



Development Variance Permit

Permit Number: DVP PL2025-10004

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 15 Block 19 District Lot 202 Similkameen Division Yale District Plan 269 Except Plan KAP80716
 - Civic: 575 Ellis Street
 - PID: 004-044-827
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, as shown in the plans attached in Schedule 'A':
 - a. Section 6.1.5.4 to increase the number of off-street parking spaces that may be designed as small car parking spaces from 25% to 50%.

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.

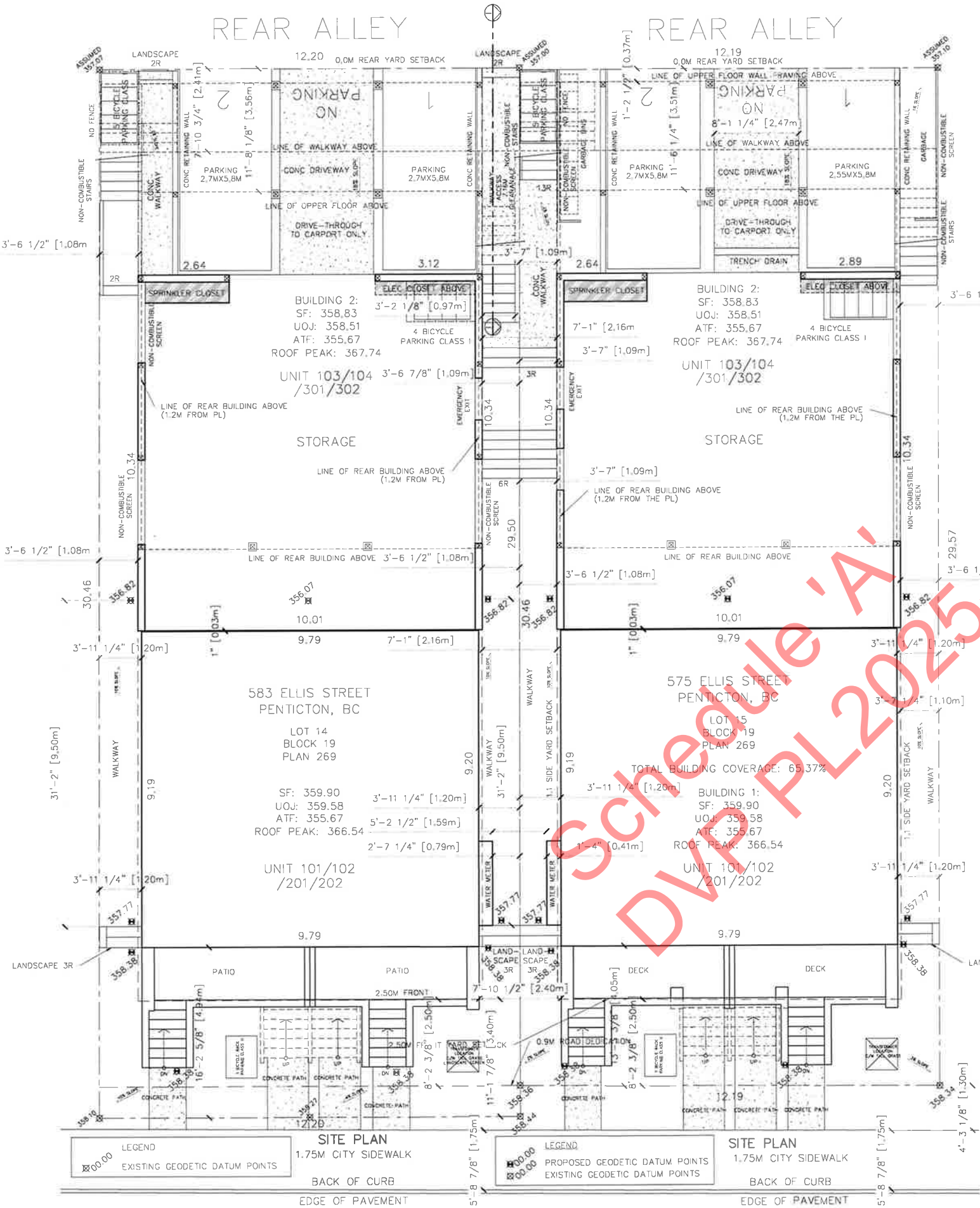
Angela Collison
Corporate Officer



FLEX UNIT 101 & 102	394 SQ. FT.
MAIN LEVEL OF UNIT 201 & 202	455 SQ. FT.
UPPER LEVEL OF UNIT 201 & 202	565 SQ. FT.
GROSS FLOOR AREA (FRONT BUILDING)	2828 SQ. FT.

