances brought before you.

Variance #1 – BASEMENT SUITE (Maximum gross floor area)

Section 8.1.4 Development Regulations

- 2) Maximum gross floor area: 90 m², or 40% of the habitable floor area of the building, whichever is less.

I support the variance to allow the entire basement area (approx. 1100SF) to be used for the secondary suite.

Signed: E. Church

Variance #2 – REAR DECK (Projection into the rear yard)

Section 4.9.1 Yards and Projections

Table 4.1

Feature	Maximum Projection in to Required Yards
Covered or uncovered balcony, porch, deck, platform and veranda	1.5 m front/exterior yard and/or <u>3.0 m rear yard</u>

I support the variance to retain the existing rear deck depth as is.

Signed: E. Church

Address: 1764 Fairford drive Pentickon



Development Variance Permit

Permit Number: DVP PL2021-9041

Owner Name
Owner Address

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
 - Legal: Lot 5 District Lot 115 Similkameen Division Yale District Plan KAP48734
 - Civic: 1753 Fairford Drive
 - PID: 018-039-243
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2017-08 to allow for the construction of a deck and a secondary suite, as shown in the plans attached in Schedule 'A':
 - a. Table 4.1: to increase the maximum projection of a deck into a rear yard from 3.0m to 4.12m; and
 - b. Section 8.1.4.1: to increase the maximum gross floor area of a secondary suite from 40% of the habitable floor area of the building, to 49% of the habitable floor area of the building.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development

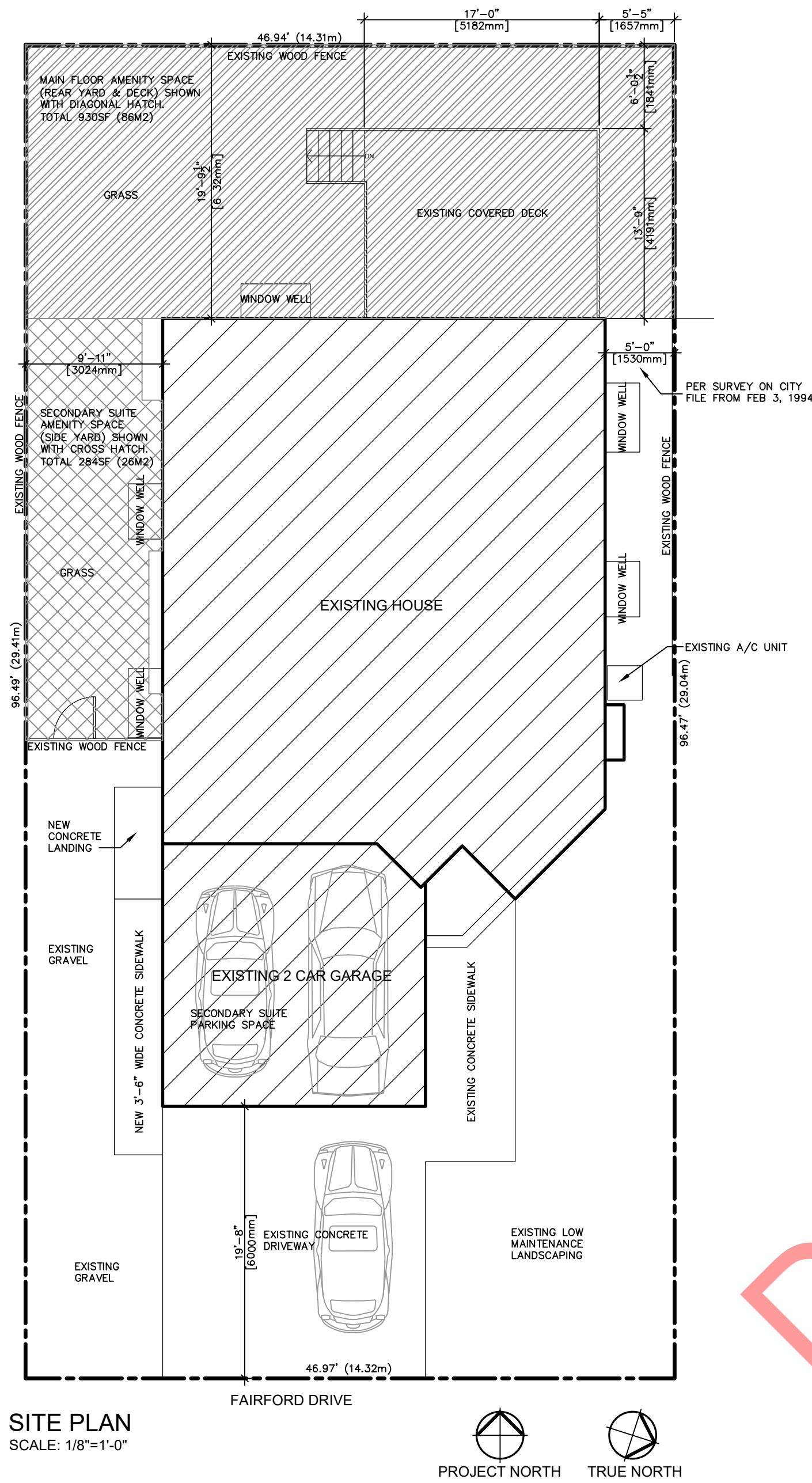
Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the ____ day of _____, 2021.

