

Development Variance Permit

Permit Number: DVP PL2025-10025

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 2 District Lot 4 Group 7 Similkameen Division Yale District (Formerly Yale-Lytton) District Plan 5380
 - Civic: 904 Timmins Street
 - PID: 002-473-194
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 duplexes (4 units), as shown in the plans attached in Schedule 'A':
 - Section 4.9.1 to increase architectural projections in the required front and exterior side yards from 1.5 m to 2.9 m;
 - Section 5.3.1.1 to reduce the number of on-site trees from 1 to 0.5 per unit and not require a tree in the front yard;
 - Section 10.1.2.3 to increase the maximum lot coverage from 40% to 44%;
 - Section 10.1.2.6 to decrease the minimum front yard from 4.5 m to 3.0 m;
 - Section 10.1.2.8.a to decrease the minimum exterior side yard from 3.0 m to 0.1 m; and
 - Section 10.1.2.9.a to decrease the minimum rear yard from 6.0 m to 3.3 m.

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.

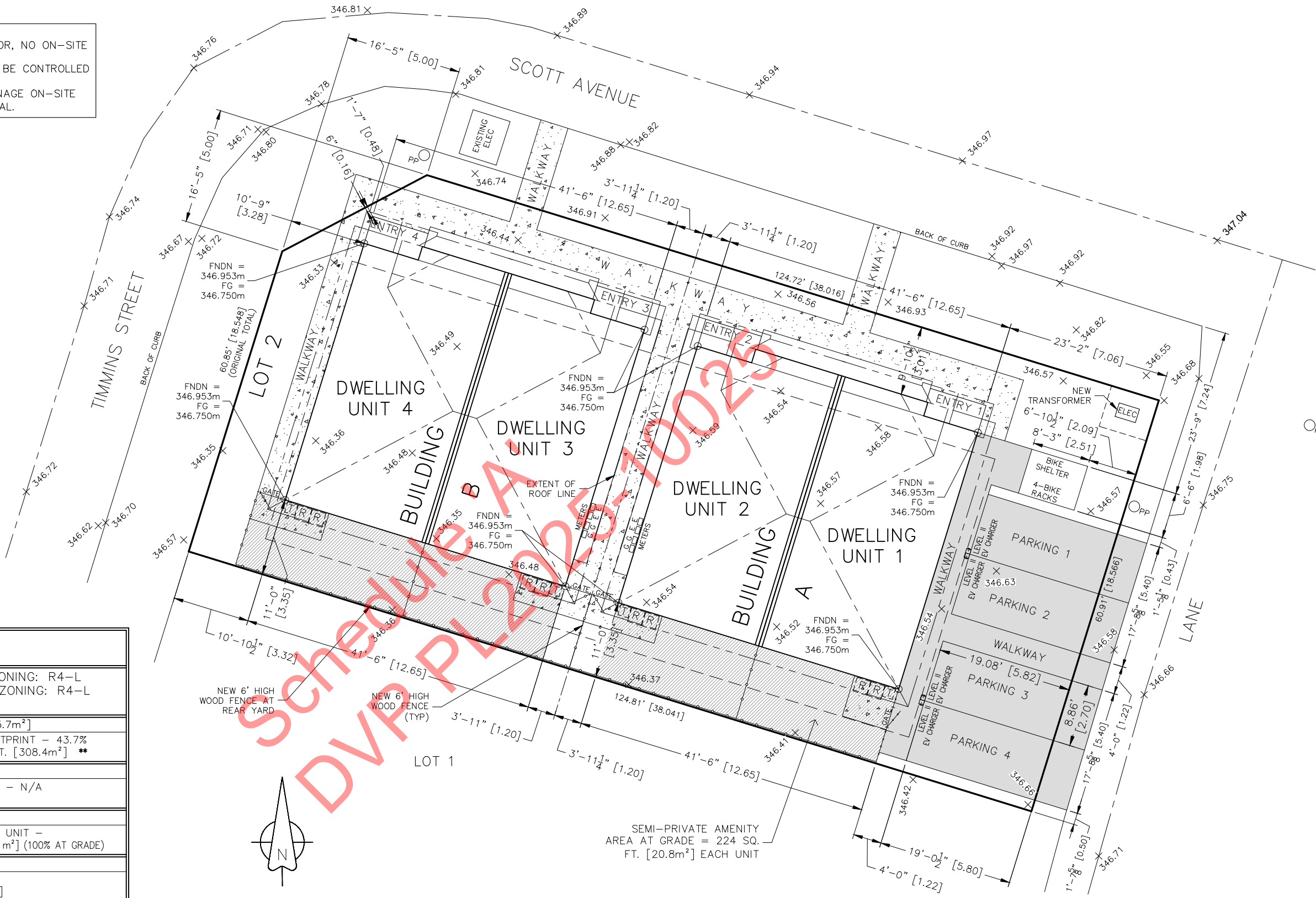
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information 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 _____, _____.

