



## 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 \_\_\_\_\_, \_\_\_\_\_.

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Angela Collison  
Corporate Officer





# 626 MAIN ST



EXISTING BUILDING - LOOKING NORTH



EXISTING BUILDING - LOOKING SOUTH



CONTEXT PLAN

PROJECT INFORMATION

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

**SUVA**  
ARCHITECTURE INC.

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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

COVER SHEET

DRAWN BY

JS

SHEET No.

a00-00

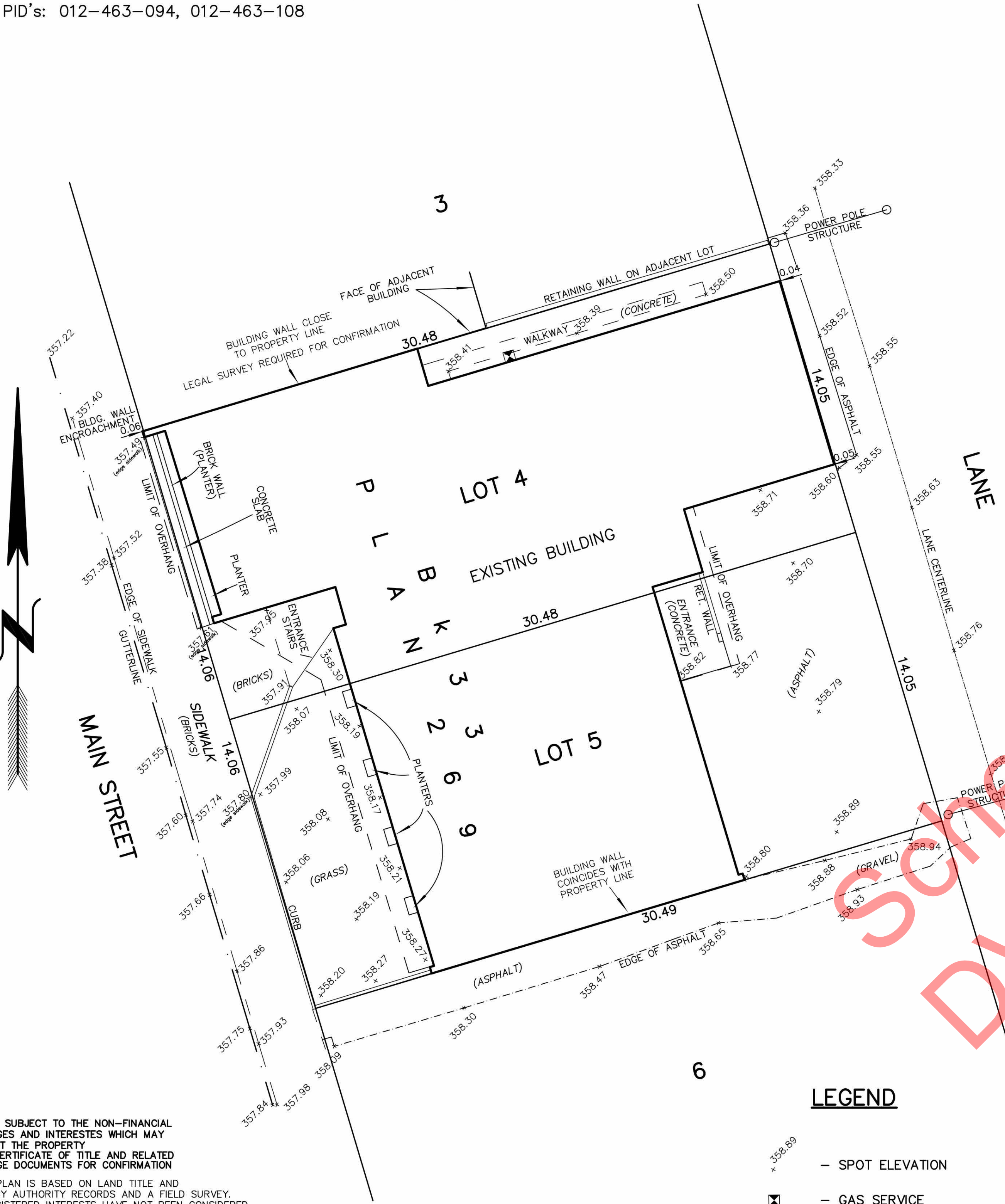


SITE PLAN SHOWING CERTAIN TOPOGRAPHIC FEATURES ON  
LOTS 4 & 5 BOTH Bk 33, DL 202, SDYD, PLAN 269

SCALE 1: 200



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



NOTE: SUBJECT TO THE NON-FINANCIAL  
CHARGES AND INTERESTS WHICH MAY  
AFFECT THE PROPERTY  
SEE CERTIFICATE OF TITLE AND RELATED  
CHARGE DOCUMENTS FOR CONFIRMATION