Issued this ____ day of _____, 2021.

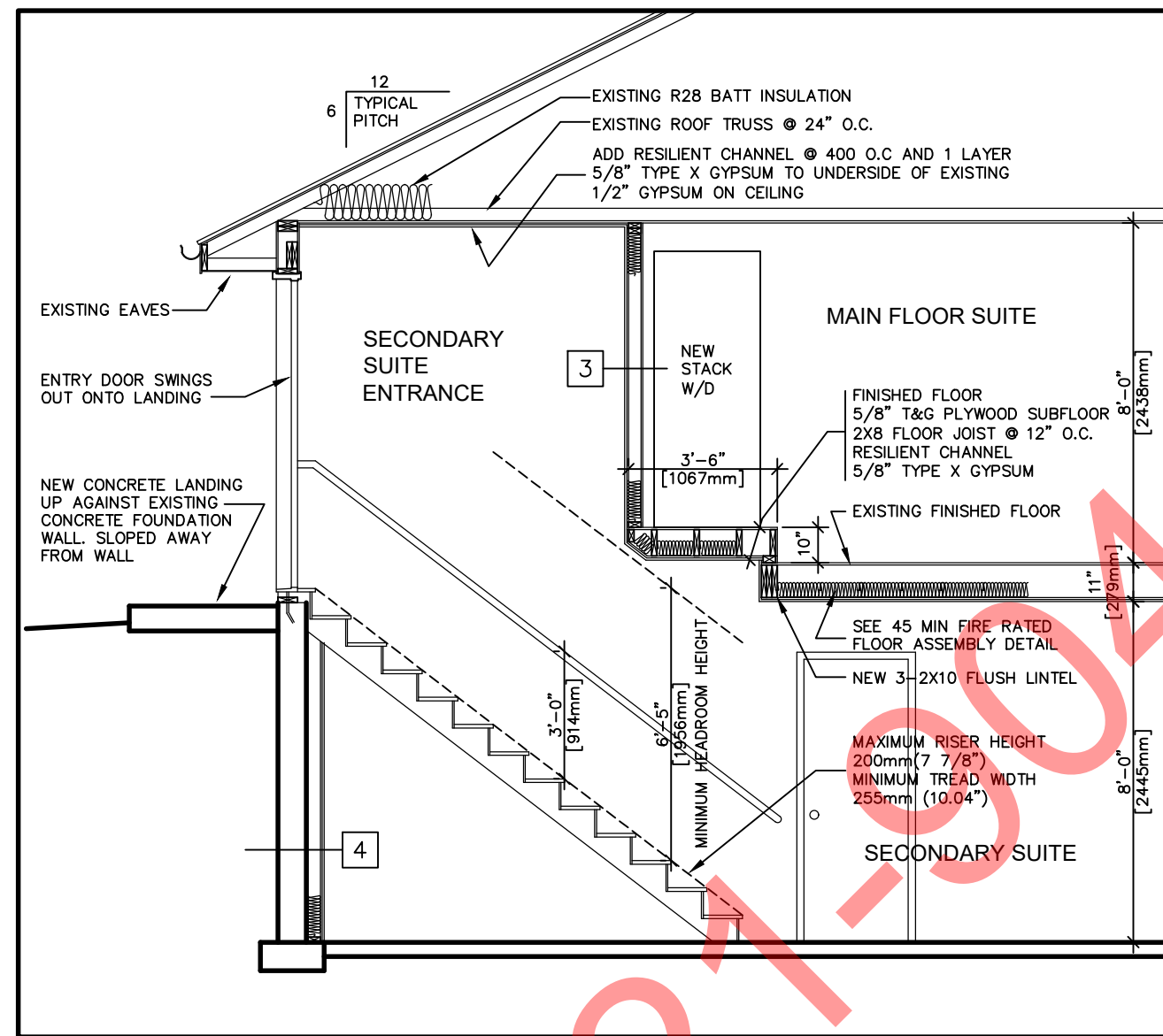
Angela Collison
