



Development Variance Permit

Permit Number: DVP PL2025-10051

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 9 and Lot 10 Block 29 District Lot 202 Similkameen Division Yale District Plan 755
 - Civic: 433 Eckhardt Avenue E and 684 Papineau Street
 - PID: 005-437-989 and 005-437-997
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 two additional dwelling units within an existing building, as shown in the plans attached in Schedule 'A':
 - a. Section 5.2 to reduce the landscape buffer requirements along a highway and abutting a residential zone.
 - b. Section 6.5 to reduce the number of residential parking spaces from 11 to 6.
 - c. Section 6.1.5.4 to increase the percentage of small car spaces from 25% to 66%.

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 21st day of October, 2025.

Issued this ____ day of _____, 2025.

Angela Collison
Corporate Officer

DRAFT

OKANAGAN DEVELOPMENT
CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS:
13222 KELLY AVE, SUMMERLAND, B.C. PO BOX 774, V0H 1Z0
PH: (250) 494-0747
EMAIL: odcinc@telus.net
WEBSITE: www.odcinc.ca

PROJECT: PROPOSED RENOVATION FOR JEFF MCFARLAND
PROJECT ADDRESS: 433 ECKHARDT AVENUE EAST PENTICTON, BC
LEGAL DESCRIPTION: LOT 9 & 10 BLOCK 29 DL 202 SDYD PLAN 755
CURRENT ZONING: RM3
DRAWING DATE: AUGUST 20, 2025
ISSUED FOR PERMIT: AUGUST 20, 2025

Project Compliance Data

-Part 9. Construction-

Zoning Requirements

Current Zoning- RM3

Lot Within

-ALR-	No
-ESA-	No
-Riparian Area-	Yes
-High Hazard-	No
-Fire Response Within 10 Minuets-	Yes

Building Setbacks - Accessory

Front-	3.0m
Rear-	6.0m
Side Interior-	4.5m
Side Exterior-	4.5m

MAX Principal Building & Structure Height- 24.0m
MAX Accessory Building & Structure Height- 4.5m

Parking

Apartment Vehicle Parking Requirements Bylaw Section 6.5 (Table 6.6)

Table Shows 1 Space Per Dwelling Unit Plus 0.2 Spaces Per Dwelling Unit For Visitors
Total Proposed Dwelling Units is 10
1 Per Dwelling Unit= 10 Spaces
Plus 0.2 Per Dwelling Unit For Visitors Units= (10x0.2)= 2 Visitor Spaces
10 Spaces + 2 Spaces= 12 Spaces

*5 Additional Class 1 Bicycle Spaces And 1 Additional Class 2 Bicycle Spaces
Allows Vehicle Parking Space To Be Reduced by 1 Space

Apartment Bicycle Parking Requirements

0.5 Class 1 Spaces Per Dwelling Unit Plus 0.1 Class 2 Spaces Per Dwelling Unit
Total Proposed Dwelling Units is 10
0.5 Class 1 Spaces Per Dwelling Unit= 5 Spaces
Plus 0.1 Class 2 Spaces Per Dwelling Unit= 1 Space
Total is 6 Bicycle Spaces

12 Spaces Reduced by 1 Space = 11 Spaces

Requested Variance For Section 6.5 (Table 6.6)

Request To Vary 11 Required Parking Spaces To 6 Spaces.

25% Of Parking Spaces Can Be Small Car Parking Spaces.
11 x .25= 2.75 Small Spaces