THIS PLAN IS BASED ON LAND TITLE AND  
SURVEY AUTHORITY RECORDS AND A FIELD SURVEY.  
UNREGISTERED INTERESTS HAVE NOT BEEN CONSIDERED.

LAND SURVEYING COMPANY AND SURVEYOR ACCEPT NO RESPONSIBILITY  
FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES  
INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL  
DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE

THIS PLAN IS PREPARED SOLELY FOR A LIMITED  
CONTRACTUAL USE BETWEEN MANDEVILLE LAND SURVEYING  
AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION  
OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY  
UNAUTHORIZED USE.

FIELD SURVEY COMPLETED THIS 17th DAY OF NOVEMBER, 2021

ELEVATIONS ARE GEODETIC (ORTHOMETRIC HTv2.0) DERIVED FROM  
PENTICTON MONUMENT #82H5345

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF  
UNLESS OTHERWISE NOTED

NOTE: SOME FEATURES ENCRACHING OVER PROPERTY LINES  
LEGAL BOUNDARIES SHOWN ARE BASED ON LIMITED EXISTING SURVEY EVIDENCE  
AND LAND TITLE OFFICE RECORDS. A FULL LEGAL SURVEY IS  
RECOMMENDED TO PROPERLY DEFINE BOUNDARIES.

**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

LEGEND

- SPOT ELEVATION
- GAS SERVICE

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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