Corporate Officer

DVP PL2021-9041
DRAFT

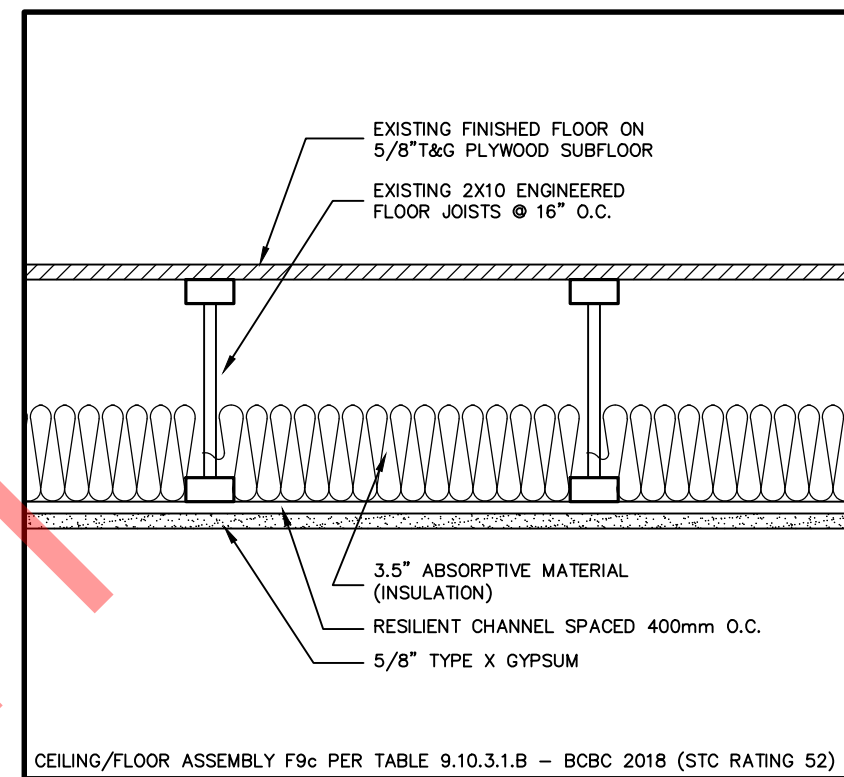


SITE PLAN
SCALE: 1/8"=1'-0"

