



Development Variance Permit

Permit Number: DVP PL2025-9959

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 7 District Lot 116 Similkameen Division Yale District Plan 25969
 - Civic: 150 McKeen Place
 - PID: 001-770-659
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 a two-storey carriage house, as shown in the plans attached in Schedule 'A':
 - a. Section 10.1.2.7.a to reduce the interior side yard setback on the east side of the property from 1.5m to 1.0m.
 - b. Section 8.2.3.6 to reduce the rear yard setback for a carriage house from 1.5m to 1.0m.
 - c. Section 8.2.3.5.ii to increase the maximum carriage house height from 5.0m and one storey to 7.0m and two storeys where no lane exists.
 - d. Section 8.2.3.10.a to allow a balcony on the carriage house in the R4-L (Small-Scale Multi-Unit Residential: Large Lot) zone.

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 April, 2025.

Issued this ____ day of April, 2025.

Angela Collison
Corporate Officer

DRAFT

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

DO NOT SCALE ANY OF THE DRAWING SHEETS

THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT FROM THE DESIGNER

HAMAGUCHI CARRIAGE HOUSE

RESIDENTIAL DEVELOPMENT VARIANCE PERMIT DRAWINGS REGARDING:
CIVIC ADDRESS: 150 McKEEN PLACE, PENTICTON, BRITISH COLUMBIA
LEGAL DESCRIPTION: LOT 7, DISTRICT LOT 116, SIMILKAMEEN DIV OF YALE, DISTRICT PLAN 25969

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A102	SITE PLAN & SITE INFORMATION
A202	MAIN & UPPER FLOOR PLANS
A301	EXTERIOR ELEVATIONS
A601	DP - 3D VIEWS





GARTNER'S CUSTOM HOUSE DESIGNS
198 DARTMOUTH AVE | PENTICTON |
BC | V2A 7S4
(250) 487 8278
WWW.GARTNERDESIGNS.COM
GARTNERDESIGN@GMAIL.COM

THIS PLAN AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GARTNER'S CUSTOM HOUSE DESIGNS (GCHD) AND MAY NOT BE USED OR DUPLICATED WITHOUT THE GCHD'S WRITTEN CONSENT. GCHD SHALL BE INFORMED OF ANY VARIATIONS FROM INFORMATION SHOWN ON THIS DRAWING.

CONTRACTORS ARE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO ANY CONSTRUCTION OR FABRICATION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DEVELOPER

ONE OF GCHD'S GOALS IS TO IMPROVE THESE DRAWINGS. FEEDBACK IS IMPORTANT. THERE MAY BE ADDITIONAL INFORMATION NEEDED OR THERE MIGHT BE A BETTER WAY TO BUILD. GCHD WOULD LIKE TO HEAR ABOUT IT. LET US KNOW IF THESE DRAWINGS CAN BE MADE BETTER FOR YOU.

NO.	DATE	REVISION
1	03/31/2025	Issue for Variance

DATE	MARCH 31, 2025
JOB NO.	250302
SCALE	

PROJECT TITLE
HAMAGUCHI
CARRIAGE HOUSE

SHEET NUMBER
A001

DRAWING TITLE
COVER PAGE &
DRAWING INDEX

ZONING / PROJECT DATA

PROJECT ADDRESS:	150 MCKEEN PLACE, PENTICTON, BC
LEGAL DESCRIPTION:	LOT 7, DISTRICT LOT 116, SIMILKAMEEN DIV OF YALE, DISTRICT PLAN 25969
ZONING:	R4-L (SMALL-SCALE MULTI-UNIT RESIDENTIAL: LARGE LOT)
ALR:	NO
SITE AREA:	0.174 ACRES (7,589 SQFT , 705 M ²)
FOOTPRINTS:	
EXISTING DWELLING:	1,590 - SQFT
PROPOSED CARRIAGE SUITE:	398 - SQFT
TOTAL	1,988 - SQFT

NOTES***
BUILDER IS TO CONFIRM BUILDING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION & CONFIRM EXISTING CONDITIONS
ROOF DRAINAGE SYSTEM SPLASH PADS REQUIRED FOR ROOF RAIN WATER LEADERS AS PER GEOTECH.
NO VENTED SOFFITING ON ANY OVERHANG THAT IS WITHIN 1.2M OF PROPERTY LINE. IF SOFFIT IS VENTED WITHIN 1.2M FIRE BLOCKING AT EAVES IS REQUIRED.

