



Development Variance Permit

Permit Number: DVP PL2025-9985

Property Owner
Property 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 77 District Lots 249 and 250 Similkameen Division Yale District Plan 1159
 - Civic: 1165 Kilwinning Street
 - PID: 006-749-453
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of an addition to an existing single detached dwelling for a secondary suite, as shown in the plans attached in Schedule 'A':
 - a. Section 10.2.2.9.a of Zoning Bylaw 2024-22 to reduce the rear yard setback for a principal building from 6.0 m to 1.55 m.

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. If required, 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.

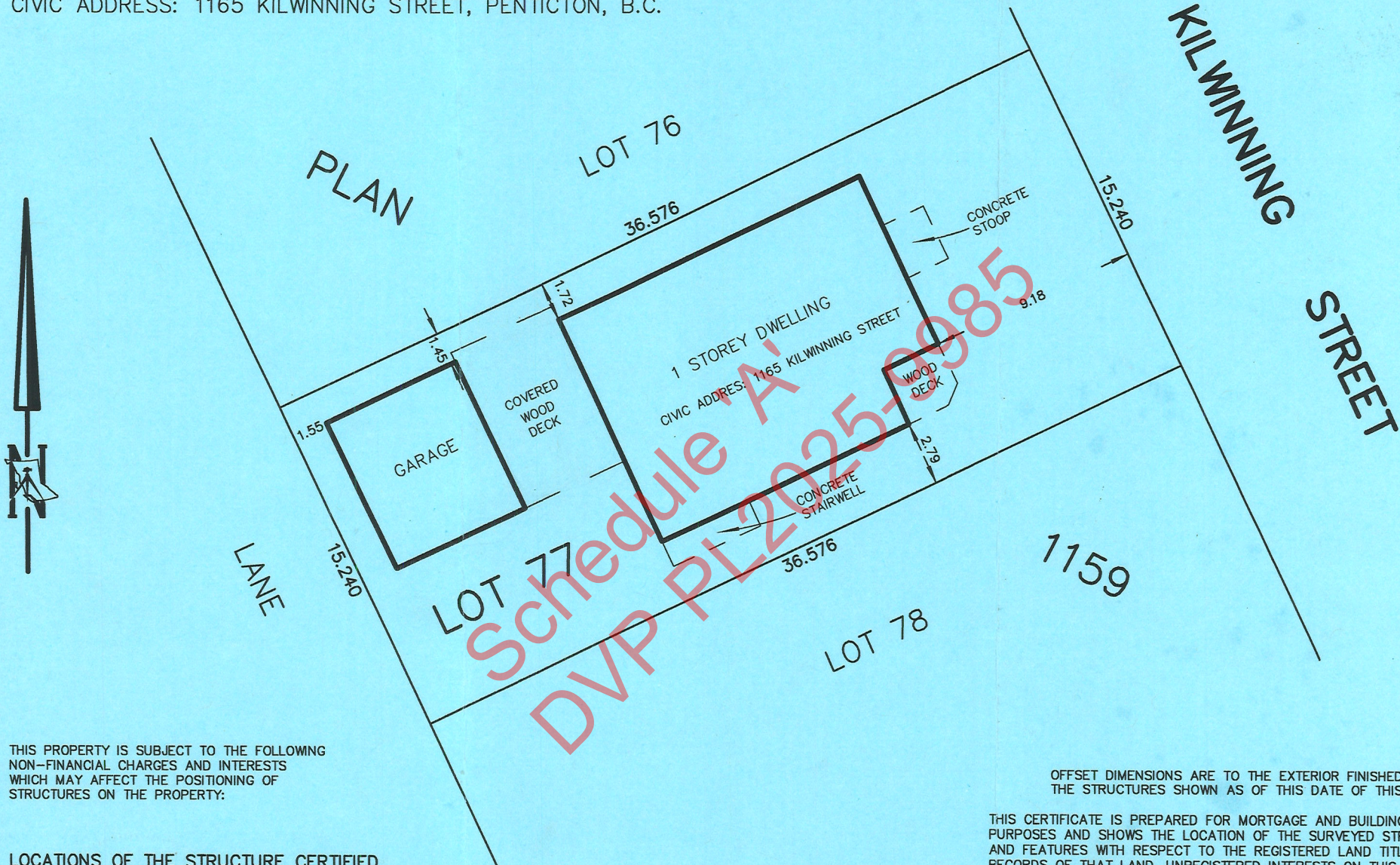
Authorized by the City Council, the ____ day of _____, 2025.