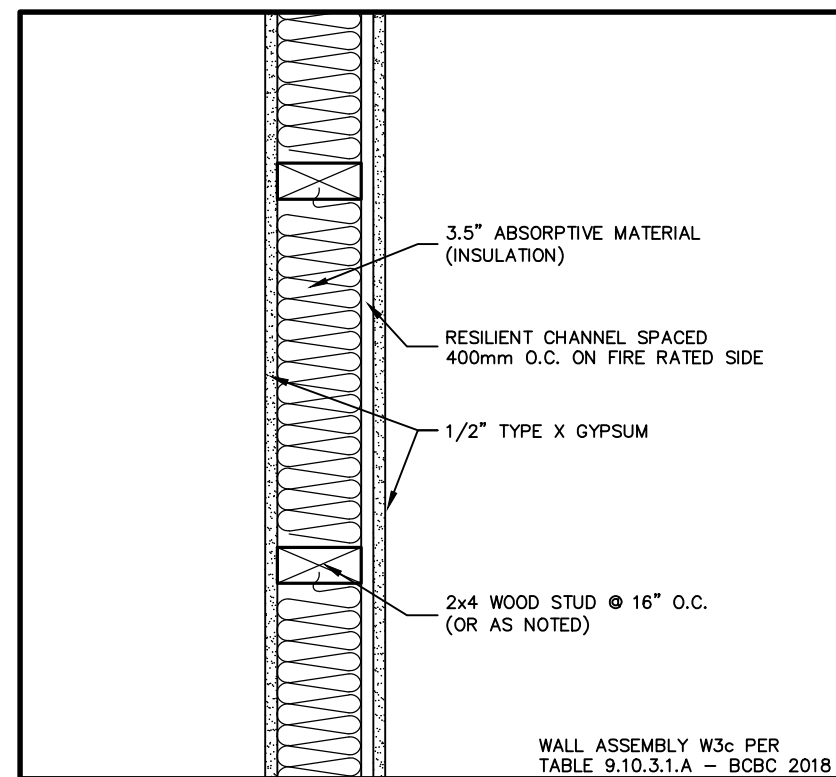
ZONING:	R-2
SITE AREA:	4528 sqft (421 m2)
BUILDING AREA:	1594 sqft (148 m2)
EXISTING DECK AREA:	233 sqft (21.6 m2)
SITE COVERAGE (40% TOTAL)	1827 sqft (169.7 m2)
MAIN FLOOR FINISHED AREA:	1148 sqft (106.7 m2)
SECONDARY SUITE FINISHED AREA:	1098 sqft (102 m2)



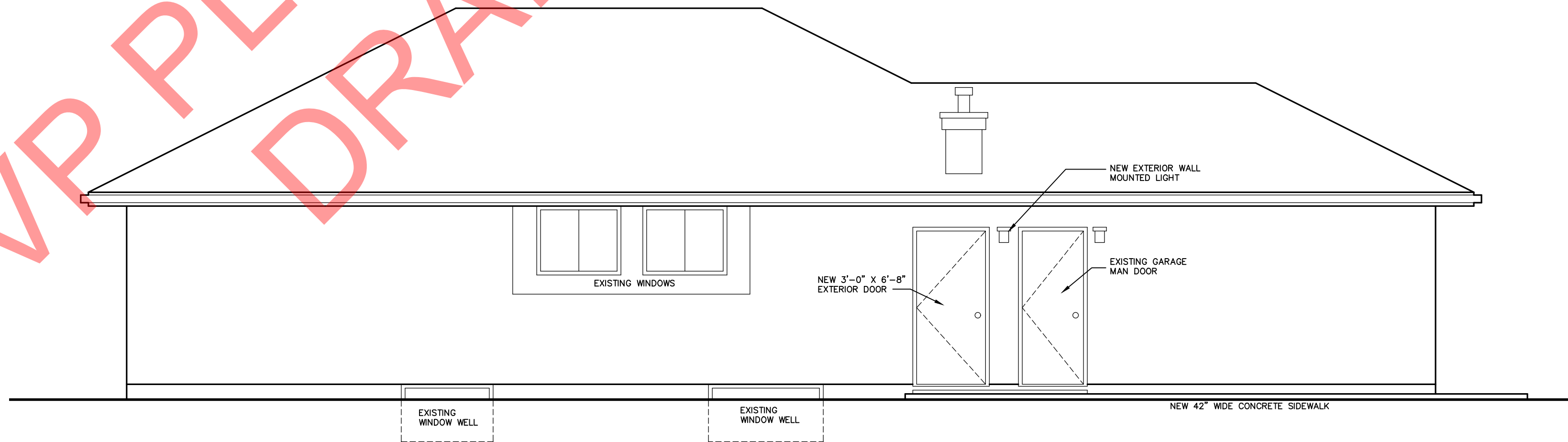
BASEMENT ENTRY STAIR SECTION
SCALE: 1/4"=1'-0"