PENTICTON BYLAW REQUIREMENTS FOR CARRIAGE HOUSES IN R4-L:

MAXIMUM LOT COVERAGE:	40 %
MAXIMUM DENSITY:	4 DWELLING UNITS
MAXIMUM HEIGHT:	5.0M AND 1 STOREY
MAXIMUM FOOTPRINT:	LESSER OF 90M ² OR 15% LOT AREA
MINIMUM AMENITY SPACE:	15M ²
MAXIMUM FLOOR AREA:	135M ²

SETBACKS:

• FRONT YARD:	4.5M* **
• INTERIOR SIDE YARD:	1.5M
• EXTERIOR SIDE YARD:	3.0M
• REAR YARD:	1.5M

*GARAGE OR CARPORT HAS DRIVEWAY ACCESS FROM THE FRONT YARD TO THE STREET, THE MINIMUM REQUIRED DISTANCE FROM THE GARAGE OR CARPORT TO THE BACK OF THE CURB OR SIDEWALK SHALL BE 6.0M.
** A CARRIAGE HOUSE SHALL BE LOCATED NO CLOSER TO THE FRONT LOT LINE THAN THE PRINCIPAL DWELLING.

OTHER REGULATIONS:

• A CLEAR, UNOBSTRUCTED, HARD-SURFACED, AND MAINTAINED PEDESTRIAN ACCESS, AT LEAST 1.2M IN WIDTH, MUST BE PROVIDED FROM THE FRONT OF THE LOT TO THE MAIN ENTRY OF EACH DWELLING UNIT.

AMENITY SPACE:

- 15M² OF AMENITY SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT.
- 25% OF REQUIRED AMENITY SPACE MUST BE PROVIDED AT THE GROUND FLOOR LEVEL.
- A MAXIMUM OF 20% OF THE REQUIRED AMENITY SPACE MAY BE PROVIDED AS AMENITY SPACE, INDOOR.

PARKING REQUIRED:

• PARKING FOR CARRIAGE HOUSES:	0 PER DWELLING UNIT
• PARKING FOR SINGLE DETACHED DWELLINGS:	1

PROJECT BYLAW SUMMARY:

LOT COVERAGE:	185.3M ² (26.29%)
UNITS PROPOSED:	2 UNITS
HEIGHT:	7.00M VARIANCE
FOOTPRINT:	37.6M ² (5.3%)
AMENITY SPACE:	17.3M ²
FLOOR AREA:	35.3M ²

SETBACKS:

• FRONT YARD:	17.97M
• INTERIOR SIDE YARD:	1.00M VARIANCE
• EXTERIOR SIDE YARD:	N/A
• REAR YARD:	1.00M VARIANCE

PARKING:

• STALLS PROVIDED:	2 STALLS (EXISTING)
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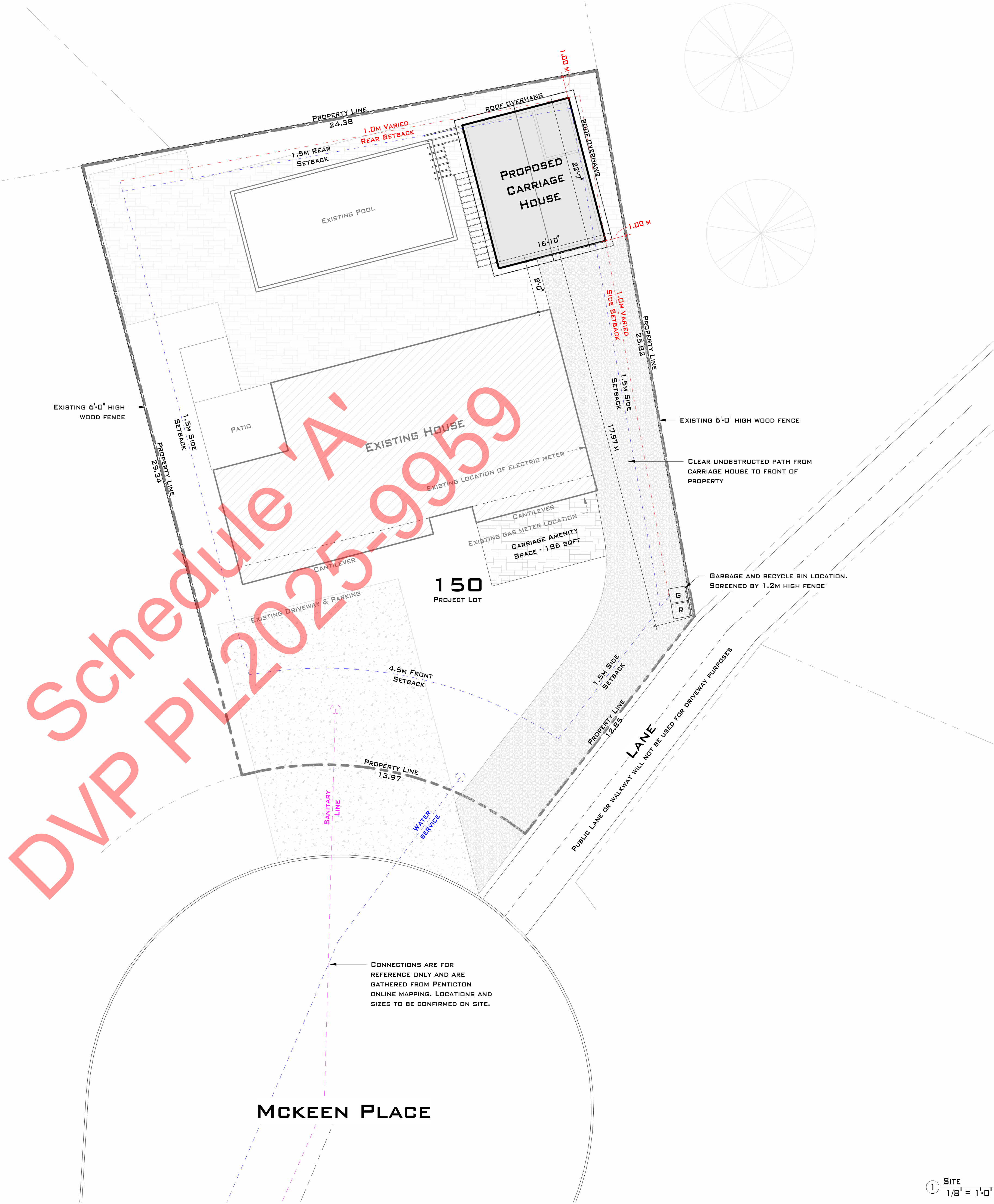
PROPOSED CARRIAGE HOUSE ELEVATIONS

LEVEL D1 - 346.852
LEVEL D2 - 349.942
TOP OF ROOF - 354.385

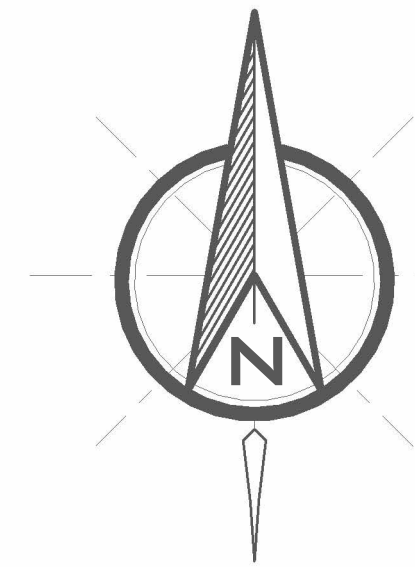
REFER TO EXTERIOR ELEVATIONS ON A301 FOR SPATIAL SEPARATIONS.