Issued this ____ day of _____, 2025.

Angela Collison
Corporate Officer

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION ON
LOT 77, PLAN 1159, D.L.'s 249 & 250, S.D.Y.D.

CIVIC ADDRESS: 1165 KILWINNING STREET, PENTICTON, B.C.



THIS PROPERTY IS SUBJECT TO THE FOLLOWING
NON-FINANCIAL CHARGES AND INTERESTS
WHICH MAY AFFECT THE POSITIONING OF
STRUCTURES ON THE PROPERTY:

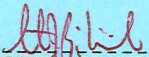
LOCATIONS OF THE STRUCTURE CERTIFIED
CORRECT ACCORDING TO A FIELD SURVEY
COMPLETED THIS 3rd DAY OF NOVEMBER, 2020.

STEVEN J. BUZIKIEVICH ACCEPTS
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.

ALL DIMENSIONS ARE METRIC
SCALE 1 : 250
FILE: 20-110CE

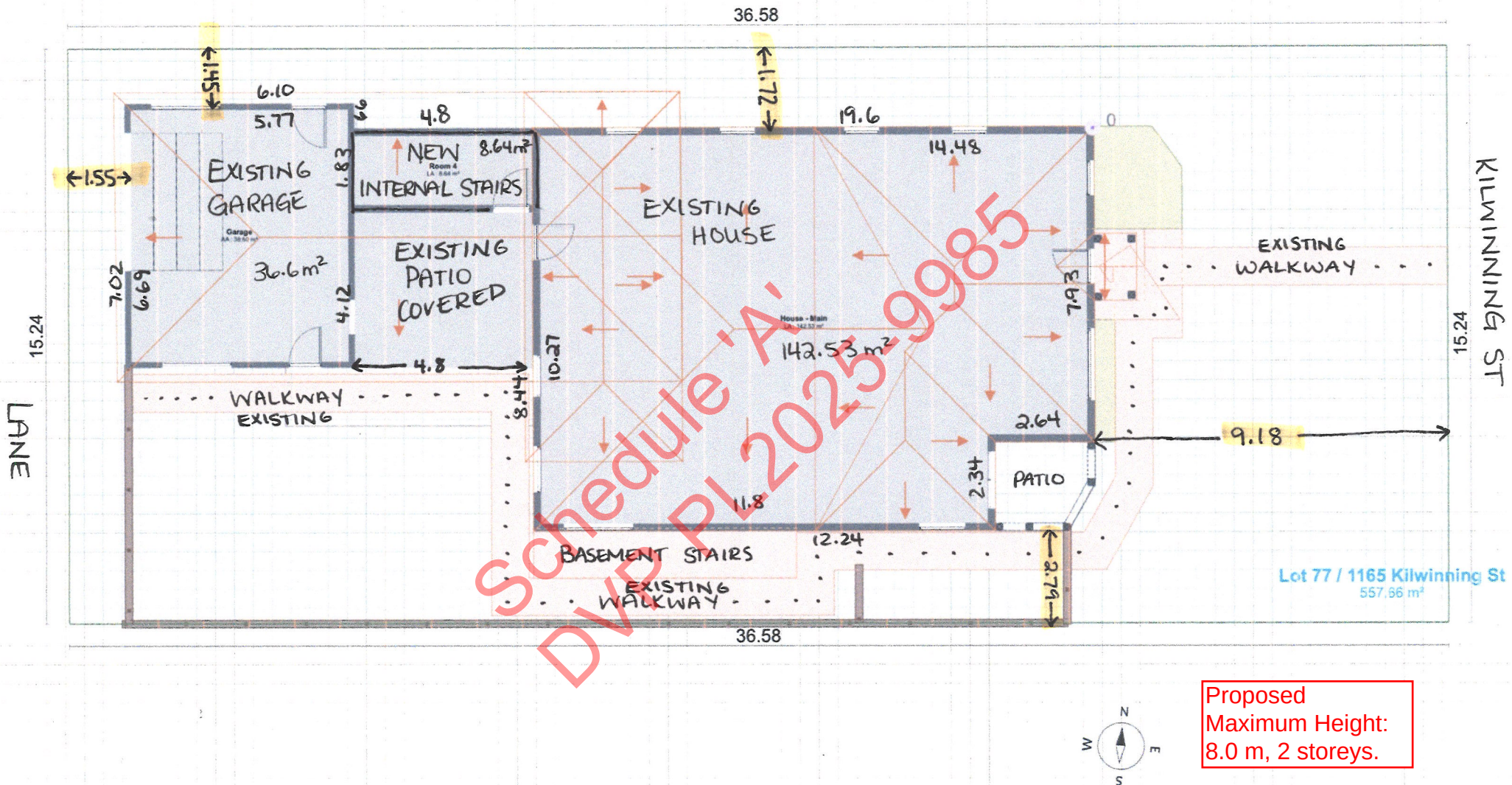
OFFSET DIMENSIONS ARE TO THE EXTERIOR FINISHED WALLS OF
THE STRUCTURES SHOWN AS OF THIS DATE OF THIS CERTIFICATE.