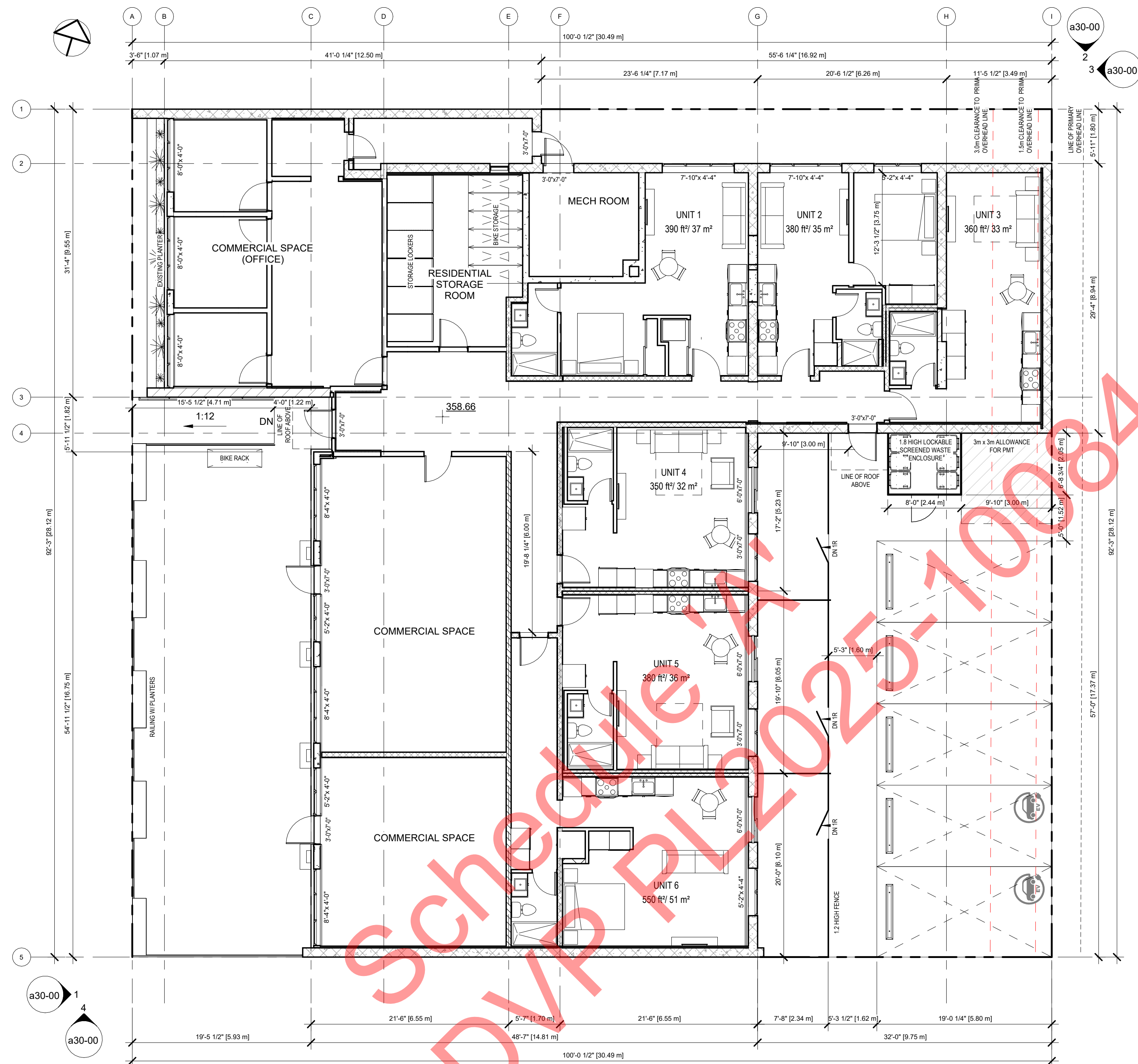


BYLAW REFERENCE	BYLAW DESCRIPTION	ALLOWABLE	PROPOSED
6.4	OFF-STREET BICYCLE PARKING		
6.4.1	Table 6.4		
6.4.2	- Class 1	4	6
6.4.3	- Class 2	1	1
6.5	PARKING REQUIREMENTS		
6.5.1	Table 6.6 - Parking Requirements		
6.5.1	Table 6.7 Accessible Parking Requirements		
6.5.2	Commercial	0	0