GARBAGE AND RECYCLING BINS NOTED ON SITE PLANS

CURRENT ELECTRICAL METER HAS BEEN APPROVED TO BE SUFFICIENT FOR EXISTING DWELLING AND PROPOSED CARRIAGE HOUSE.



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DATE	MARCH 31, 2025
JOB NO.	250302
SCALE	AS INDICATED

PROJECT TITLE

HAMAGUCHI
CARRIAGE HOUSE

SHEET NUMBER

A102

DRAWING TITLE

SITE PLAN & SITE
INFORMATION

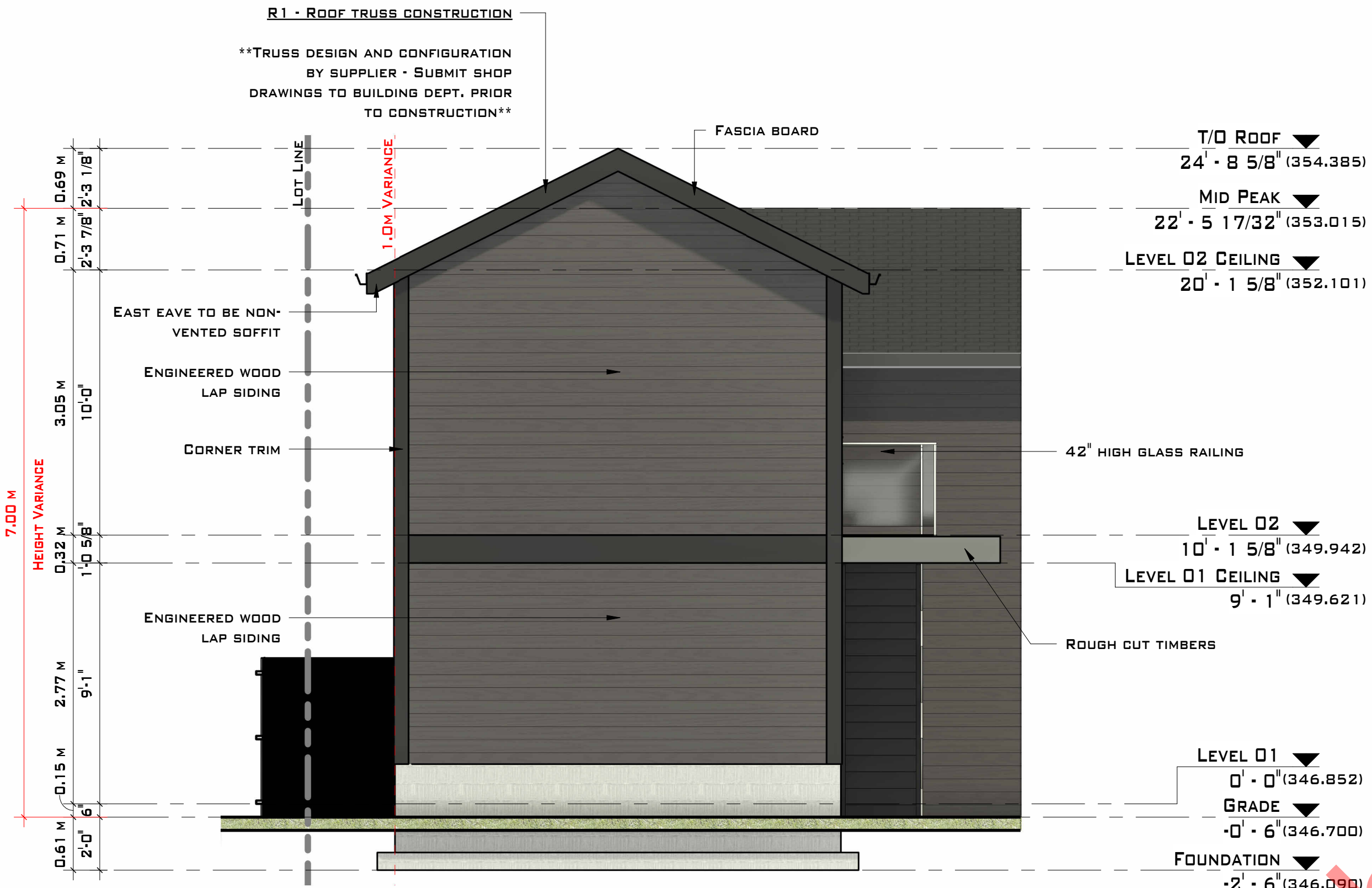
1 SITE
1/8" = 1'-0"

