

Development Variance Permit

Permit Number: DVP PL2025-10084

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 A District Lot 202 Similkameen Division Yale District Plan EPP119786

Civic: 626 Main Street

PID: 031-672-132

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 mixed-use building, as shown in the plans attached in Schedule 'A':
 - Section 11.5.3.1 of Zoning Bylaw No. 2024-22 to permit dwelling units on the first storey

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



SUVA
ARCHITECTURE INC.
VANCOUVER OFFICE
720,999 W. Broadway V5Z 1K5
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BUILDING PERMIT, DETAIL DRAWINGS ARE REQUIRED
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626 MAIN ST

*Schedule 'A'
DVP PL 2025-10084*



EXISTING BUILDING - LOOKING NORTH



EXISTING BUILDING - LOOKING SOUTH



CONTEXT PLAN

PROJECT INFORMATION

MUNICIPAL ADDRESS	626 MAIN ST PENTICTON, BC		
LEGAL ADDRESS DISTRICT	LOT A DISTRICT LOT 202 SIMILKAMEEN DIVISION YALE PLAN EPP119786		
PID	031-672-132		
ZONING OCP	C5 - URBAN CENTER COMMERCIAL DOWNTOWN MIXED USE		
PROPOSED	RESIDENTIAL / COMMERCIAL RENOVATION		

SHEET LIST

a00-00	COVER SHEET	2025-11-21	Issued for DP - rev1
a10-00	SURVEY	2025-10-23	Issued for DP
a20-00	FLOORPLANS	2025-11-21	Issued for DP - rev1
a30-00	ELEVATIONS	2025-11-21	Issued for DP - rev1

PROJECT
626 MAIN ST

ADDRESS
626 Main St Penticton BC

SHEET TITLE
COVER SHEET

DRAWN BY
JS

SHEET No.

