

Development Variance Permit

Permit Number: DVP PL2025-10040

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 23 District Lot 251 Similkameen Division Yale District Plan 10889
 - Civic: 148 Secrest Avenue
 - PID: 003-927-997
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 accessory building, as shown in the plans attached in Schedule 'A':
 - a. Section 10.1.2.5.b to increase the maximum height of an accessory building from 4.5 m to 5.0 m; and
 - b. Section 10.1.2.10 to increase the maximum combined building footprint of all accessory buildings from 75 m² to 87 m².

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

Issued this ____ day of _____, _____.

Angela Collison
Corporate Officer

LEGEND:

- -STANDARD IRON POST FOUND
- + 364.64 -SPOT ELEVATION
- 371- -CONTOUR ELEVATION

NOTE: SUBJECT TO THE NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE PROPERTY. SEE CERTIFICATE OF TITLE AND RELATED CHARGE DOCUMENTS FOR CONFIRMATION.

THIS PLAN IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND A FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

PARCEL DIMENSIONS DERIVED FROM PLAN 10889

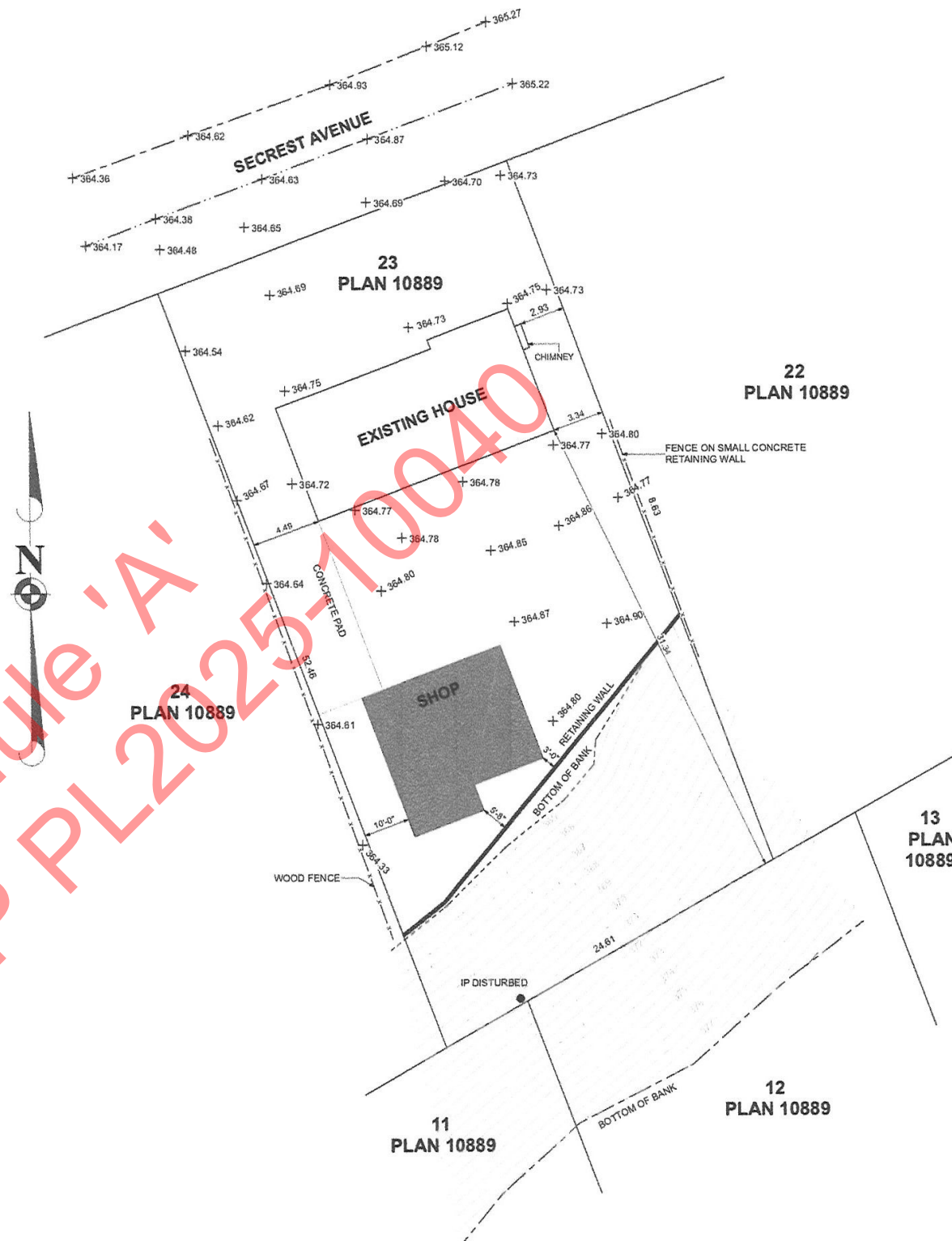
LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE.

