



Development Variance Permit

Permit Number: DVP PL2024-9826

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 40 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 804
 - Civic: 695 Victoria Drive
 - PID: 005-932-301
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of the Subdivision and Development Bylaw No.2004-81 to allow for the construction of a parking stall, as shown in the plans attached in Schedule 'A':
 - a. Section 12.7: to reduce the minimum distance for a driveway from the face of curb on a corner lot from 10.0m to 8.0m where the flanking street is classified as a collector.

General Conditions

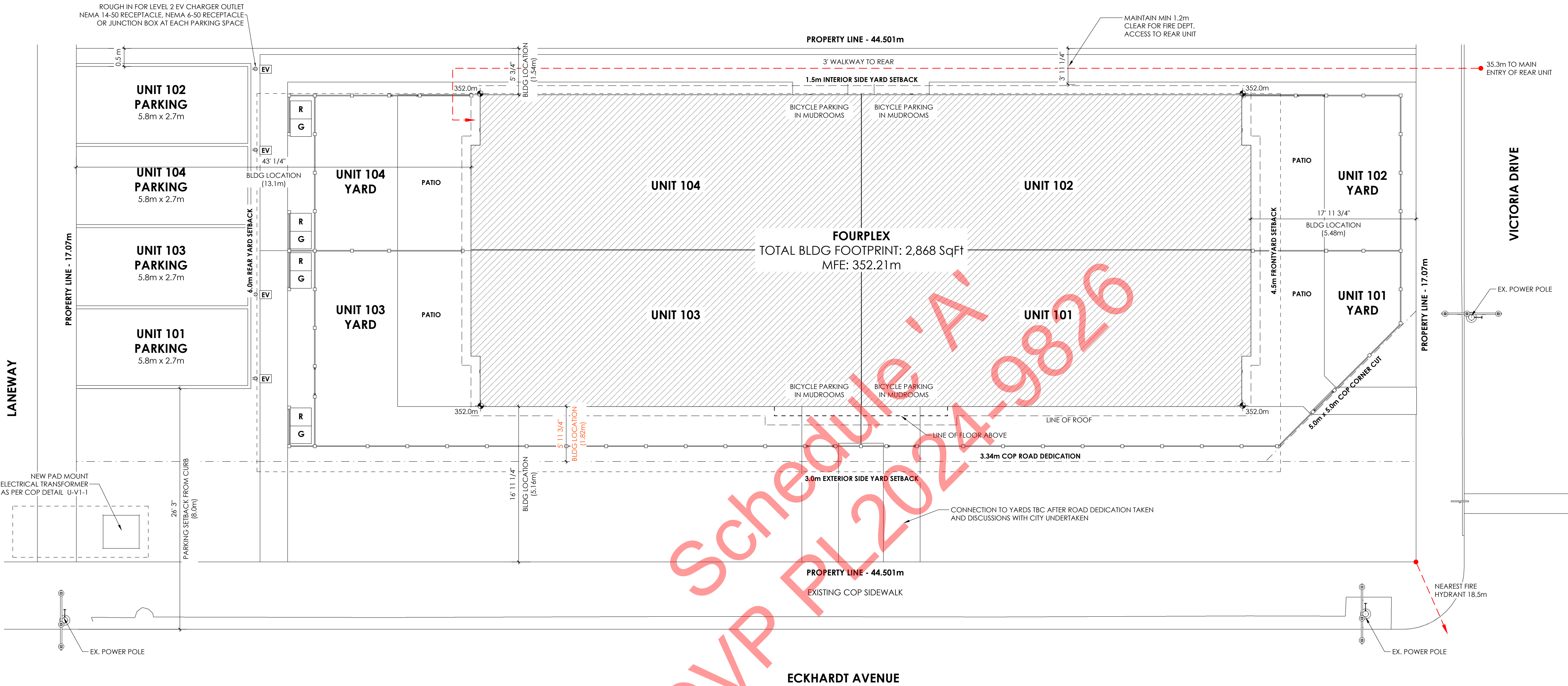
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence 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 _____, 2024.