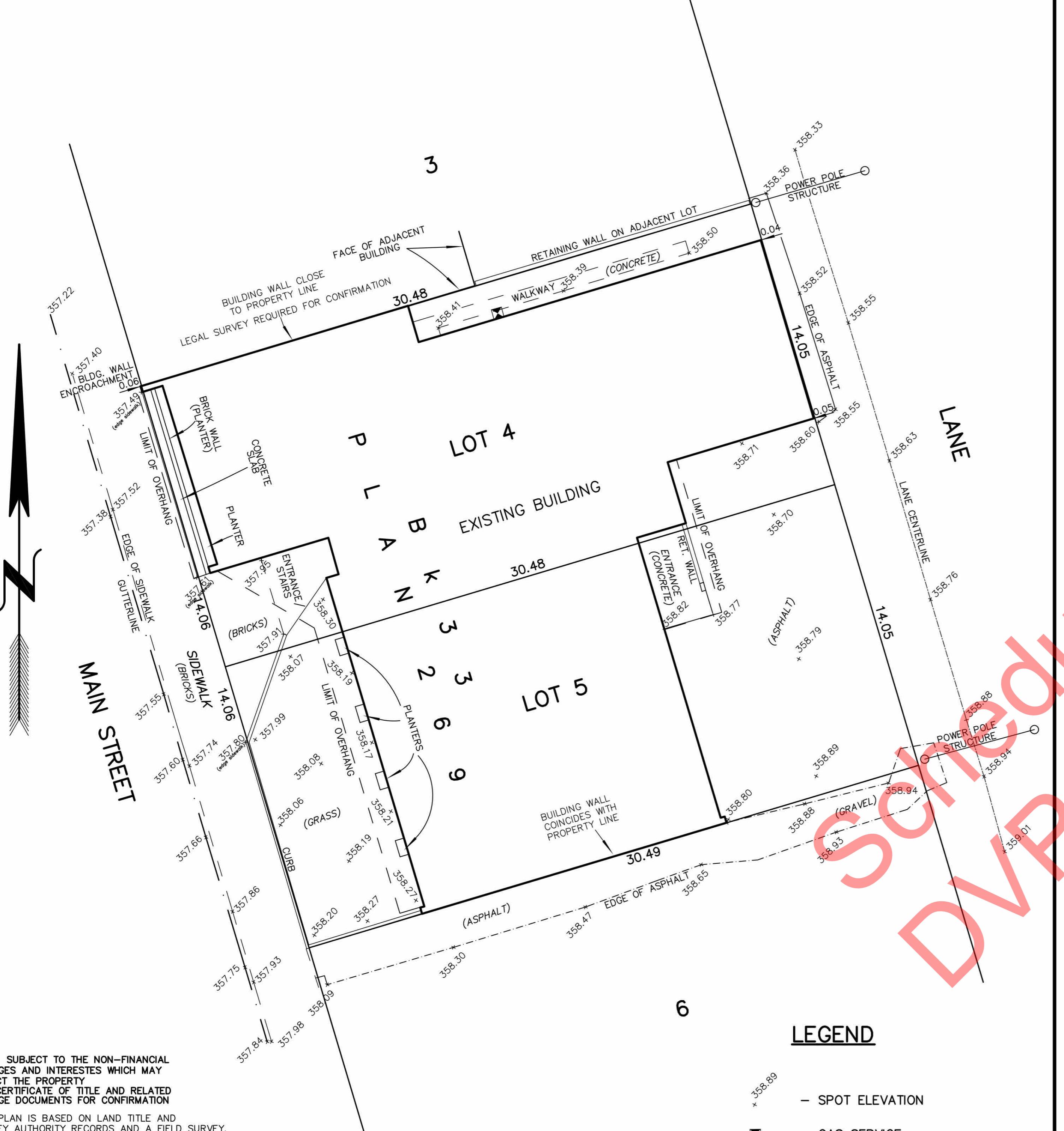
a00-00

SITE PLAN SHOWING CERTAIN TOPOGRAPHIC FEATURES ON
LOTS 4 & 5 BOTH Bk 33, DL 202, SDYD, PLAN 269

SCALE 1:200



CIVIC ADDRESS: 626 & 632 MAIN STREET, PENTICTON, B.C.
PID's: 012-463-094, 012-463-108



MANDEVILLE LAND SURVEYING INC.
PROFESSIONAL B.C. AND CANADA LAND SURVEYORS
582 MARTIN STREET, PENTICTON, B.C.
PH: 250-488-6377 WEB: MSURVEYING.COM

FILE: 21-330 DWG: 21-330

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2025-11-25

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OWNER:
RYZAK
PROPERTIES
965 TIMMINS ST
PENTICTON, BC V2A 5V3
250.492.0069

Revision Schedule		
Date	#	Description
2025-10-23	1	Issued for DP

PROJECT	626 MAIN ST
ADDRESS	626 Main St Penticton BC
SHEET TITLE	SURVEY
DRAWN BY	JS
SHEET No.	
	a10-00