6.5.2	Residential	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 <sup>2</sup>	857 m <sup>2</sup>
11.5.2.3	.3 Maximum 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.		Dwelling Unit facing lane

BIKE PARKING CALCULATIONS

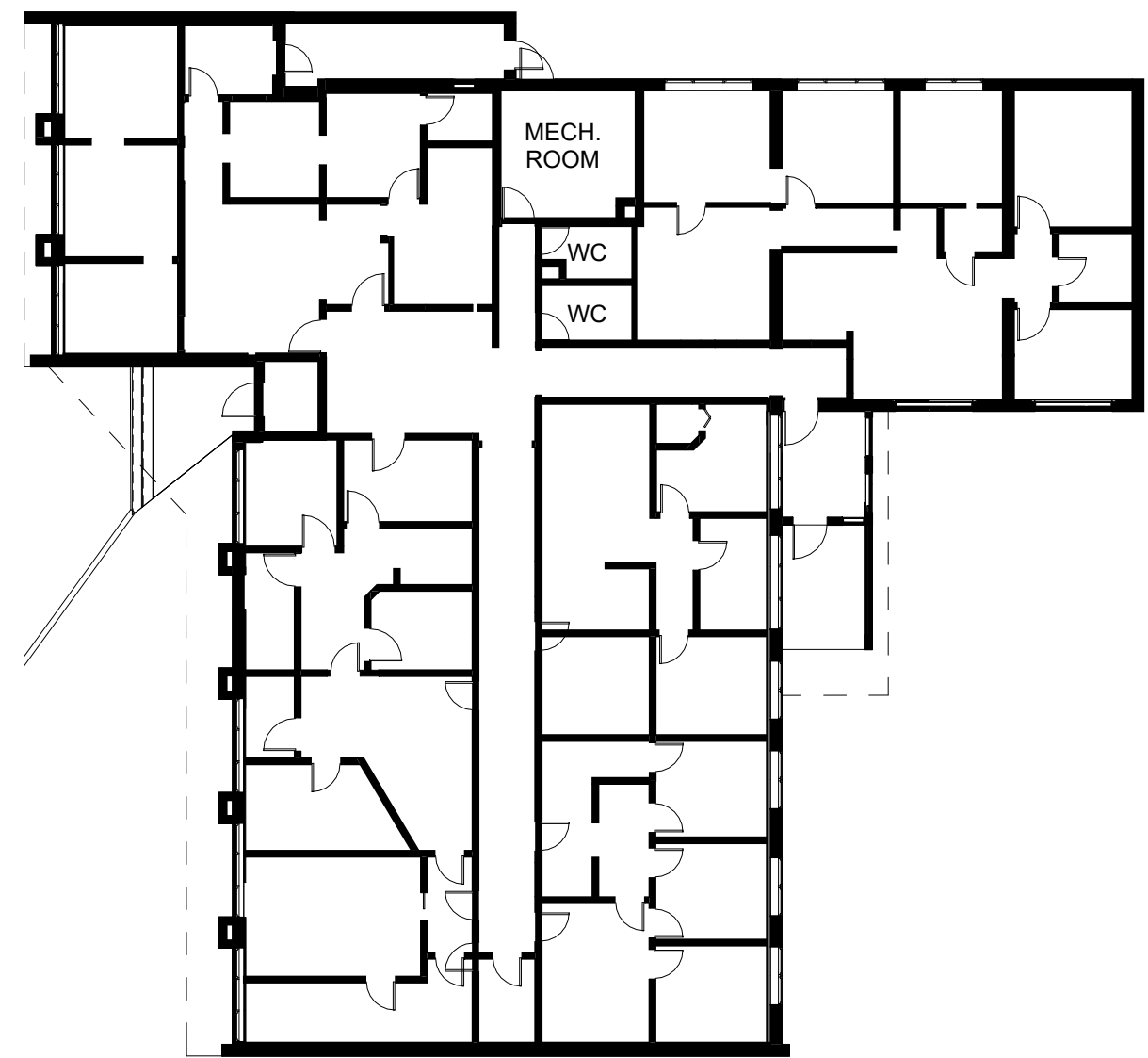
CLASS 1	USE	REQ'D	PROVIDED
OFFICES	(1/150 sq.m.)	0.5	
OTHER USE	(1/300 sq.m.)	0.5	
RESIDENTIAL	(0.5/units)	3.0	
TOTAL		4.0	6.0

