



Development Variance Permit

Permit Number: DVP PL2024-9936

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 2 District Lot 250 Similkameen Division Yale District Plan 17281
 - Civic: 397 Nelson Avenue
 - PID: 008-421-994
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 3-unit multifamily development as shown in the plans attached in Schedule 'A':
 - a. Section 10.2.2.9.a to reduce the rear yard setback from 6.0m to 2.0m of the principal 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 4th day of March, 2025.

Issued this ____ day of March, 2025.

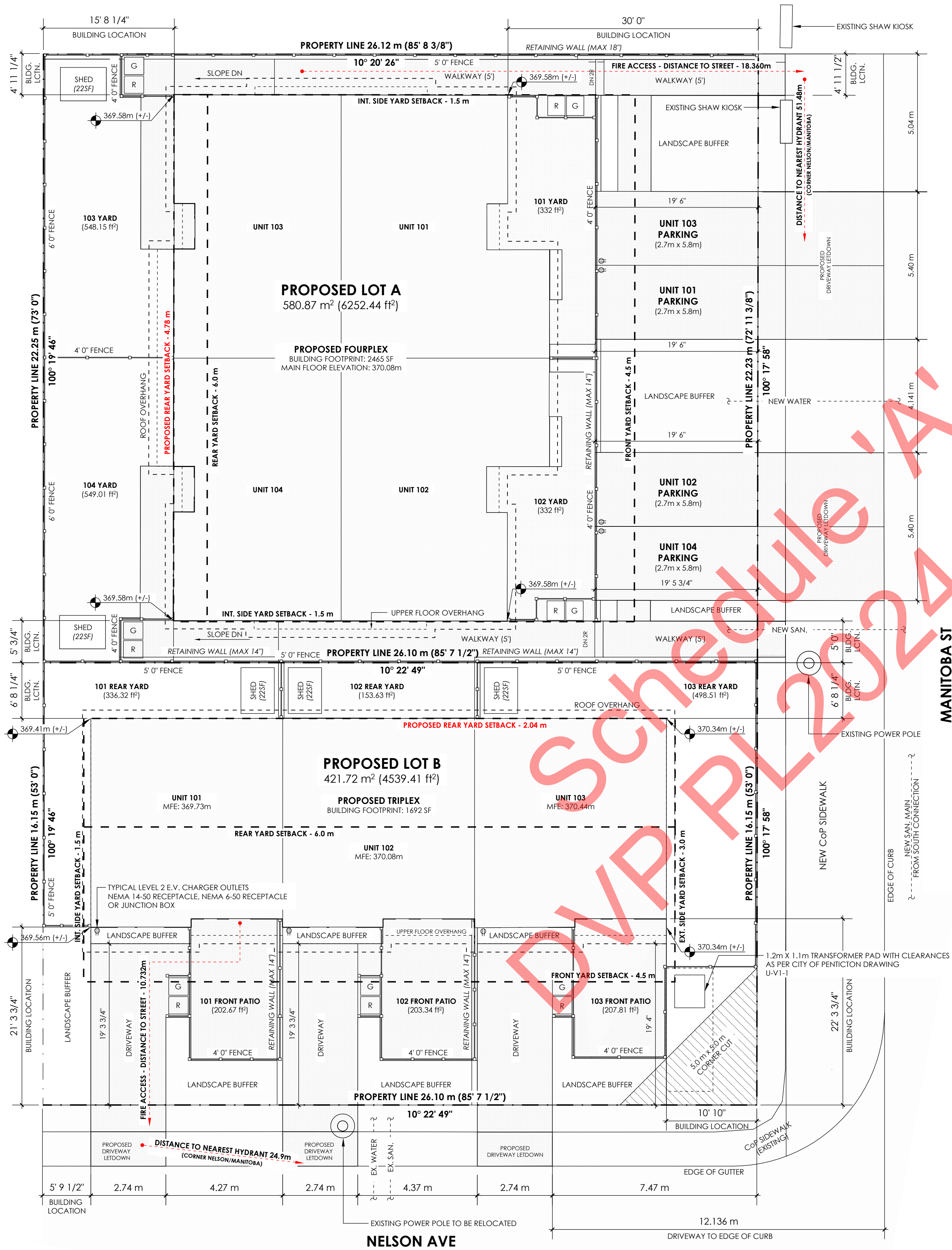
Angela Collison
Corporate Officer

DRAFT

NELSON/MANITOBA MULTIFAMILY

LOT 1
KAP17281

LOT 14
KAP3555



PROPOSED LOT A

R4-S Small-Scale Multi-Unit Residential: Small Lot		
	REQUIRED	PROVIDED ON PLANS
MINIMUM LOT WIDTH	9.1m (29.86 ft)	22.23 m (72.93 ft)
MINIMUM LOT AREA	280 m² (3013.9 ft²)	580.87 m² (6252.44 ft²)
MAXIMUM LOT COVERAGE	50%	39.4% (2465 ft²)
MAXIMUM DENSITY	4 DWELLING UNITS	4 DWELLING UNITS
MAXIMUM HEIGHT	11.0m (36.09ft)	7.59 m (24.90 ft)
SETBACKS:		
MINIMUM FRONT YARD	4.5 m (14.76ft)	7.62 m (25.00 ft)
MINIMUM INTERIOR SIDE YARD	1.5 m (4.92ft)	1.50 m (4.94 ft)
MINIMUM EXTERIOR SIDE YARD	3.0 m (9.84ft)	N/A
MINIMUM REAR YARD	6.0 m (19.69ft)	4.78 m (15.69 ft)