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 6th DAY OF MARCH, 2024. ROSS MANDEVILLE, BCLS 918.

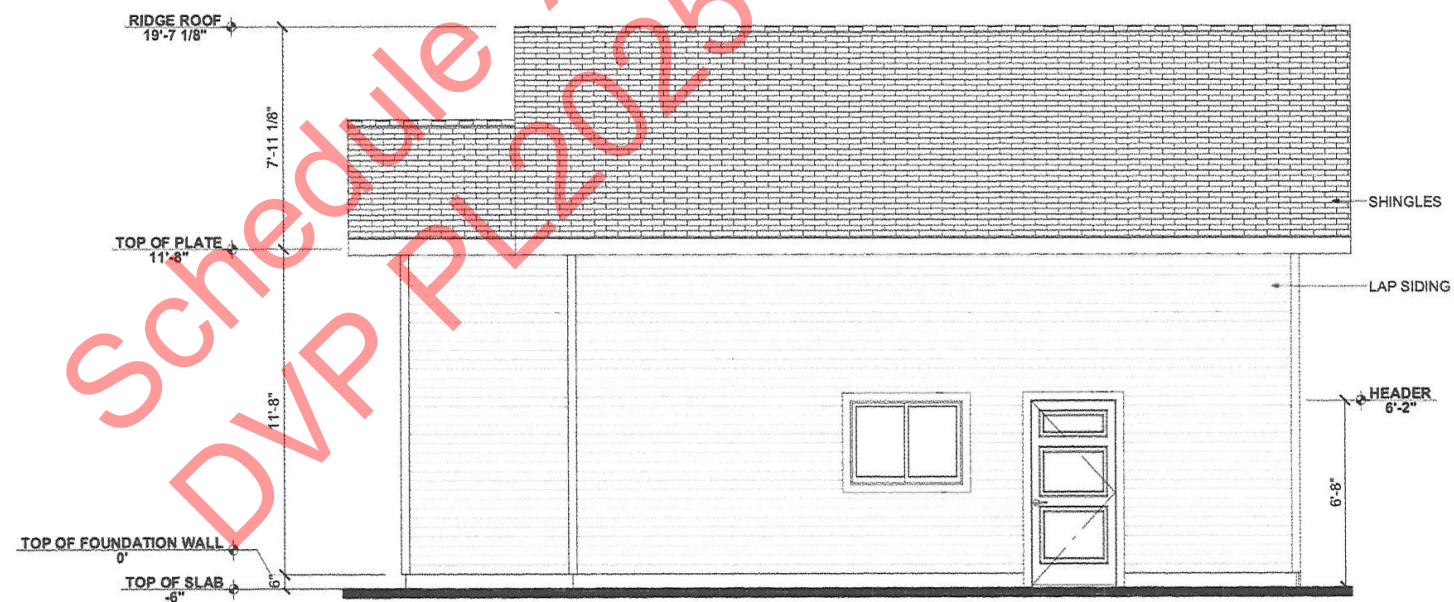
ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTv2.0) DERIVED FROM GNSS OBSERVATION AND LEICA SMARTNET RTN PENTICTON STATION.
ALL DIMENSION ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

IHH takes no responsibility for any variances from structural drawings/ specs or adjustments made at the jobsite. This is the sole responsibility of the contractor or owner
IHH makes all efforts to provide accurate and complete working drawings. We assume no liability for errors which may affect construction. All trades and sub-trade are responsible to check and verify all details and dimensions before beginning their construction. Please advise our office if any discrepancies are found so we can make the necessary adjustments.