ELEVATION & EXTERIOR NOTES

- WINDOWS 9.7.4.2 2018 BCBC - ALL WINDOWS, DOORS AND SKYLIGHTS TO CONFORM TO NAFS AND A440S1. MINIMUM RATING REQUIREMENT OF PG20 FOR BUILDINGS LESS THAN 10M IN HEIGHT.
- TOP OF WINDOWS ARE ASSUMED TO BE 6'-8" ABOVE SUBFLOOR EXCEPT WHERE INDICATED.
- RESISTANCE TO FORCED ENTRY REQUIRED FOR WINDOWS WITHIN 2.0M OF FINISHED GRADE
- FLASHING INSTALLATION 9.27.3.8.2018 BCBC - FLASHING REQUIRED ABOVE & BELOW ALL UNPROTECTED OPENINGS & HORIZONTAL TRANSITIONS. FLASHING TO BE MINIMUM 50MM UPWARDS INBOARD OF THE SHEATHING MEMBRANE. SLOPE NOT LESS THEN 6% TOWARDS THE EXTERIOR. TERMINATE AT EACH END WITH A DAM
- NO SOFFIT MAY BE VENTED WITHIN 1.2M OF INTERIOR SIDE LOT LINES
- STRUCTURAL WOOD ELEMENTS WITHIN 1'-6" OF FINISHED GRADE MUST BE PRESSURE TREATED
- CONCRETE SHALL NOT BE PLACED AGAINST WOOD FRAMING
- ALL GRADES TO SLOPE AWAY FROM PROJECT
- BCBC 9.3.2.9. (3) A - PROVIDE 6" (150MM) CLEARANCE FROM FINISHED GRADE TO FRAMING.
- BCBC 9.28.1.4. STUCCO FINISH SHALL NOT BE LESS THAN 8" (200MM) FROM FINISHED GRADE EXCEPT WHEN APPLIED OVER CONCRETE OR MASONRY