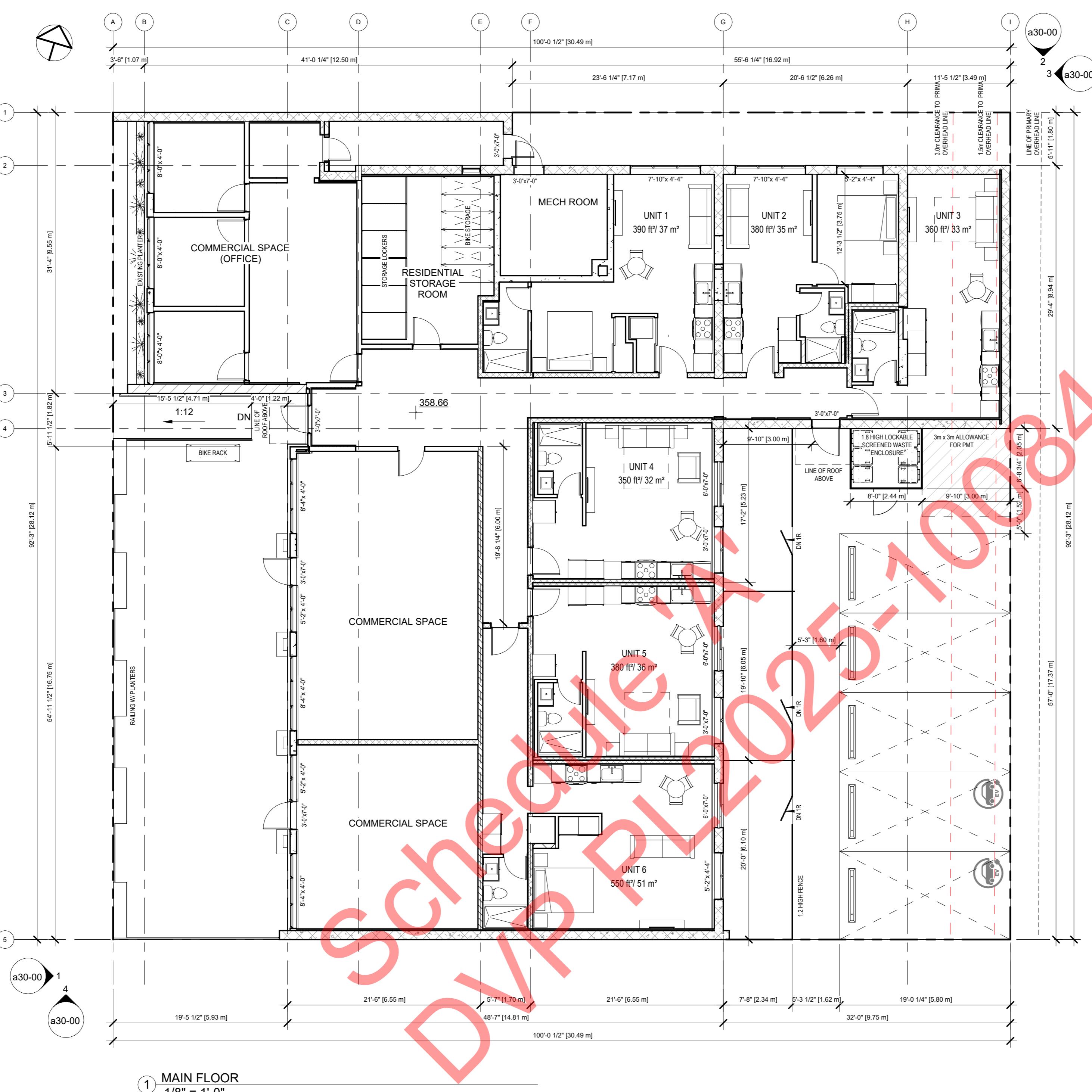
ZONING COMPLIANCE TABLE

BYLAW REFERENCE	BYLAW DESCRIPTION	ALLOWABLE	PROPOSED
6.4	OFF-STREET BICYCLE PARKING		
6.4.1	Table 6.4	4	6
6.4.2	- Class 1	1	1
6.4.3	- Class 2		
6.5	PARKING REQUIREMENTS		
6.5.1	Table 6.6 - Parking Requirements		
6.5.2	Commercial	0	0
6.5.2	Residential	0	5
6.6	ACCESSIBLE PARKING REQUIREMENTS		
6.6.2	0-9 Total Number of Parking Spaces Required	0	0
11.5	C5-URBAN CENTRE COMMERCIAL		
11.5.1	PERMITTED USES		
11.5.1.17	.17 DWELLING UNITS		
11.5.1.29	.29 OFFICES		
11.5.2	SUBDIVISION AND DEVELOPMENT REGULATIONS		
11.5.2.1	.1 Minimum lot width: 9.0 m	28.12 m	
11.5.2.2	.2 Minimum lot area: 275 m ²	857 m ²	
11.5.2.3	.3 Minimum lot coverage: 100 %	62.5 %	
11.5.2.4	.4 Maximum density: 6.0 FAR	0.63 FAR	
11.5.2.5	.5 Maximum height: 36.6 m	N/A	
11.5.2.5a	a except Main Street – 100 Block up to and including 600 Block; and	15 m	6.02m
11.5.2.6	.6 Minimum front yard: 0 m	0 m	
11.5.2.7	.7 Minimum interior side yard: 0 m	0 m	
11.5.2.8	.8 Minimum exterior side yard: 0 m	N/A	
11.5.2.9	.9 Minimum rear yard: 0 m	0 m	
11.5.3	OTHER REGULATIONS		
11.5.3.1	.1 Dwelling units are restricted to second or higher storeys.		