45 MIN FIRE RATED FLOOR ASSEMBLY
SCALE: 3/8"=1'-0"

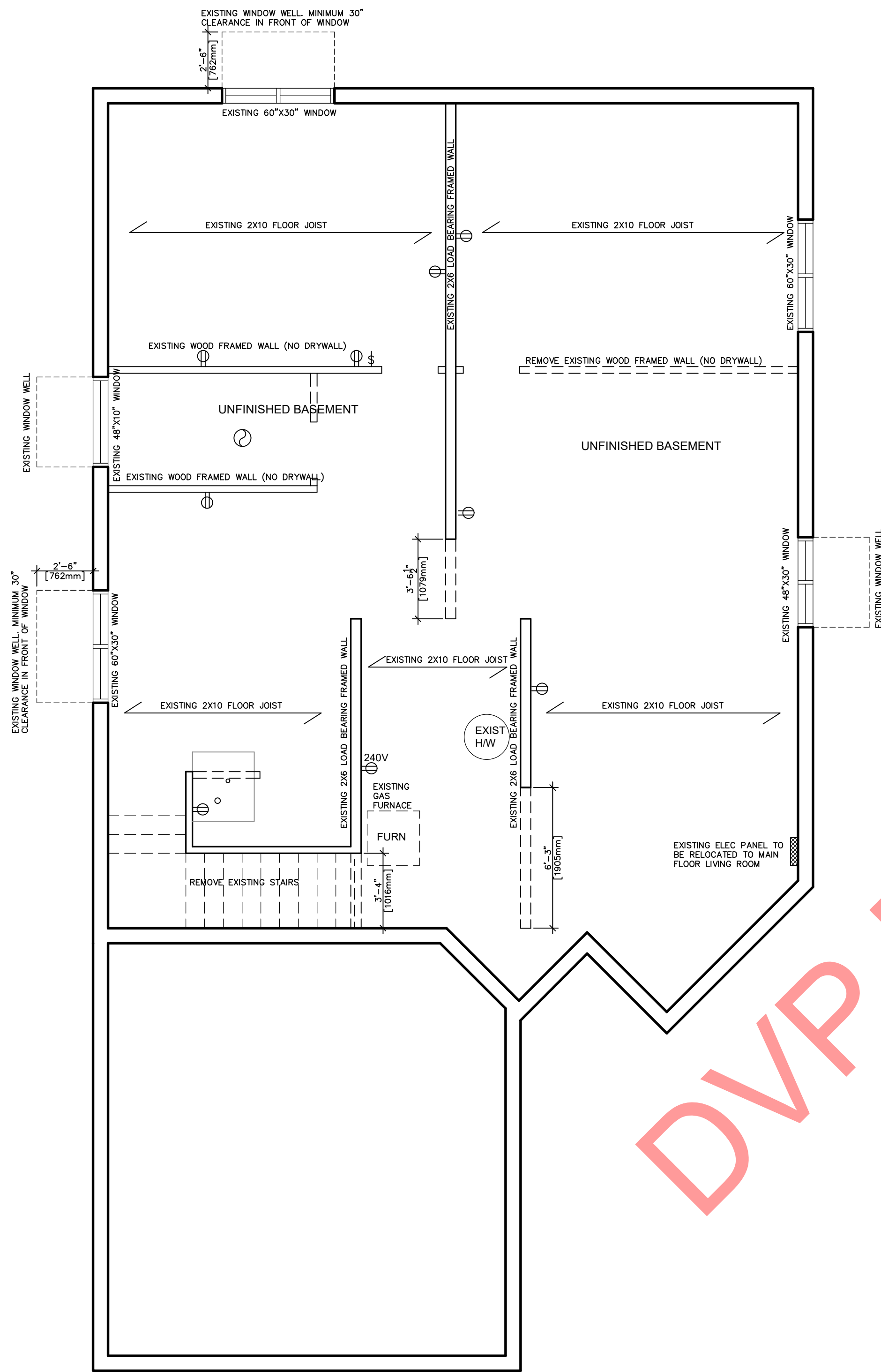


45 MIN FIRE RATED INTERIOR WALL
SCALE: 1 1/2"=1'-0"

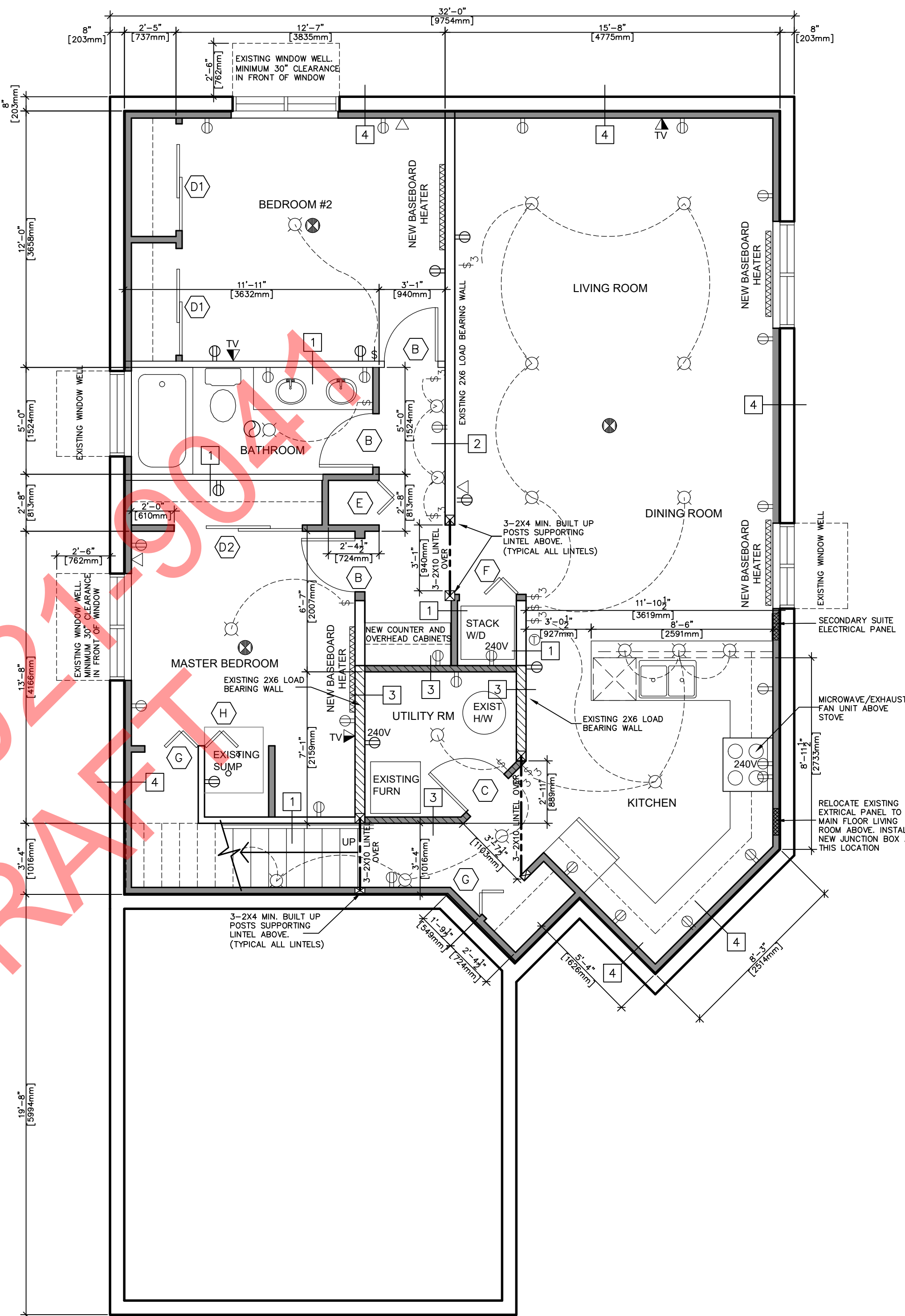


WEST ELEVATION
SCALE: 1/4"=1'-0"

LEGEND			SMOKE/CO2 ALARM. INTERCONNECTED BETWEEN UNITS	LEGAL DESCRIPTION		REV.	Y/M/D	DESCRIPTION	SEAL	DRAWING TITLE	SECONDARY SUITE ADDITION	
	EXISTING WALL	①	THERMOMETER/SENSOR	LOT 5 DISTRICT LOT 115 SDYD PLAN KAP48734						SITE PLAN WEST ELEVATION SECTION DETAILS	1753 FAIRFORD DRIVE PENTICTON, BC.	
	EXISTING WALL TO BE REMOVED	\$	SWITCH			21/06/01	SUBMITTED FOR DP VARIANCE					
	NEW WALL	⚡	3 WAY SWITCH	CIVIC ADDRESS 1753 FAIRFORD DRIVE PENTICTON, B.C.								
	DUPLEX PLUG	🌀	EXHAUST FAN									