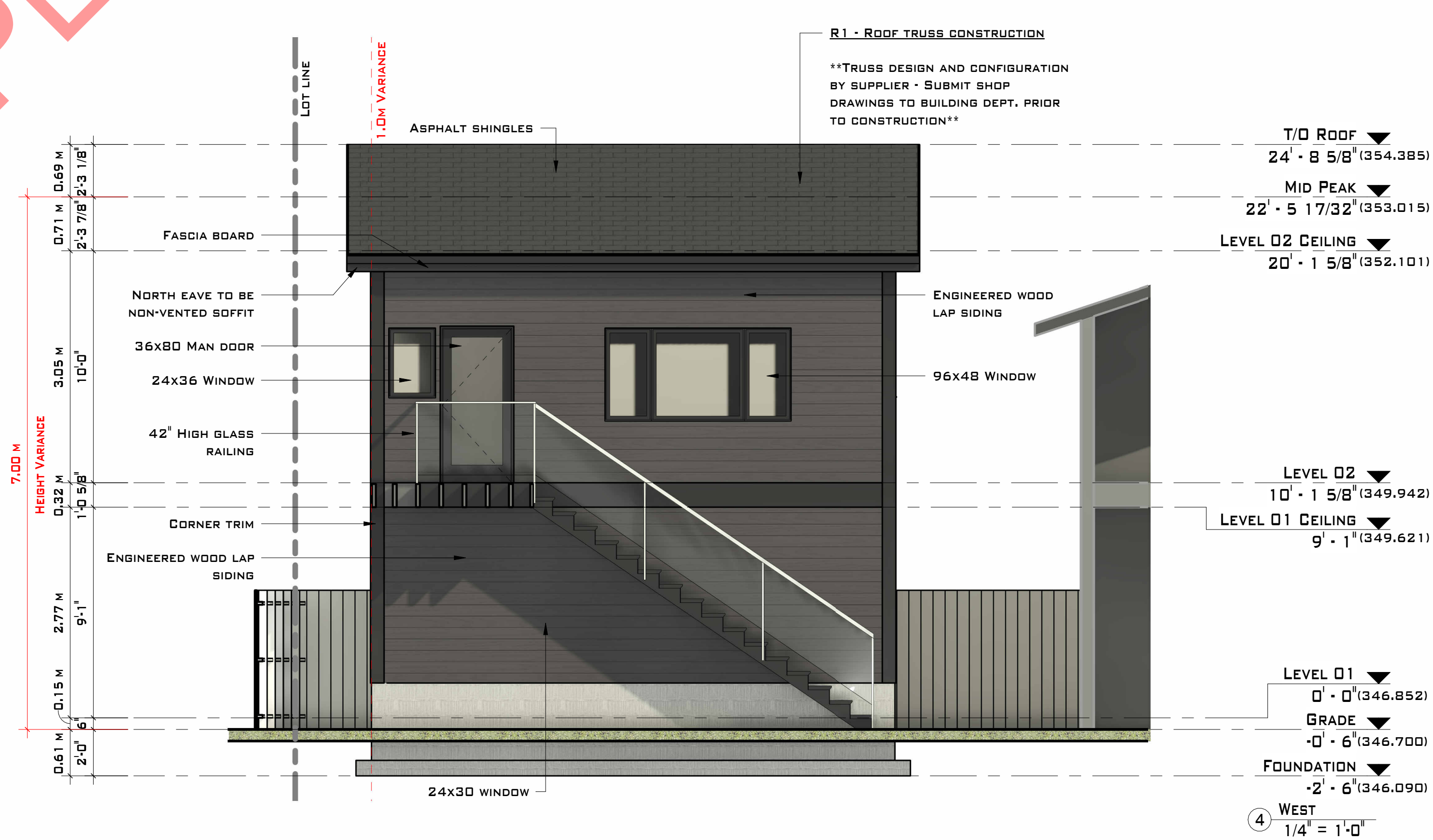
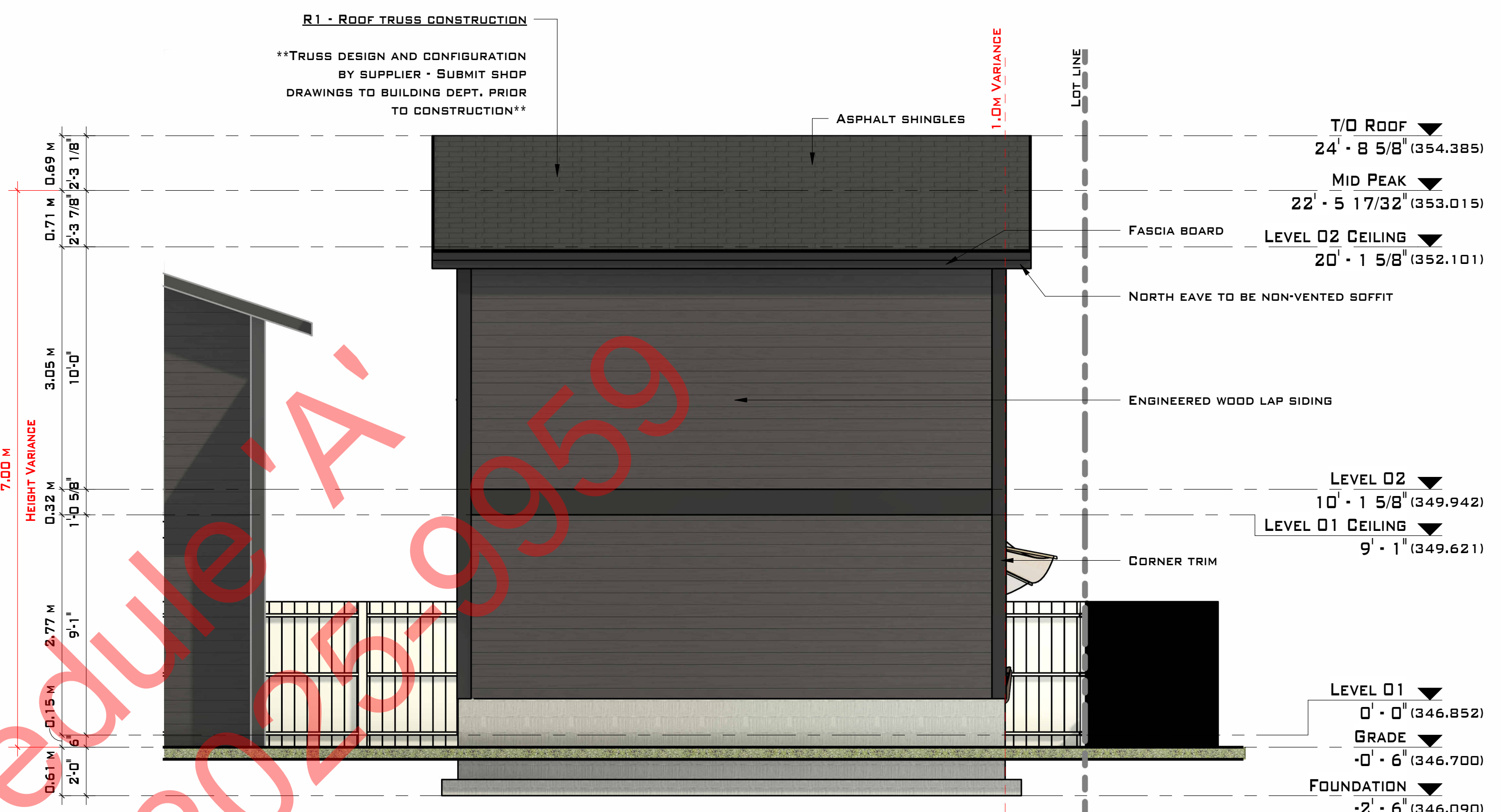