AMENITY SPACE	20 m² PER UNIT	> 20 m² (REFER TO PLAN)

PARKING REQUIREMENTS
CLUSTER HOUSING: 1 STALL PER UNIT, PLUS 0.2 PER UNIT VISITOR
REQUIRED: 4 STALLS
PROVIDED: 4 STALLS
***ALL PARKING STALLS SHOWN TO BE EV PARKING**
BIKE PARKING REQUIRED: 2 - CLASS 1
BIKE PARKING PROVIDED: 4 - CLASS 1 (IN SHED/STORAGE)
***101 & 102 BIKE PARKING LOCATED IN STORAGE ROOMS, 103 & 104 LOCATED IN SHEDS**

PROPOSED LOT B

R4-S Small-Scale Multi-Unit Residential: Small Lot		
	REQUIRED	PROVIDED ON PLANS
MINIMUM LOT WIDTH	9.1m (29.86 ft)	26.10 m (85.63 ft)
MINIMUM LOT AREA	280 m² (3013.9 ft²)	421.72 m² (4539.41 ft²)
MAXIMUM LOT COVERAGE	50%	37.3% (1692 ft²)
MAXIMUM DENSITY	4 DWELLING UNITS	4 DWELLING UNITS
MAXIMUM HEIGHT	11.0m (36.09ft)	7.73 m (25.36 ft)
SETBACKS:		
MINIMUM FRONT YARD	4.5 m (14.76ft)	6.50 m (21.31 ft)
MINIMUM INTERIOR SIDE YARD	1.5 m (4.92ft)	1.77 m (5.79 ft)
MINIMUM EXTERIOR SIDE YARD	3.0 m (9.84ft)	3.30 m (10.83 ft)
MINIMUM REAR YARD	6.0 m (19.69ft)	2.04 m (6.69 ft)
AMENITY SPACE	20 m² PER UNIT	> 20 m² (REFER TO PLAN)

PARKING REQUIREMENTS
CLUSTER HOUSING: 1 STALL PER UNIT, PLUS 0.2 PER UNIT VISITOR
REQUIRED: 3 STALLS
PROVIDED: 3 STALLS
***ALL PARKING STALLS SHOWN TO BE EV PARKING**
BIKE PARKING REQUIRED: 3 - CLASS 1
BIKE PARKING PROVIDED: 3 - CLASS 1 (IN SHEDS)
***ALL BIKE PARKING SPACES LOCATED IN FENCED YARDS IN SHEDS**