	TELEPHONE JACK	📺	CABLE TV OUTLET									
	JOIST SPAN DIRECTION	☐	LIGHT BOX – CHOSEN BY OWNER									



EXISTING BASEMENT PLAN
SCALE: 1/4"=1'-0"



PROPOSED BASEMENT PLAN Proposed Secondary Suite area: 1100 sqft (102m2)
SCALE: 1/4"=1'-0"



GENERAL NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT B.C. BUILDING CODE 2018 RECTS AND THE CITY OF PENTICTON ZONING BYLAW AND REGULATIONS. IN CASE OF ANY CONFLICT BETWEEN CODES, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- CONTRACTOR SHALL CHECK ALL LEVELS AND DIMENSIONS ON SITE AND BE RESPONSIBLE FOR THE SAME.
- ALL LUMBER TO BE HEM-FIR OR DOUGLAS FIR No2 OR BETTER UNLESS NOTED OTHERWISE (MAXIMUM MOISTURE CONTENT - 19%).
- ALL LINTELS TO BE 3-2X10 No2 OR BETTER NAILED TOGETHER UNLESS NOTED OTHERWISE.
- ALL JOIST TO FLUSH BEAM CONNECTIONS TO BE WITH APPROVED METAL JOIST HANGERS.
- FURNACE TO CONFORM WITH BCBC 9.37.2.17(2) (PREVENTION OF CIRCULATION OF SMOKE UPON SIGNAL FROM A DUCT-TYPE SMOKE DETECTOR)
- BASEMENT BEDROOM WINDOWS TO CONFORM TO 9.9.10.1 - BCBC 2018.
- ALL SMOKE/CO ALARMS TO BE INTERCONNECTED BETWEEN DWELLING UNITS.
- ALL FINISHES, STYLES, TEXTURES, AND COLOURS OF FINISHED MATERIALS TO BE SELECTED AND APPROVED BY OWNER.
- ALL ELECTRICAL WORK TO CONFORM TO CURRENT CANADIAN ELECTRICAL CODES.
- ALL PLUMBING WORK TO CONFORM TO CURRENT CANADIAN PLUMBING CODES.
- DIMENSION TAKE PRECEDENT OVER SCALED MEASUREMENTS.