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

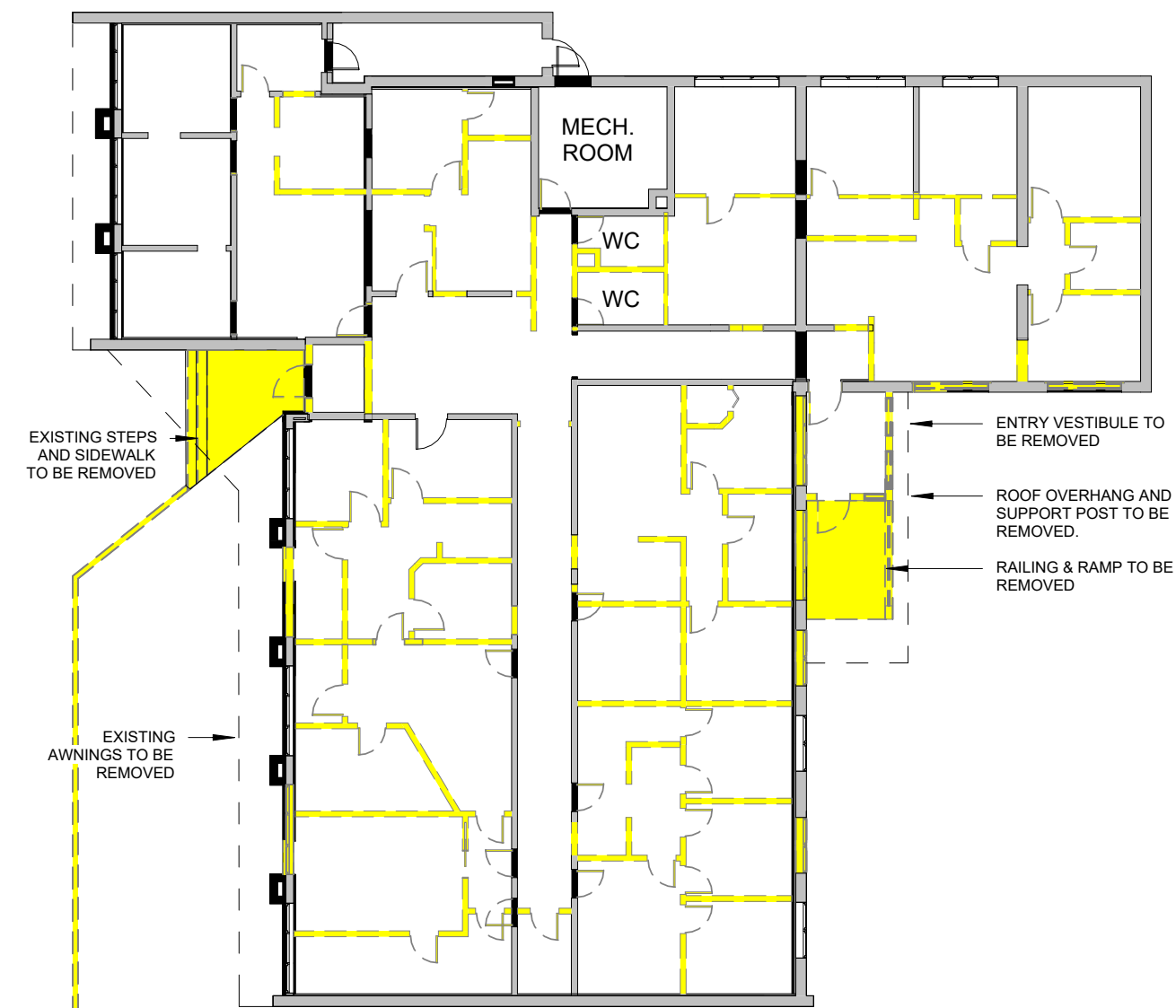


1 MAIN FLOOR  
1/8" = 1'-0"

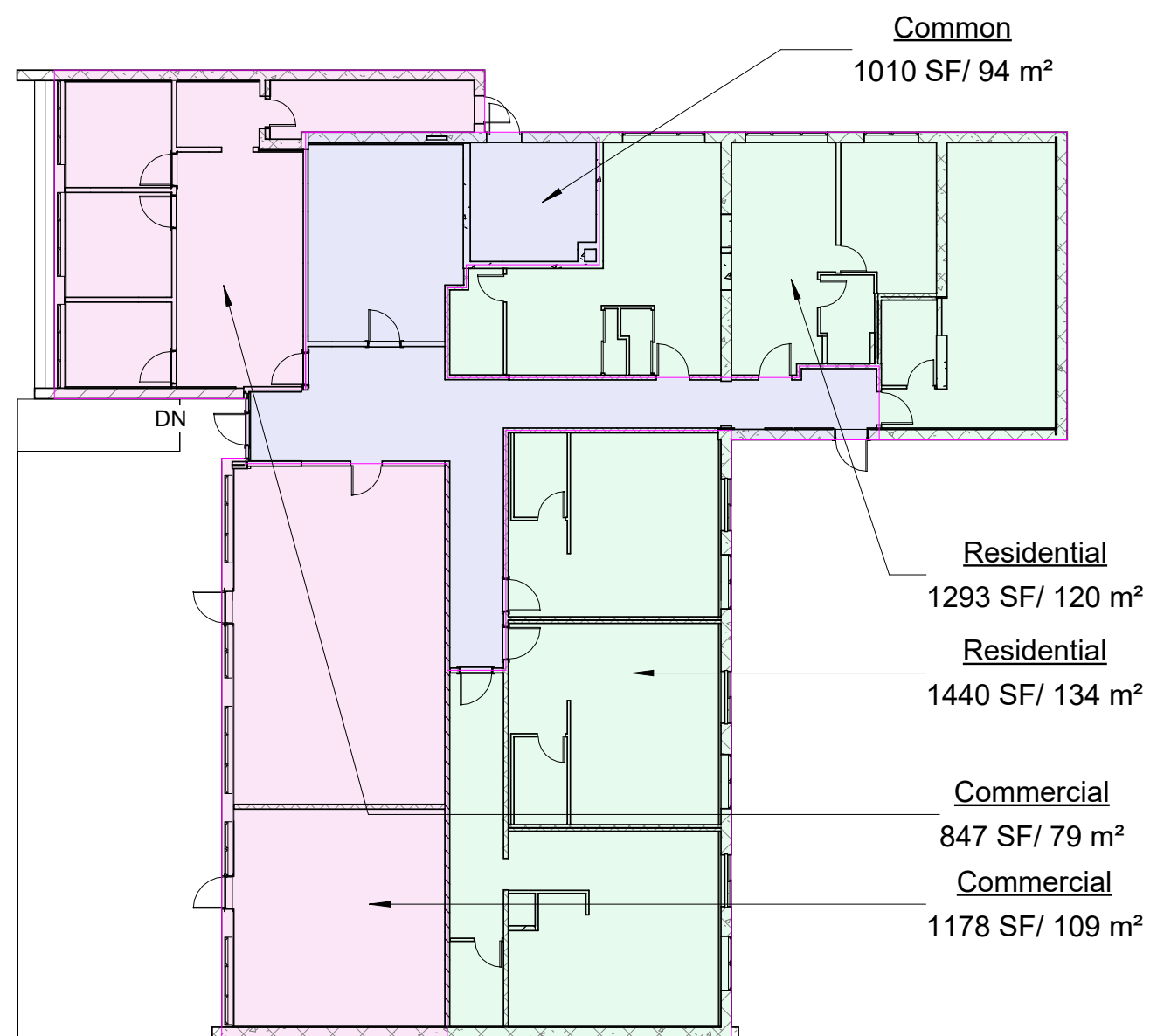
Area Schedule (Gross Building)		
Name	Area (sq.ft.)	Area (sq.m.)
Commercial	2024 SF	188.1 m <sup>2</sup>
Common	1010 SF	93.9 m <sup>2</sup>
Residential	2733 SF	253.9 m <sup>2</sup>
	5768 SF	535.9 m <sup>2</sup>