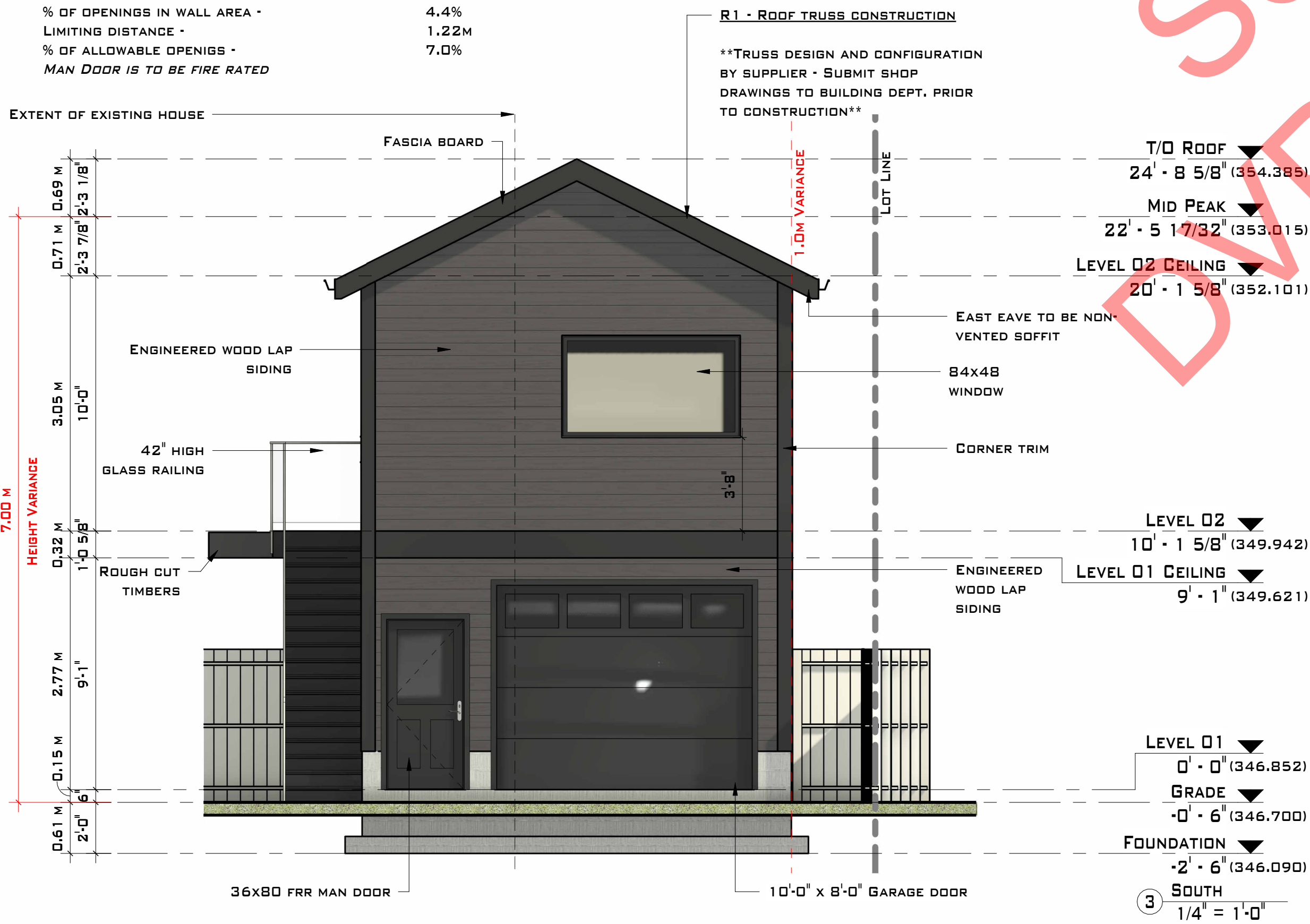
ELEVATION FINISH KEYNOTE LEGEND