BIKE PARKING CALCULATIONS

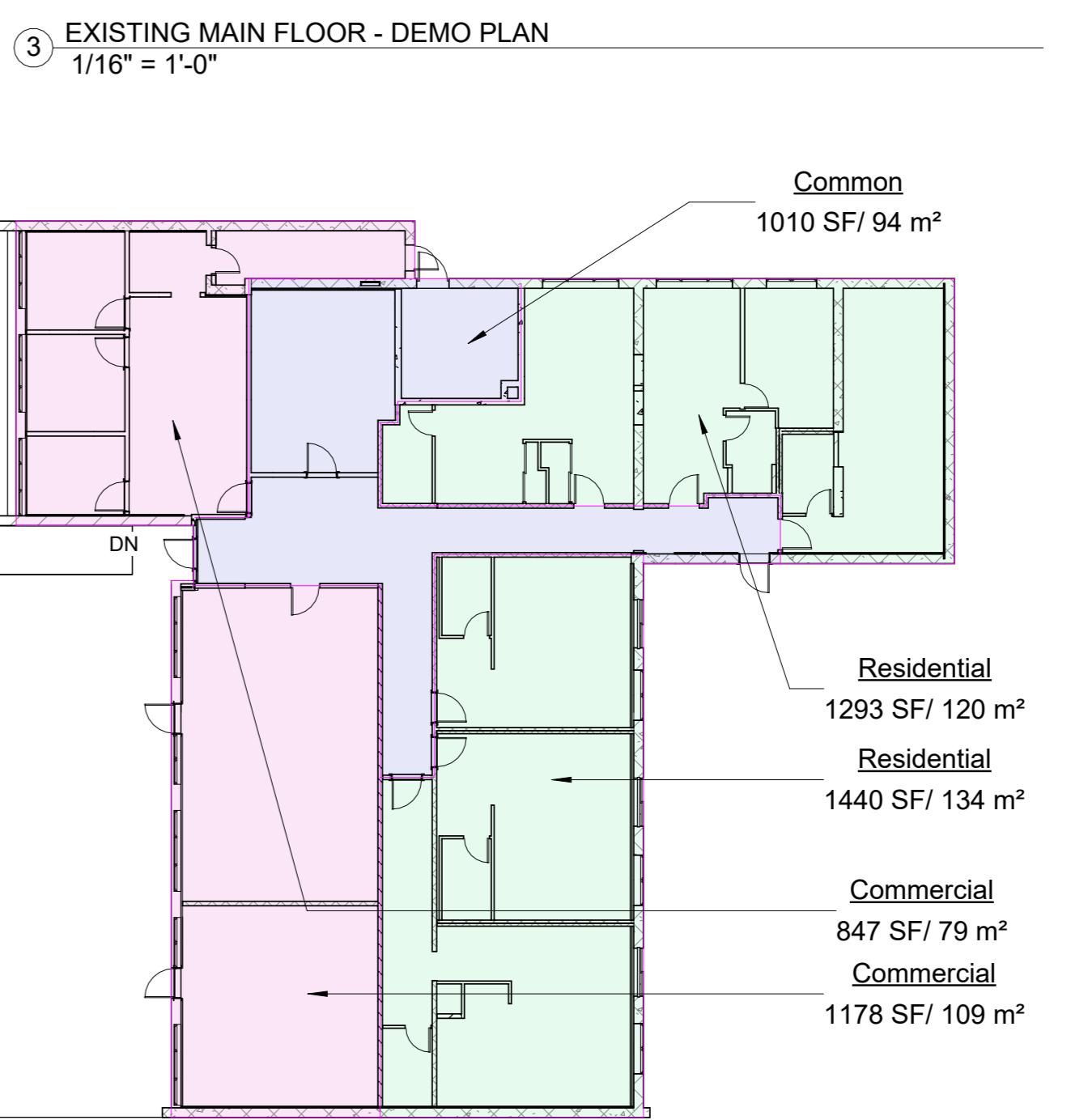
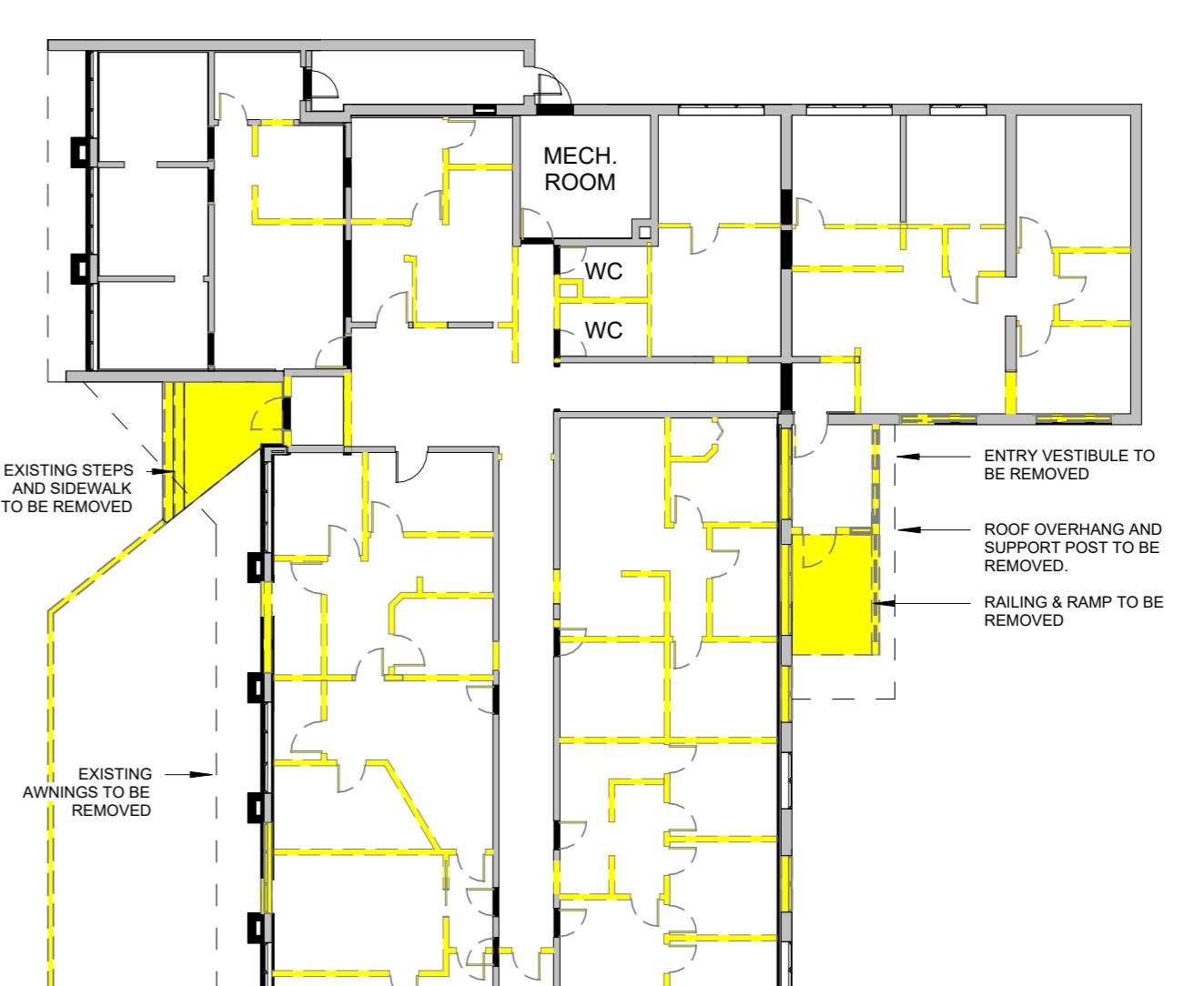
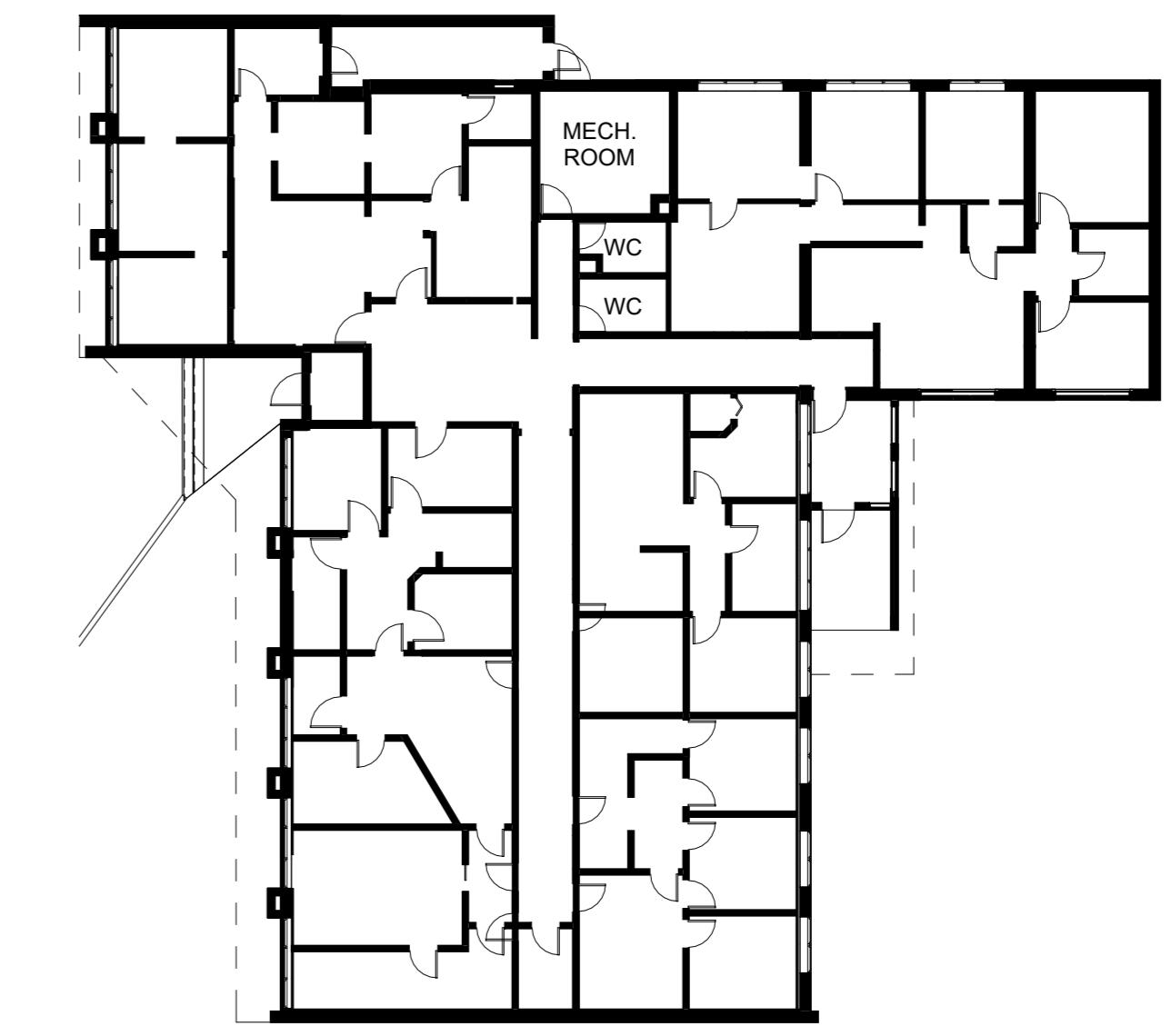
CLASS 1	USE	REQ'D	PROVIDED
	OFFICES (1/150 sq.m.)	0.5	
	OTHER USE (1/300 sq.m.)	0.5	
	RESIDENTIAL (0.5 units)	3.0	
	TOTAL	4.0	6.0