2 EXISTING MAIN FLOOR  
1/16" = 1'-0"



3 EXISTING MAIN FLOOR - DEMO PLAN  
1/16" = 1'-0"



4 Main Floor Area  
1/16" = 1'-0"

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PROJECT

626 MAIN ST

ADDRESS

626 Main St Penticton BC

SHEET TITLE

FLOORPLANS

DRAWN BY

JS

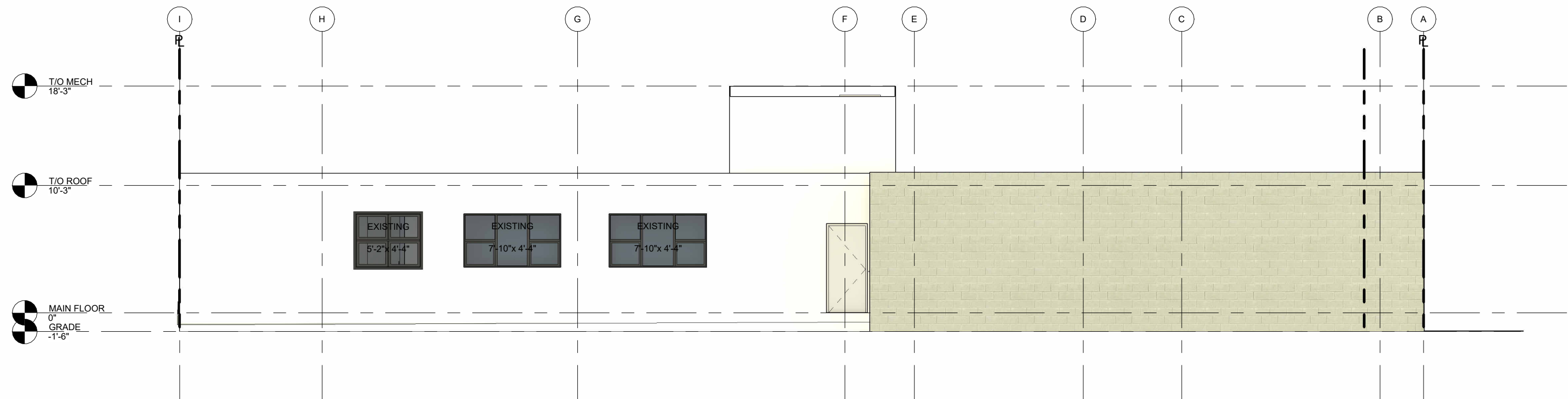
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a20-00