THIS CERTIFICATE IS PREPARED FOR MORTGAGE AND BUILDING INSPECTION
PURPOSES AND SHOWS THE LOCATION OF THE SURVEYED STRUCTURES
AND FEATURES WITH RESPECT TO THE REGISTERED LAND TITLE OFFICE
RECORDS OF THAT LAND. UNREGISTERED INTERESTS ON THIS PROPERTY
HAVE NOT BEEN INCLUDED, CONSIDERED OR RESEARCHED. THIS DOCUMENT
IS NOT A BOUNDARY SURVEY AND MAY NOT BE USED TO DEFINE PROPERTY
CORNERS OR PROPERTY BOUNDARIES.

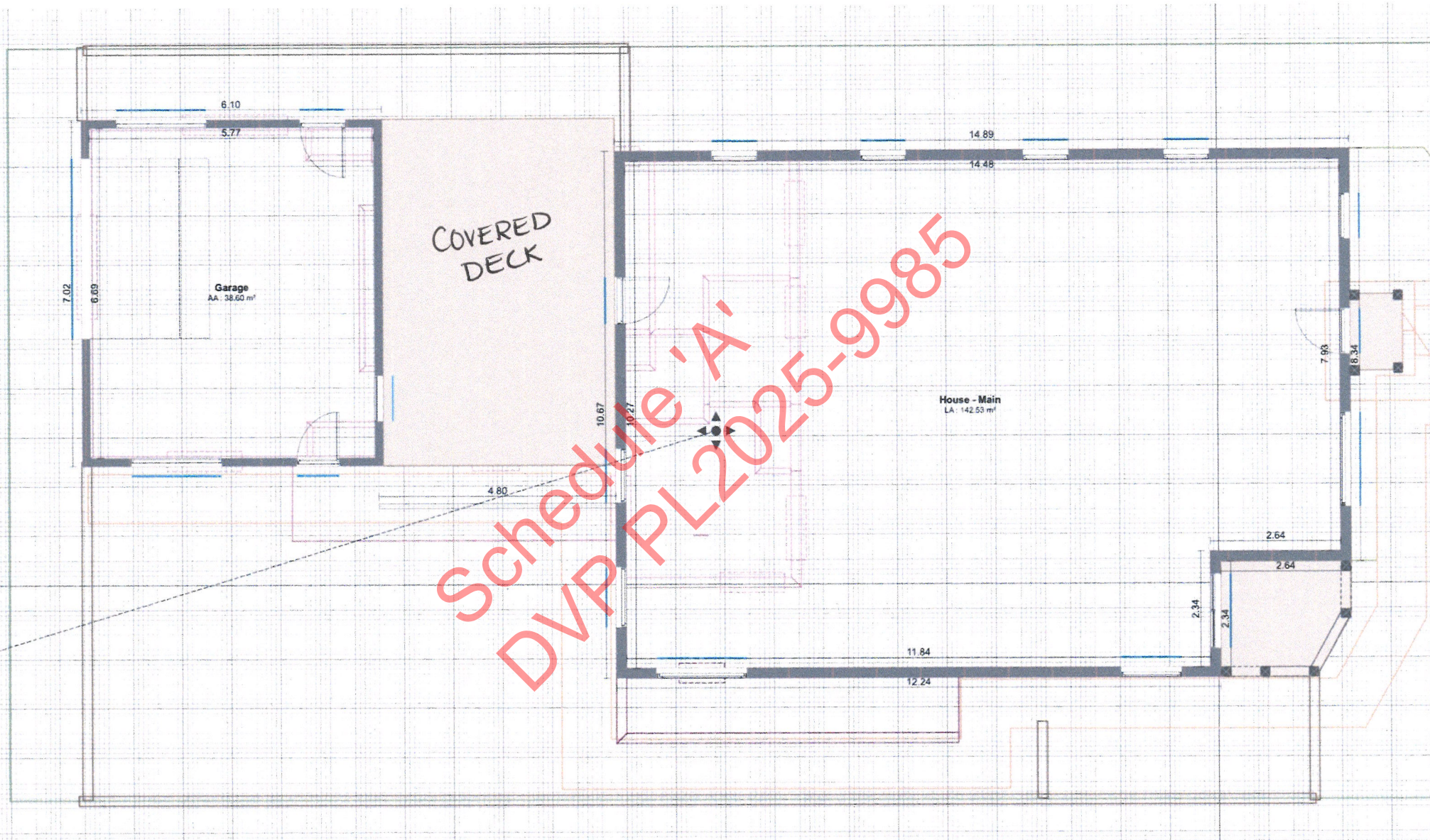

BRITISH COLUMBIA LAND SURVEYOR
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
SIGNED IN RED AND BEARING THE ORIGINAL SEAL
© 2020 STEVEN J. BUZIKIEVICH. ALL RIGHTS RESERVED.

STEVEN J. BUZIKIEVICH
PROFESSIONAL LAND SURVEYOR
54 NANAIMO AVE. E.
PENTICTON, B.C. V2A 3L8
Phone: (250)492-0539 Fax: (250)492-9851