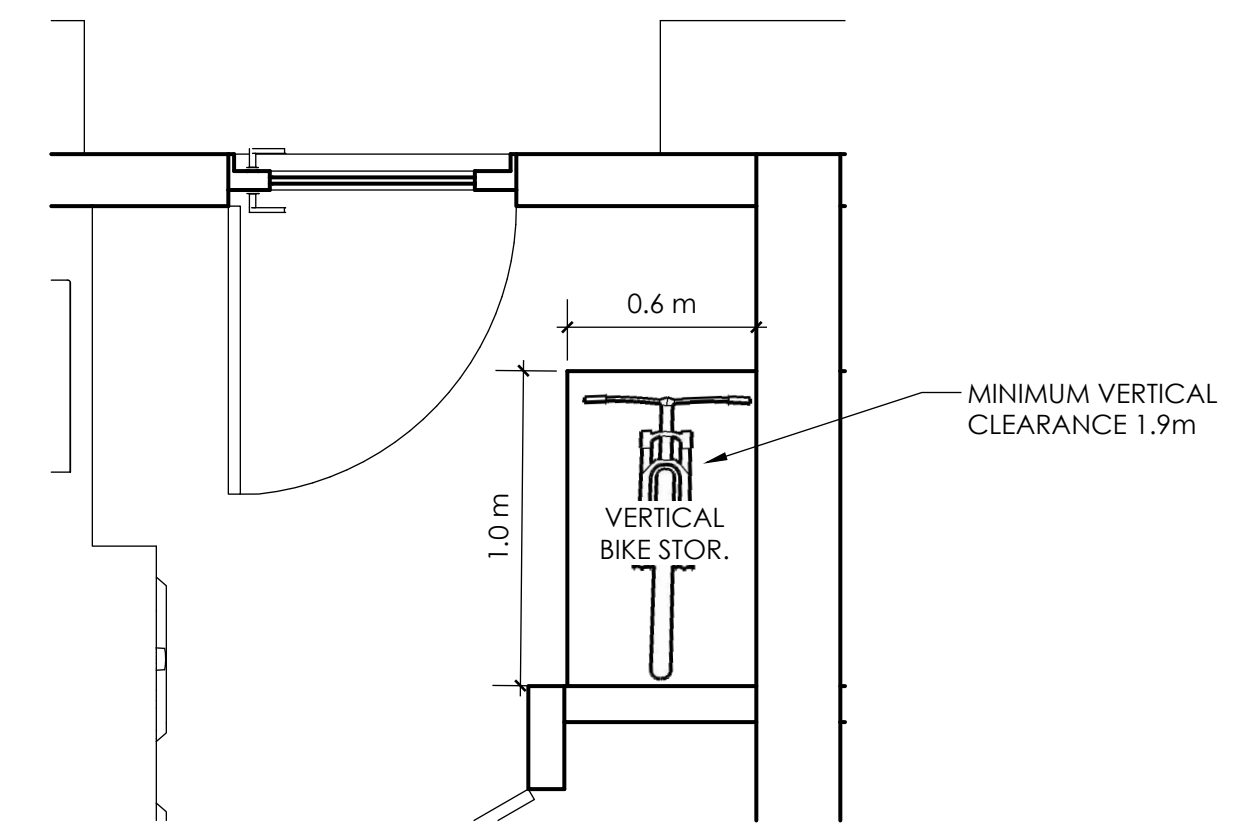
Issued this ____ day of _____, 2024.

Angela Collison
Corporate Officer

DRAFT



ZONING: SMALL-SCALE MULTI-UNIT RESIDENTIAL: SMALL LOT - R4-S				
	EXISTING		AFTER DEDICATION	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	9.1m	17.07m	9.1m	13.73m
MINIMUM LOT AREA	280sqm	760sqm	280sqm	611sqm
MAXIMUM LOT COVERAGE	50%	34.8%	50%	43.3%
MAXIMUM HEIGHT	11m	7.77m	11m	7.77m
SETBACKS: (PRIMARY BLDG)				
FRONT	4.5m	5.5m	4.5m	5.5m
INTERIOR SIDE	1.5m	1.54m	1.5m	1.54m
EXTERIOR SIDE	3.0m	5.16m	3.0m	1.82m
REAR	6.0m	13.1m	6.0m	13.1m
OFF-STREET PARKING	4 (1.2/UNIT)	4	4 (1.2/UNIT)	4
BICYCLE PARKING (CLASS 1)	2 (0.5/UNIT)	4	2 (0.5/UNIT)	4



VICTORIA DRIVE MULTI-FAMILY PROJECT

Designer:

Parallel 50 Construction
210 Hastings Avenue
Penticton, BC

OWNER:

Riordan Developments LP
210 Hastings Avenue
Penticton BC

695 Victoria Drive Penticton, BC

DOCUMENT DATE:

October 10, 2024

SCALE:

AS NOTED

NO.	DATE:	ISSUE:
01	24.05.29	ISSUE FOR DEV. PERMIT
02	24.10.10	TPC PLAN UPDATES