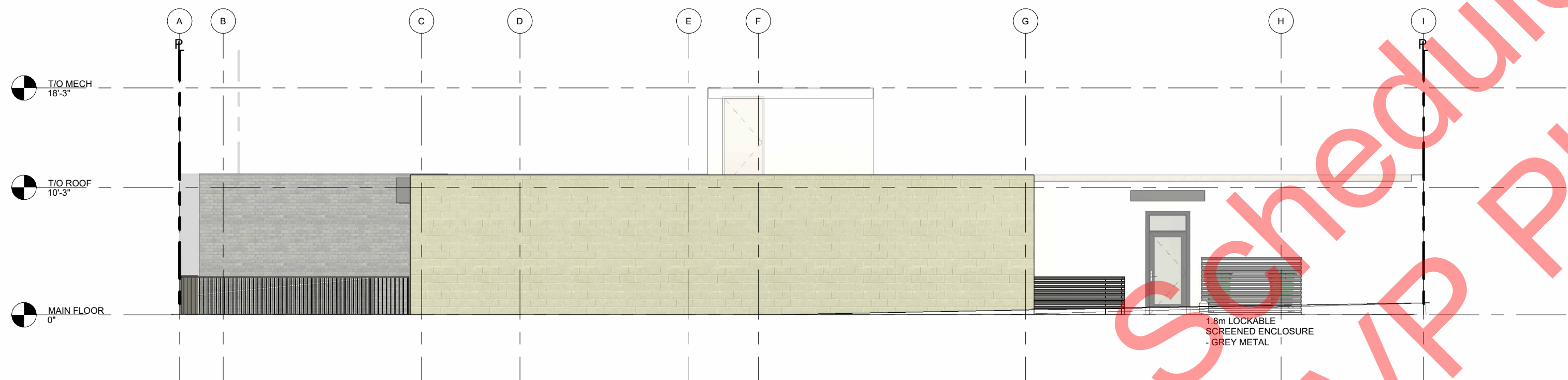




1 West Elevation - Proposed  
1/8" = 1'-0"



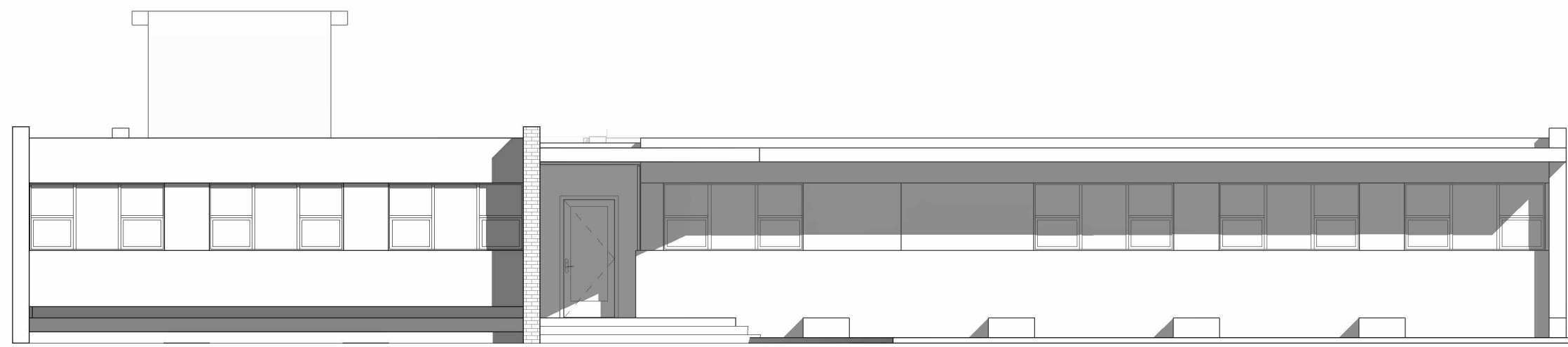
2 North Elevation - Proposed  
1/8" = 1'-0"