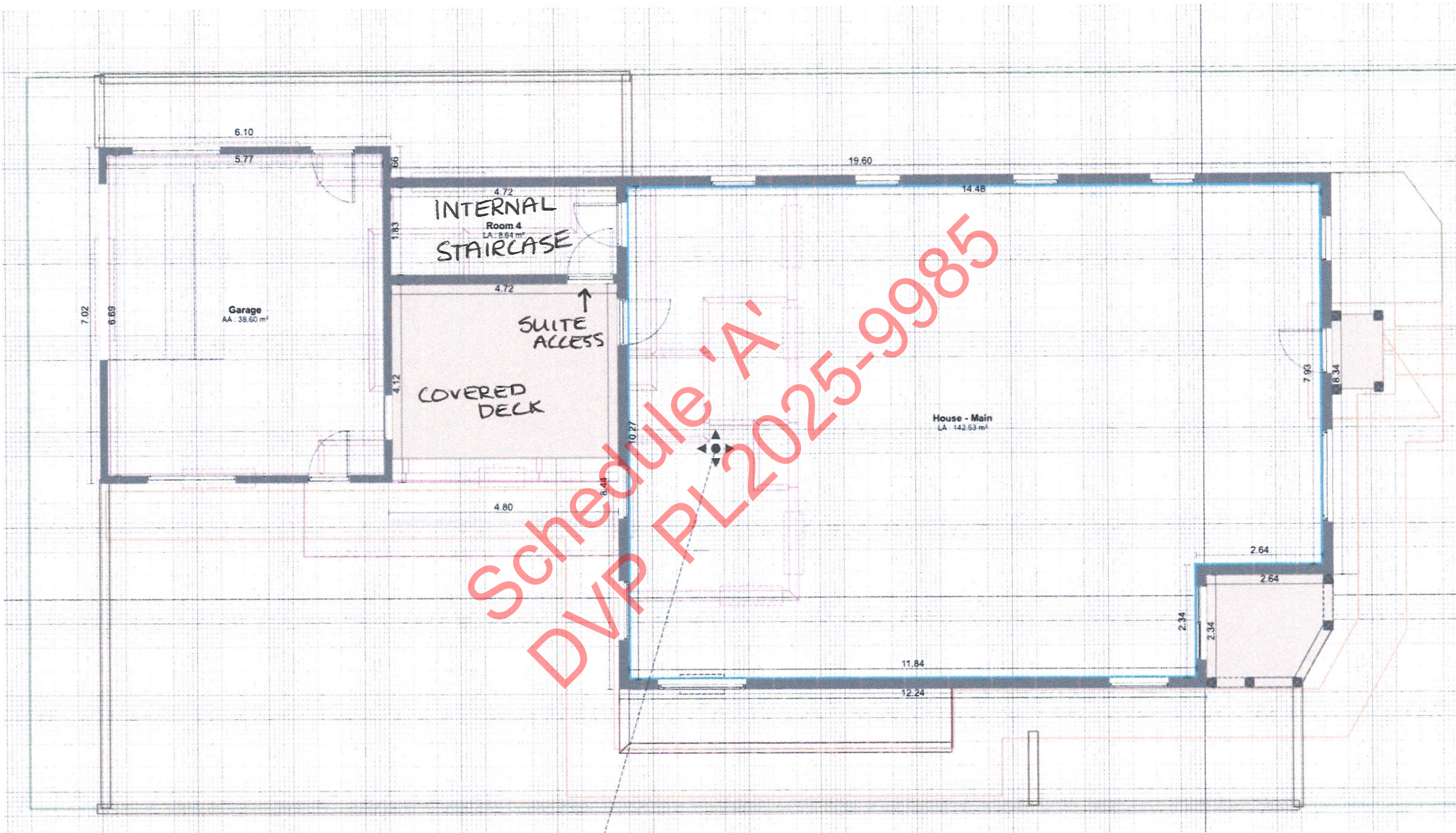
GROUND FLOOR

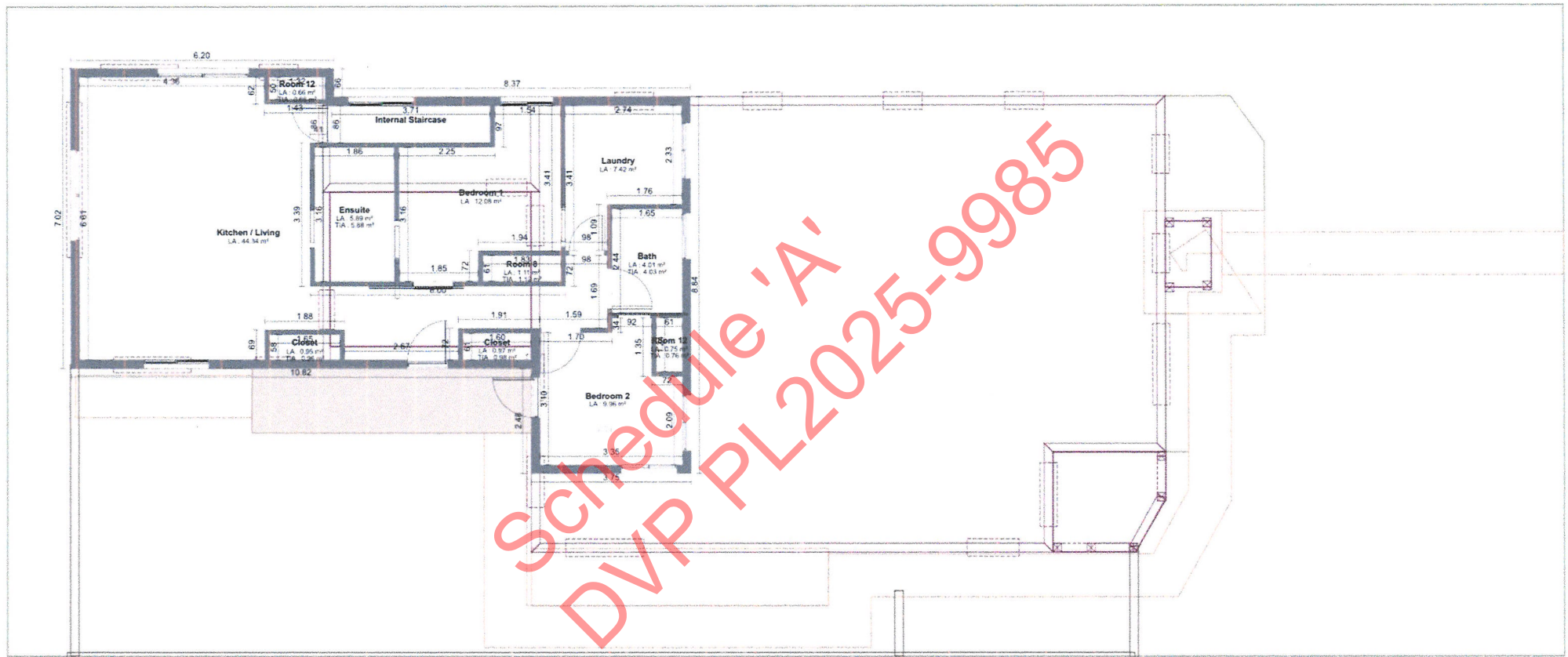


EXISTING - GROUND FLOOR



PROPOSED - GROUND FLOOR





ADDITION

External Stairs to upper level

Landing for wheelchair lift and handicap accessibility + Secondary fire escape

Kitchen / Living
LA : 44.34 m²

Ensuite
LA : 5.89 m²
TIA : 5.88 m²

Bedroom 1
LA : 12.08 m²

Bath
LA : 4.01 m²
TIA : 4.03 m²

Laundry
LA : 7.42 m²

Bedroom 2
LA : 9.96 m²

Closet
LA : 0.66 m²
TIA : 0.66 m²

Closet
LA : 1.11 m²
TIA : 1.12 m²

Closet
LA : 0.95 m²
TIA : 0.96 m²

Closet
LA : 0.97 m²
TIA : 0.98 m²

Closet
LA : 0.75 m²
TIA : 0.76 m²

Dimensions: 6.20, 4.36, 62, 50, 1.43, 4.86, 86, 3.71, 1.54, 2.74, 2.33, 1.76, 1.65, 1.09, 98, 2.44, 1.69, 1.59, 1.70, 3.40, 2.48, 3.75, 3.35, 2.09, 72, 61, 92, 34, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.74, 1.54, 3.71, 1.43, 4.86, 86, 62, 50, 4.36, 6.20, 7.02, 6.61, 6.00, 1.85, 1.94, 3.41, 3.41, 2.25, 1.86, 3.39, 3.16, 3.16, 1.88, 1.65, 58, 69, 10.82, 2.67, 1.91, 61, 72, 2.48, 3.40, 2.09, 72, 61, 92, 34, 1.35, 1.70, 1.59, 1.69, 2.44, 1.09, 98, 1.65, 1.76, 2.33, 2.