- CLADDING: HORIZONTAL - 6" LAP SIDING PREFINISHED ENGINEERED WOOD SCHEME 01: IRON GREY (TO MATCH PRINCIPAL.)
- IKO ASPHALT SHINGLES (CHARCOAL GREY OR TO MATCH PRINCIPAL.)
- TRIM: PREFINISHED ENGINEERED WOOD (SMARTBOARD), SCHEME 01: CHARCOAL GREY (TO MATCH PRINCIPAL.)
- FASCIA: PREFINISHED ENGINEERED WOOD FASCIA, GUTTER WITH PREFINISHED ALUMINUM DOWNSPOUT SCHEME 01: CHARCOAL GREY (TO MATCH PRINCIPAL.)
- FIR TIMBER ACCENTS (POST, BEAMS,FENCE) (STAINED - CHARCOAL GREY)



EXPOSED SOUTH FACE (OVERLAP WITH HOUSE)

WALL AREA -	128 SQFT
AREA OF UNPROTECTED OPENINGS -	5.6 SQFT
% OF OPENINGS IN WALL AREA -	4.4%
LIMITING DISTANCE -	1.22M
% OF ALLOWABLE OPENINGS -	7.0%
MAN DOOR IS TO BE FIRE RATED	



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DATE	MARCH 31, 2025
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SCALE	1/4" = 1'-0"

PROJECT TITLE	HAMAGUCHI CARRIAGE HOUSE
SHEET NUMBER	A301

DRAWING TITLE	EXTERIOR ELEVATIONS
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