DOOR SCHEDULE

A	3'-0" x 6'-8" EXTERIOR DOOR
B	2'-6" x 6'-8" INTERIOR DOOR
C	2'-6" x 6'-8" 20 MIN FIRE RATED INTERIOR DOOR
D1	5'-0" MIRRORED SLIDING CLOSET DOORS
D2	6'-0" MIRRORED SLIDING CLOSET DOORS
E	24" BI-FOLD DOOR
F	28" BI-FOLD DOOR
G	30" BI-FOLD DOOR
H	36" BI-FOLD DOOR

WALL SCHEDULE

1	INTERIOR PARTITION 1/2" GYPSUM 2X4 WOOD STUD @ 16" O.C (OR AS NOTED) 1/2" GYPSUM
2	INTERIOR LOAD BEARING PARTITION 1/2" GYPSUM 2X6 WOOD STUD @ 16" O.C (OR AS NOTED) 1/2" GYPSUM
3	45 MINUTE FIRE RATED WALL (SHOWN W/ DIAGONAL HATCH) (WALL ASSEMBLY W/ A-R10.3.1.A - BCBC 2018) 1/2" TYPE X GYPSUM 2X4 WOOD STUD @ 16" O.C (OR AS NOTED) 3.5" ABSORPTIVE MATERIAL (INSULATION) RESISTENT CHANNELS ONE FIRE RATED SIDE SPACED 400mm OC 1/2" TYPE X GYPSUM
4	FOUNDATION WALL FURRING 1/2" AIR SPACE 2X4 WOOD STUD @ 16" O.C 3.5" R12 BATT INSULATION VAPOUR BARRIER 1/2" GYPSUM *PROVIDE FIRE BLOCKING PER BCBC 9.10.16.2

FINISH SCHEDULE

BASEMENT ONLY
FLOORING (TO BE CHOSEN BY OWNER) ALL BEDROOMS - CARPET BATHROOM - TILE UTILITY ROOM - UNFINISHED CONCRETE REMAINDER OF SUITE - LAMINATE STAIRS - LAMINATE

ALL INTERIOR WALLS AND CEILING TO BE PAINTED. COLORS CHOSEN BY OWNER.

LEGEND	
	SMOKE/CO2 ALARM. INTERCONNECTED BETWEEN UNITS
	THERMOMETER/SENSOR
	SWITCH
	3 WAY SWITCH
	DUPLEX PLUG
	TELEPHONE JACK
	JOIST SPAN DIRECTION
	LIGHT BOX - CHOSEN BY OWNER

LEGAL DESCRIPTION

LOT 5 DISTRICT LOT 115 SDYD PLAN KAP48734

CIVIC ADDRESS

1753 FAIRFORD DRIVE
PENTICTON, B.C.

REV.	Y/M/D	DESCRIPTION
	21/06/01	SUBMITTED FOR DP VARIANCE

SEAL

DRAWING TITLE

EXISTING BASEMENT PLAN
PROPOSED BASEMENT PLAN

SECONDARY SUITE ADDITION

1753 FAIRFORD DRIVE
PENTICTON, BC.

SCALE
AS NOTED
DATE
JULY 19/21

A3
OF 3