Requested Variance For 1 Additional Small Car Stall

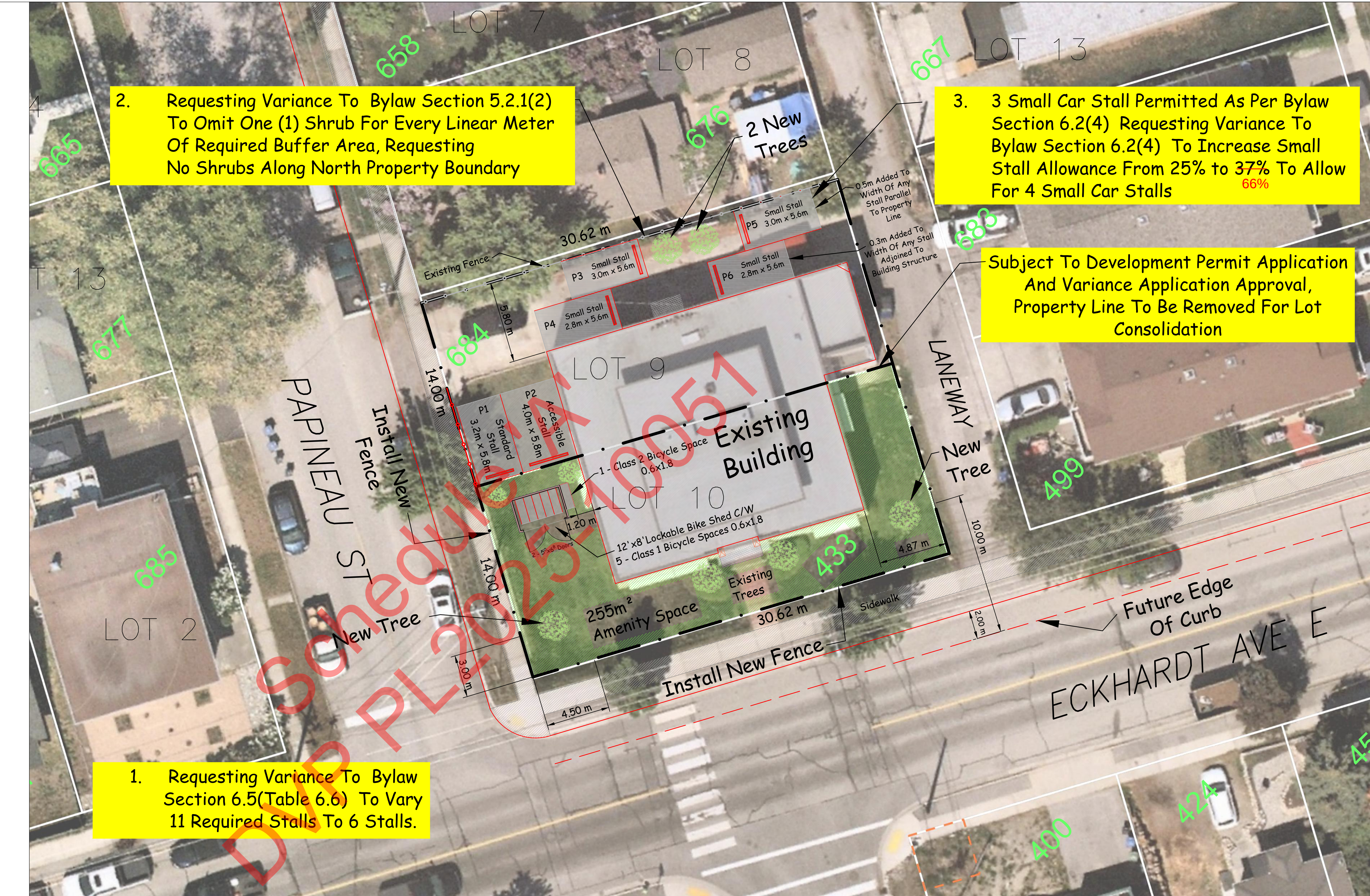
3 Small Car Stalls Permitted As Per Bylaw Section 6.2(4)
Requesting Variance To Bylaw Section 6.2(4) To Increase Small Stall Allowance
From 25% to 37% To Allow For 4 Small Car Stalls

Total Parking

11 Spaces Required (With Additional Class 1 And Class 2 Provided)
1 Space Must Be An Accessible Stall

Proposing 1 Standard Stall, 1 Accessible Stall And 4 Small= 6 Spaces

Showing 6 Stalls Provided (1 Standard Stall, 1 Accessible Stall And 4 Small)
6 Bicycle Spaces Required- 6 Provided



Requested Variances

1. Requesting Variance To Bylaw Section 6.5(Table 6.6) To Vary 11 Required Stalls To 6 Stalls.
2. Requesting To Bylaw Section 5.2.1(2) To Omit One(1) Shrub For Every Linear Meter Of Required Buffer Area, Requesting No Shrubs Along North Property Line Boundary
3. Requesting Variance To Bylaw Section 6.2(4) To Increase Small Stall Allowance From 25% To 37% To Allow For 4 Small Car Stalls

Amenity Space

Required Amenity Space is 20m² per Dwelling Unit
Total Proposed Dwelling Units is 10
10 x 20m²= 200m²
Amenity Space Showing 255m²