ELEVATION FRONT



ELEVATION LEFT

ELEVATIONS

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REVISIONS		
REV.	DATE	DESCRIPTION
0	2025-04-15	ISSUED FOR BP



PROJECT
D25-110

DATE: 2025-04-15

SCALE: 3/8" = 1'-0"

DRAWN BY: L. NGUYEN

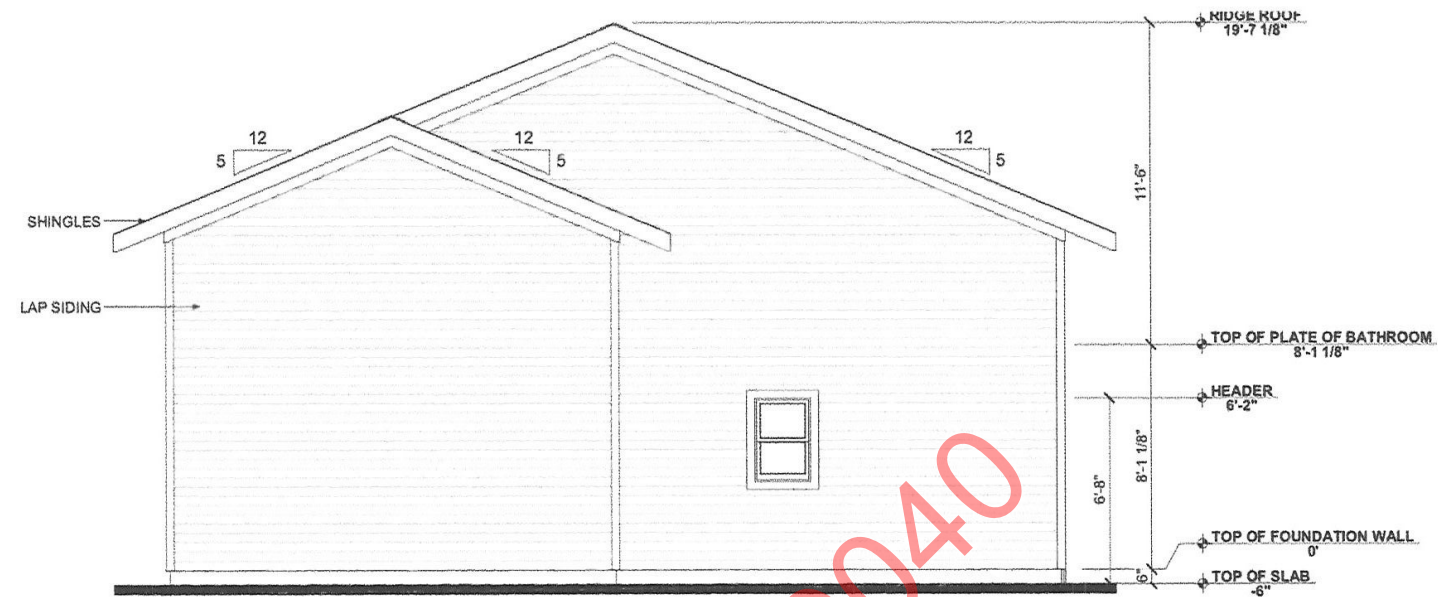
ISSUED FOR:

FOR BUILDING PERMIT

PROJECT NUMBER
D25 - 110

ADDRESS
148 SECREST AVE
PENTICTON, BC

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ELEVATION REAR



ELEVATION RIGHT

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ELEVATIONS

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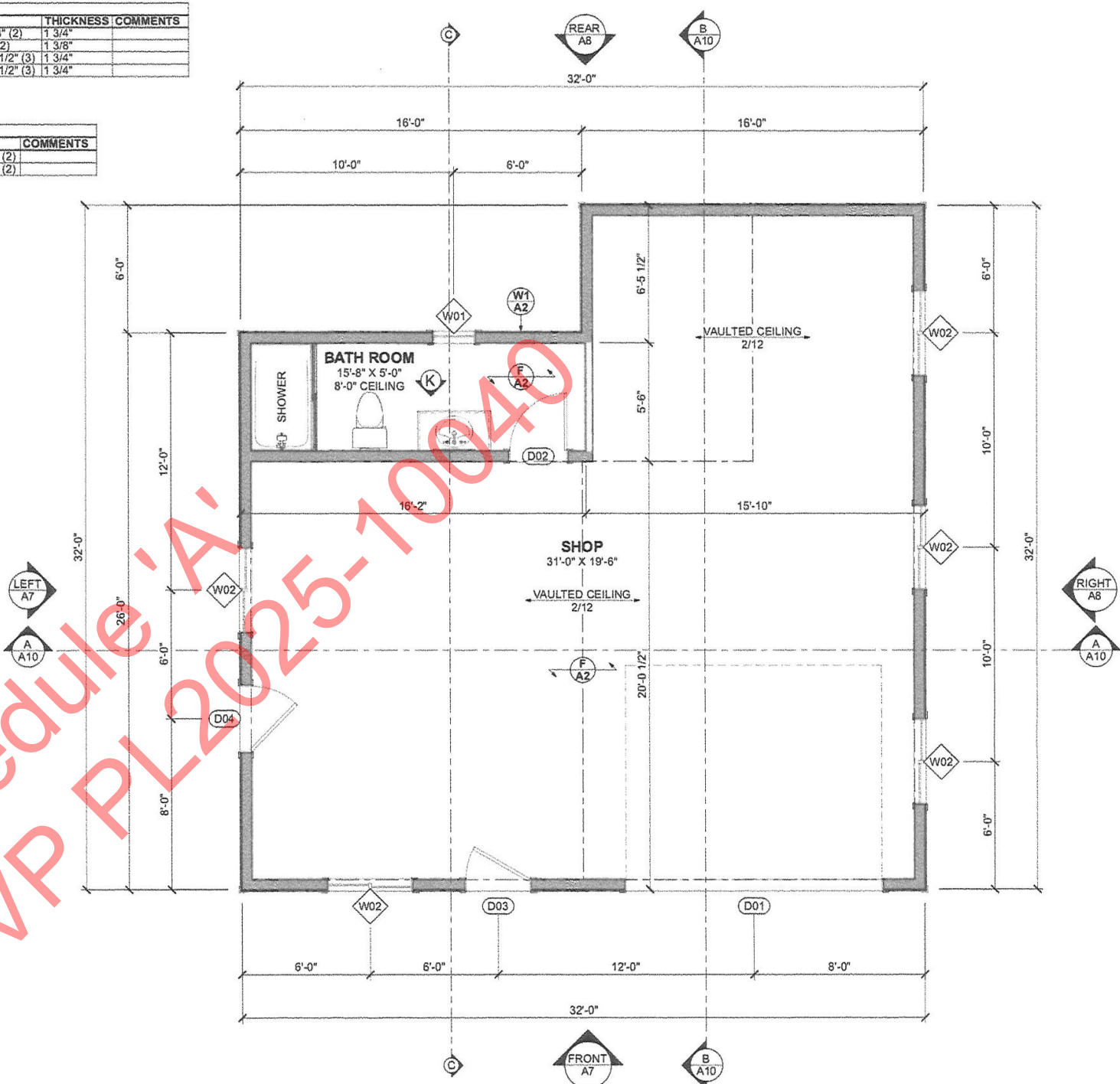
148 SECREST AVE
PENTICTON, BC

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DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	12'-0" X 10'-0"	1	1	120100	147°X123°	GARAGE-FLUSH STYLELINE II 7'	2"X12"X153" (2)	1 3/4"	
D02	2'-8"	1	1	2868 R IN	34°X82 1/2°	HINGED-DOOR P04	2"X6"X37" (2)	1 3/8"	
D03	3'-0" X 6'-8"	1	1	3068 R EX	38 1/2°X82°	EXT. HINGED-DOOR E01	2"X10"X41 1/2" (3)	1 3/4"	
D04	3'-0" X 6'-8"	1	1	3068 R EX	38 1/2°X82°	EXT. HINGED-DOOR P05	2"X10"X41 1/2" (3)	1 3/4"	

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	2'-0" X 3'-0"	1	1	2030SH	25°X37°		SINGLE HUNG	2"X6"X28" (2)	
W02	4'-0" X 3'-0"	5	1	4030LS	49°X37°		LEFT SLIDING	2"X6"X52" (2)	



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MAIN FLOOR PLAN

REVISIONS		
REV.	DATE	DESCRIPTION
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PROJECT
D25-110

DATE: 2025-04-15

SCALE: 3/8" = 1'-0"

DRAWN BY: L. NGUYEN

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