Birds Eye view
WITH PROPOSED UPPER LEVEL ADDITION

⑦



PROPOSED ADDITION
1165 KILWINNING ST
FRONT VIEW (EAST)

①



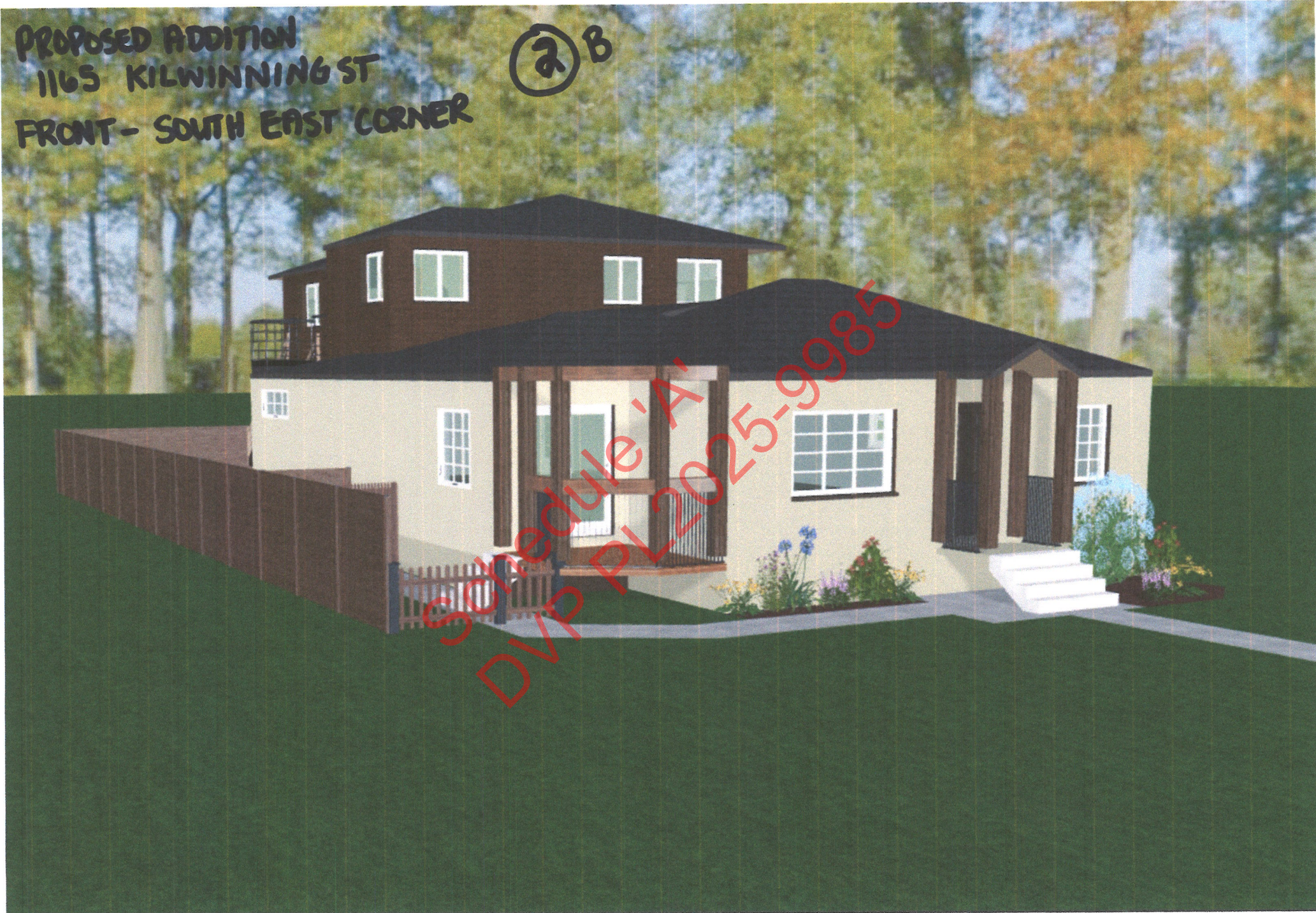
PROPOSED ADDITION
1165 KILWINNING ST
NORTH SIDE

③



PROPOSED ADDITION
1165 KILWINNING ST
FRONT - SOUTH EAST CORNER

②B



**PROPOSED ADDITION
1165 KILWINNING ST
NORTH EAST CORNER**

②



1165 KILWINNING ST
PROPOSED ADDITION
SOUTH VIEW (SIDE) ⑤



1165 Kilwinning St
Proposed Addition
South View

⑥



1110 KILWINNING ST
PROPOSED ADDITION - WEST SIDE ④