CLASS 2	USE	REQ'D	PROVIDED
	OFFICES (1/400 sq.m.)	0.2	
	OTHER USE (1/300 sq.m.)	0.2	
	RESIDENTIAL (0.1 units)	0.6	
	TOTAL	1.0	1.0



Area Schedule (Gross Building)		
Name	Area (sq.ft.)	Area (sq.m.)
Commercial	2024 SF	188.1 m ²
Common	1010 SF	93.9 m ²
Residential	2733 SF	253.9 m ²
	5768 SF	535.9 m²

④ Main Floor Area
1/16" = 1'-0"



Revision Schedule		
Date	#	Description
2025-10-23	1	Issued for DP
2025-11-21	2	Issued for DP - rev1

PROJECT
626 MAIN ST

ADDRESS
626 Main St Penticton BC

SHEET TITLE
FLOORPLANS

DRAWN BY JS
SHEET No.

a20-00



OWNER:
RYZAK
PROPERTIES

955 TIMMINS ST
PENTICTON, BC V2A 5V3
250.492.0069

Revision Schedule		
Date	#	Description
2025-10-23	1	Issued for DP
2025-11-21	2	Issued for DP - rev1

PROJECT
626 MAIN ST

ADDRESS
626 Main St Penticton BC

SHEET TITLE
ELEVATIONS

DRAWN BY JS

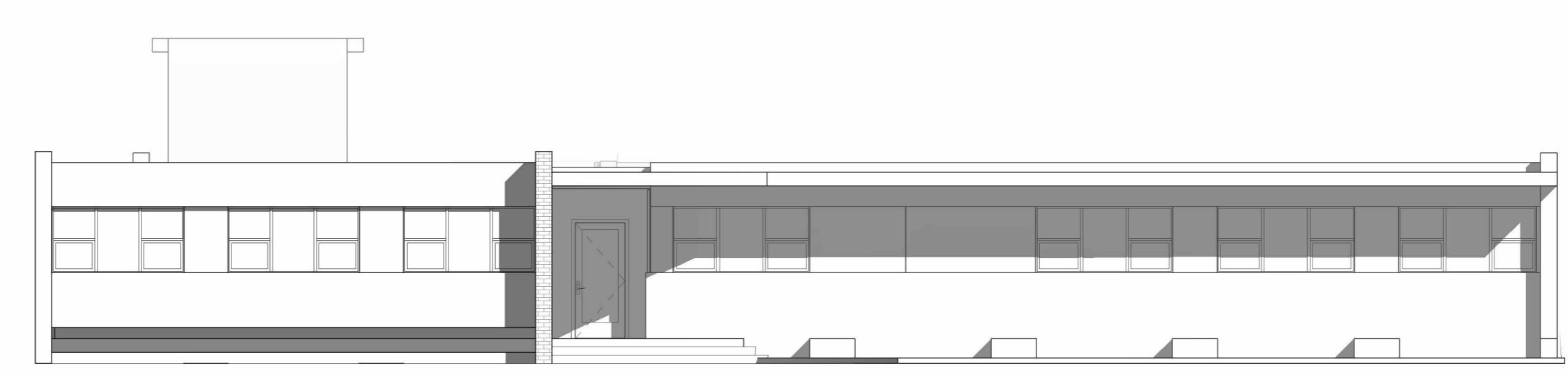
SHEET No.
a30-00

FINISH NOTES:

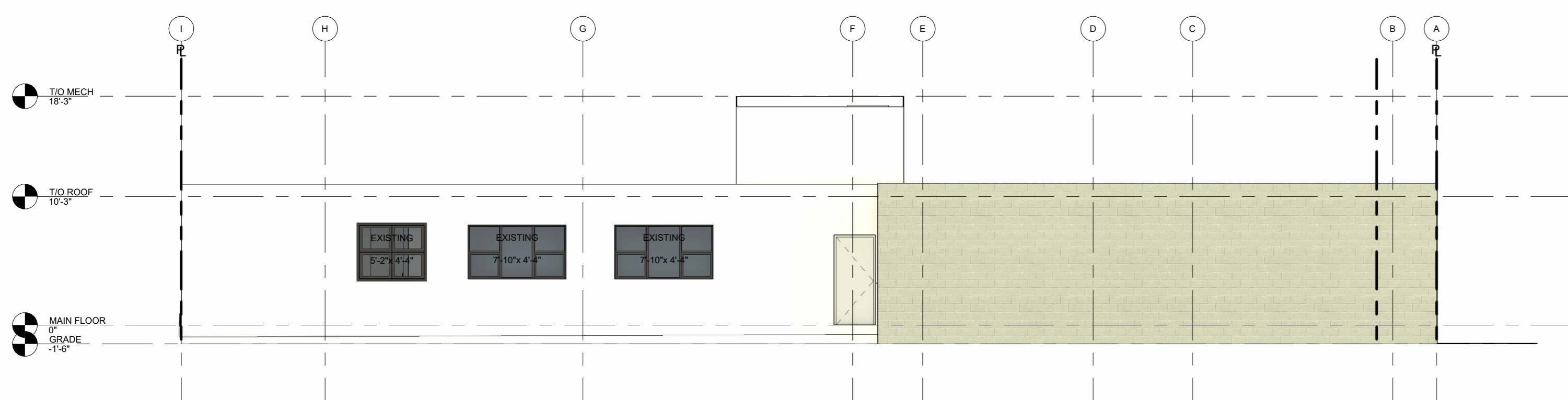
1 - STUCCO - WHITE
2 - HARDIE LAP SIDING - NATURAL STAIN COLOUR
3 - TRIM - BLACK
4 - WINDOW/DOOR FRAMES - BLACK
5 - BRICK - PAINTED DARK GRAY
6 - CONCRETE BLOCK
7 - ROOF - TORCH ON ASPHALT
8 - RAILINGS - ALUM. BLACK
9 - ROOF FASCIA - METAL SOFFIT WITH WOOD LOOK
TO COMPLIMENT WOOD SIDING



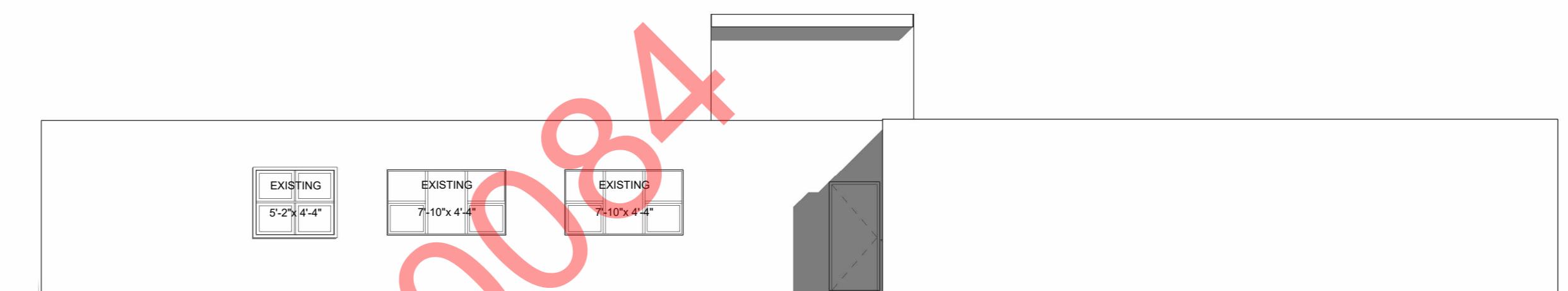
① West Elevation - Proposed
1/8" = 1'-0"