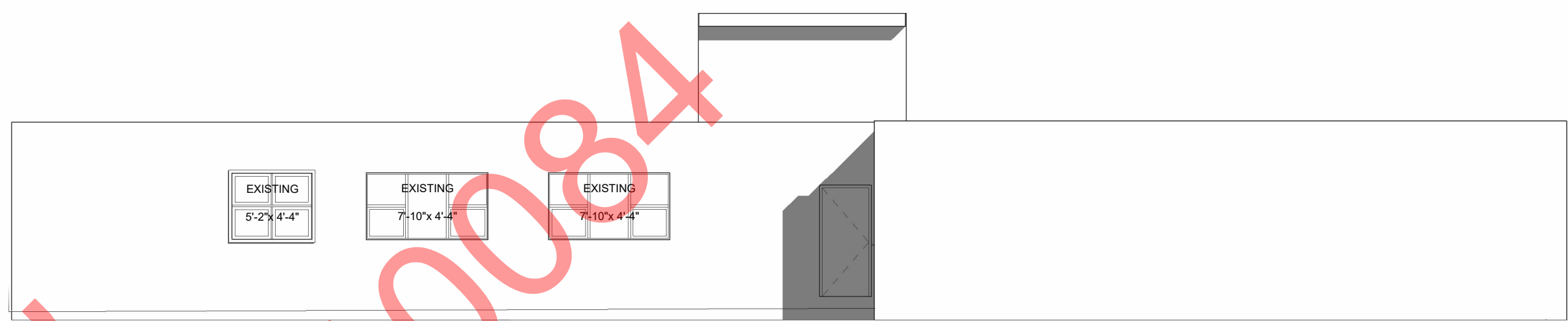
4 South Elevation - Proposed  
1/8" = 1'-0"



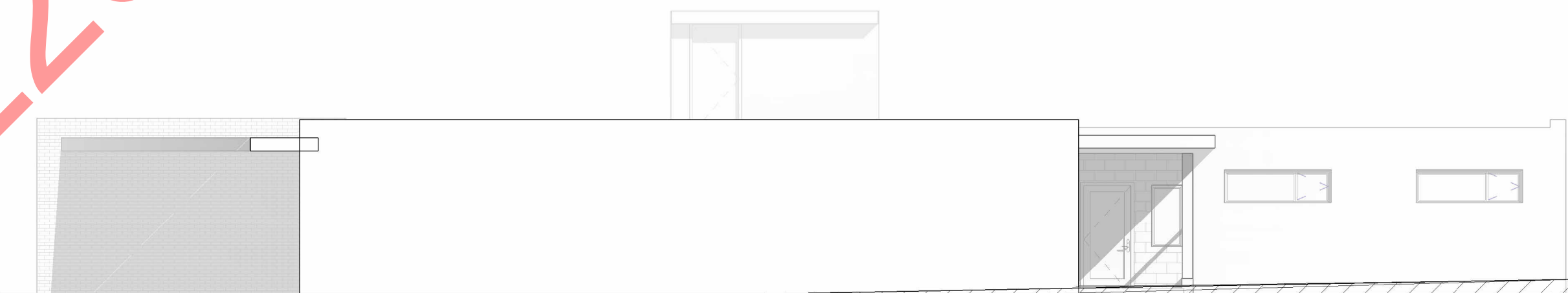
3 East Elevation - Proposed  
1/8" = 1'-0"



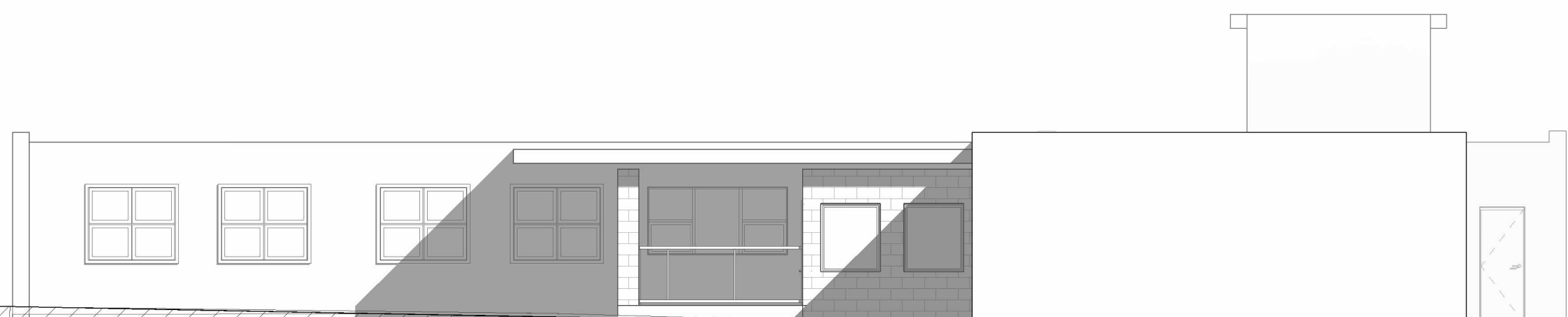
6 West Elevation - Existing  
1/8" = 1'-0"



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



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



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

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 COMPLEMENT WOOD SIDING

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