1. ISSUED FOR ENGINEERING	AUG 24, 2020
2. ISSUED FOR BUILDING PERMIT	SEPT 14, 2020
3. DEVELOPMENT PERMIT REVISION	OCT 2, 2020
4. BUILDING PERMIT SET COMPLETION	OCT 2, 2020
5. REVISED DEVELOPMENT PERMIT	OCT 30, 2020
6. BUILDING PERMIT SET COMPLETION	NOV 23, 2020
7. BUILDING PERMIT SET REVISION	DEC 11, 2020
8. BUILDING PERMIT SET REVISION	MAR 5, 2021
9. BUILDING PERMIT SET REVISION	MAR 23, 2021
10. PARKING STALL SLOP REVISION	MAY 12, 2021
11. BUILDING PERMIT SET REVISIONS	MAY 17, 2021
12. BUILDING PERMIT SET REVISIONS	MAY 21, 2021
13. BUILDING PERMIT SET REVISIONS	AUG 13, 2021
14. BUILDING PERMIT SET REVISIONS	JUL 26, 2022
15. BUILDING PERMIT SET REVISIONS	AUG 9, 2022
16. BUILDING PERMIT SET REVISIONS	AUG 22, 2022
17. BUILDING PERMIT SET REVISIONS	SEPT 13, 2022
18. BUILDING PERMIT SET REVISIONS	NOV 29, 2022
19. BUILDING PERMIT SET REVISIONS	DEC 8, 2022
20. BUILDING PERMIT SET REVISIONS	JAN 5, 2023
21. BUILDING PERMIT SET REVISIONS	FEB 14, 2023
22. ENGINEERING REVISIONS	MAR 17, 2023
23. BUILDING PERMIT SET REVISIONS	APR 25, 2023
24. BUILDING PERMIT SET REVISIONS	MAY 25, 2023
25. EMERGENCY EXIT ADDITION	SEPT 15, 2023
26. BUILDING PERMIT SET REVISIONS	MAR 8, 2024
27. BUILDING PERMIT SET REVISIONS	APR 5, 2024
28. BUILDING PERMIT SET REVISIONS	MAY 6, 2024
29. BUILDING PERMIT SET REVISIONS	MAY 29, 2024
30. BUILDING PERMIT SET REVISIONS	JULY 16, 2024
31. BUILDING PERMIT SET REVISIONS	JULY 17, 2024

THIS SET OF DRAWINGS AND PLANS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THIS SET OF DRAWINGS AND PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PERSONS OR PROPERTY, ARISING FROM THE USE OF THESE DRAWINGS AND PLANS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL CONSULTANT'S OBLIGATIONS UNDER THE PROFESSIONAL CODE OF CONDUCT.



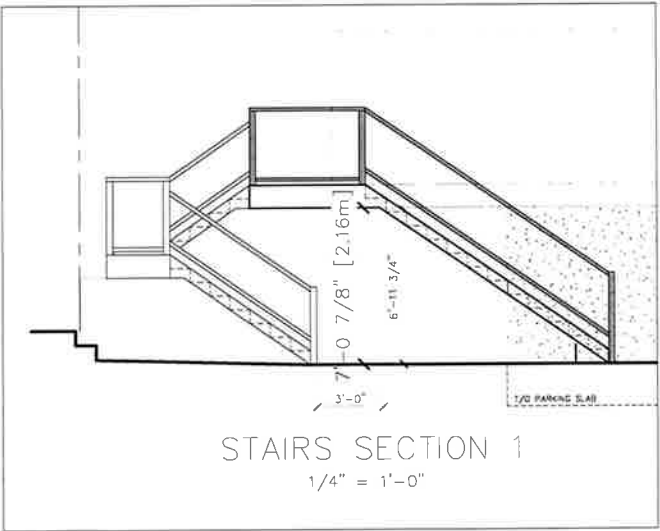
ZONING BYLAW COMPLIANCE TABLE	
ZONING BYLAW	PROPOSED
MIN LOT WIDTH 12M	12M
MIN LOT AREA 275M ²	380M ²
MAX LOT COVERAGE 100%	74.03%
MAX DENSITY 2.0 FAR	1.50 FAR
MAX HEIGHT 15M	11.99M
MIN FRONT YARD 2.5M	2.5M W/PROJECTION
MIN SIDE YARD INT 0.0M	1.2M
MIN REAR YARD 0.0M	0.0M
FLEX UNITS 3150W2	3742
PARKING 1 PER UNIT 8 MINUS FLEX UNITS = 6	5 PLUS 8 BICYCLE CLASS 1
FLEX %	40%

Building Analysis

Table 1 provides a summary of the Building Code construction requirements for both proposed buildings.

Table 1: Summary of Part 9 construction requirements.

Building Code Standard:	2018 British Columbia Building Code
Proposed Building Area:	Building 1 - approx. 107 m ² (front building) Building 2 - approx. 120 m ² (rear building)
Proposed Building Height:	3 Storeys
Proposed User:	Residential
Proposed Major Occupancy:	Group C
Subsidiary Major Occupancy:	Group F, Division 3 (parking garage)
Allowable Construction:	Combustible or Noncombustible
Sprinklers:	Sprinklered - NFPA 13B
Floor Assembly FRR:	Fire separations, minimum 1 h fire resistance rating
Roof Assembly FRR:	None required
Load Bearing FRR:	Fire-resistance rating not less than required for supported assembly
Separations:	Minimum Fire-Resistance Rating: 1 h between suites and rest of building 1 h (as per Sentence 9.10.9.16 (2))
Storage Garage:	



STAIRS SECTION 1
1/4" = 1'-0"