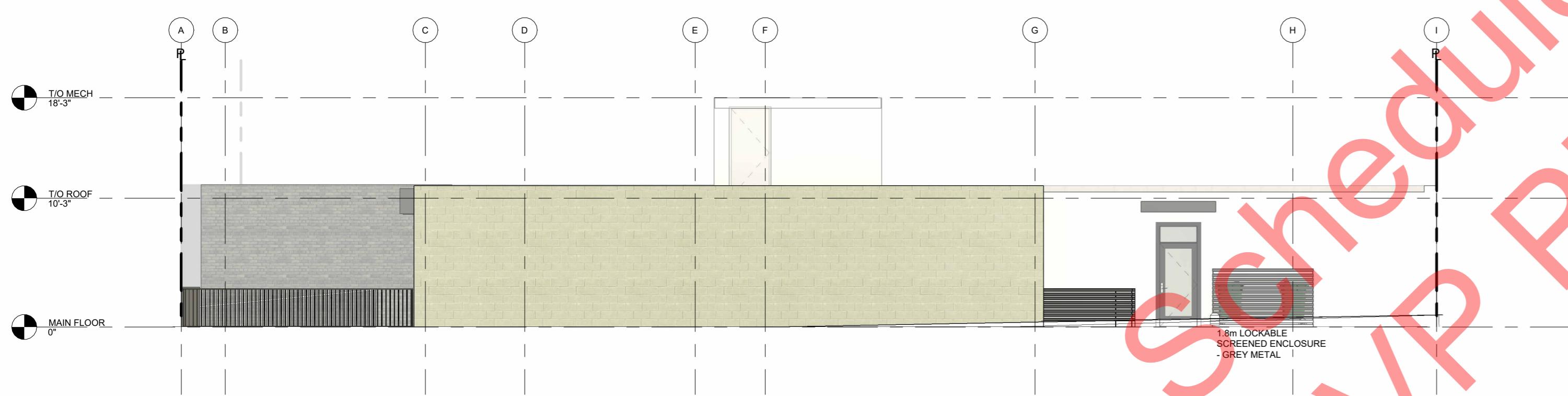
⑥ West Elevation - Existing
1/8" = 1'-0"



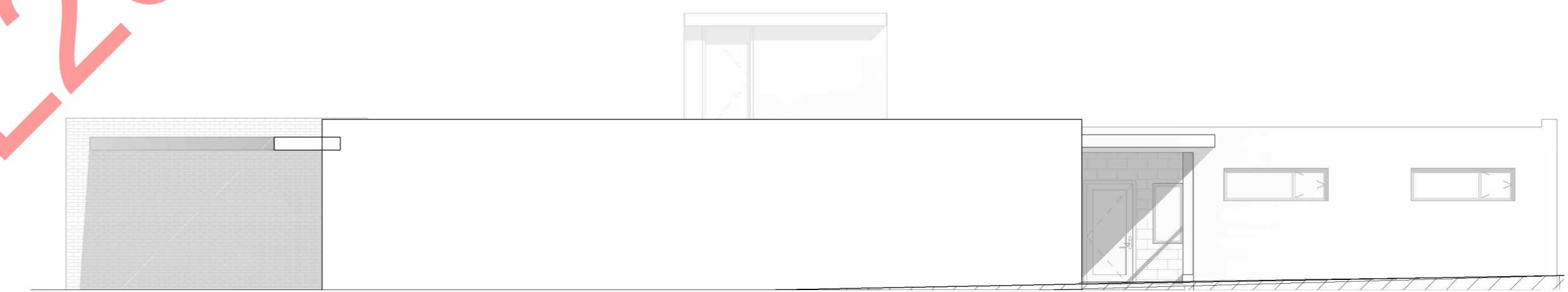
② North Elevation - Proposed
1/8" = 1'-0"



⑦ North Elevation - Existing
1/8" = 1'-0"



④ South Elevation - Proposed
1/8" = 1'-0"



⑧ South Elevation - Existing
1/8" = 1'-0"



③ East Elevation - Proposed
1/8" = 1'-0"



⑤ East Elevation - Existing
1/8" = 1'-0"