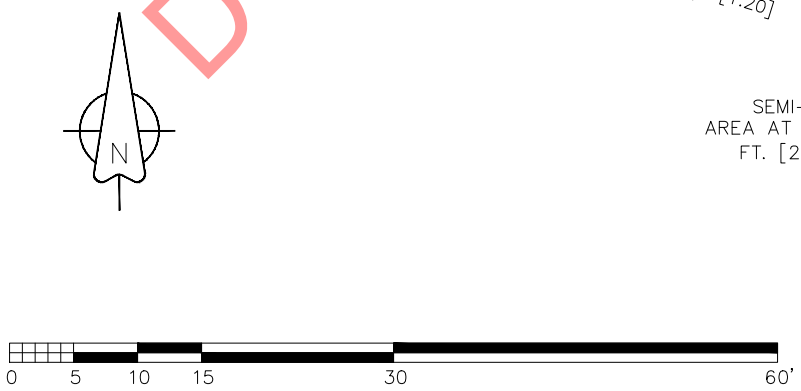
Angela Collison
Corporate Officer

NOTE:
- GRADE ELEVATIONS PROVIDED BY CONTRACTOR, NO ON-SITE VERIFICATION DONE BY AZTECH DRAFTING.
- ALL PERIMETER FNDN AND ROOF DRAINS TO BE CONTROLLED ON-SITE WITH APRV'D DRYWELL OR ROCK PIT.
- CONTROL ALL RUN-OFF AND SURFACE DRAINAGE ON-SITE WITH APRV'D ABSORBENT LANDSCAPING MATERIAL.



CIVIC ADDRESS: 904 TIMMINS STREET, PENTICTON BC	
A: LOT 2, PLAN KAP5380 B: 00730-000 PID: 002-555-964	CURRENT ZONING: R4-L PROPOSED ZONING: R4-L
LOT COVERAGE: PARCEL AREA = 7,596 SQ. FT. [705.7m ²]	
ALLOWABLE FOOTPRINT - 40% = 3,038 SQ. FT. [282.3m ²]	PROPOSED FOOTPRINT - 43.7% = 3,320 SQ. FT. [308.4m ²] **
FAR: PARCEL AREA = 7,596 SQ. FT. 705.7m ²	
ALLOWABLE FAR - N/A	PROPOSED FAR - N/A
AMENITY AREA	
REQUIRED PER UNIT - 215.3 SQ. FT. [20m ²] (5m ² AT GRADE)	PROPOSED PER UNIT - 224 SQ FT [20.8 m ²] (100% AT GRADE)
BUILDING HEIGHT	
MAXIMUM ALLOWED = 36'-1" [11.0m]	PROPOSED 25'-6" [7.77m]
ON SITE PARKING	
SPACES REQUIRED = 4	SPACES PROVIDED = 4
BICYCLE PARKING (CLASS 1/CLASS 2)	
SPACES REQUIRED = 2/0.4	SPACES PROVIDED = 4/0
SETBACKS - REQUIRED	
FRONT (NORTH) = 14.76' [4.5m]	FRONT (WEST) = 9'-10" [3.00m] **
REAR (SOUTH) = 19.68' [6.0m]	REAR (EAST) = 11'-0" [3.36m] **
INTERIOR SIDE (EAST) = 4.92' [1.5m]	INTERIOR SIDE (SOUTH) = 19'-0" [5.80m]
EXTERIOR SIDE (WEST) = 9'-10" [3.00m]	EXTERIOR SIDE (NORTH) = 10'-0" [3.05m]

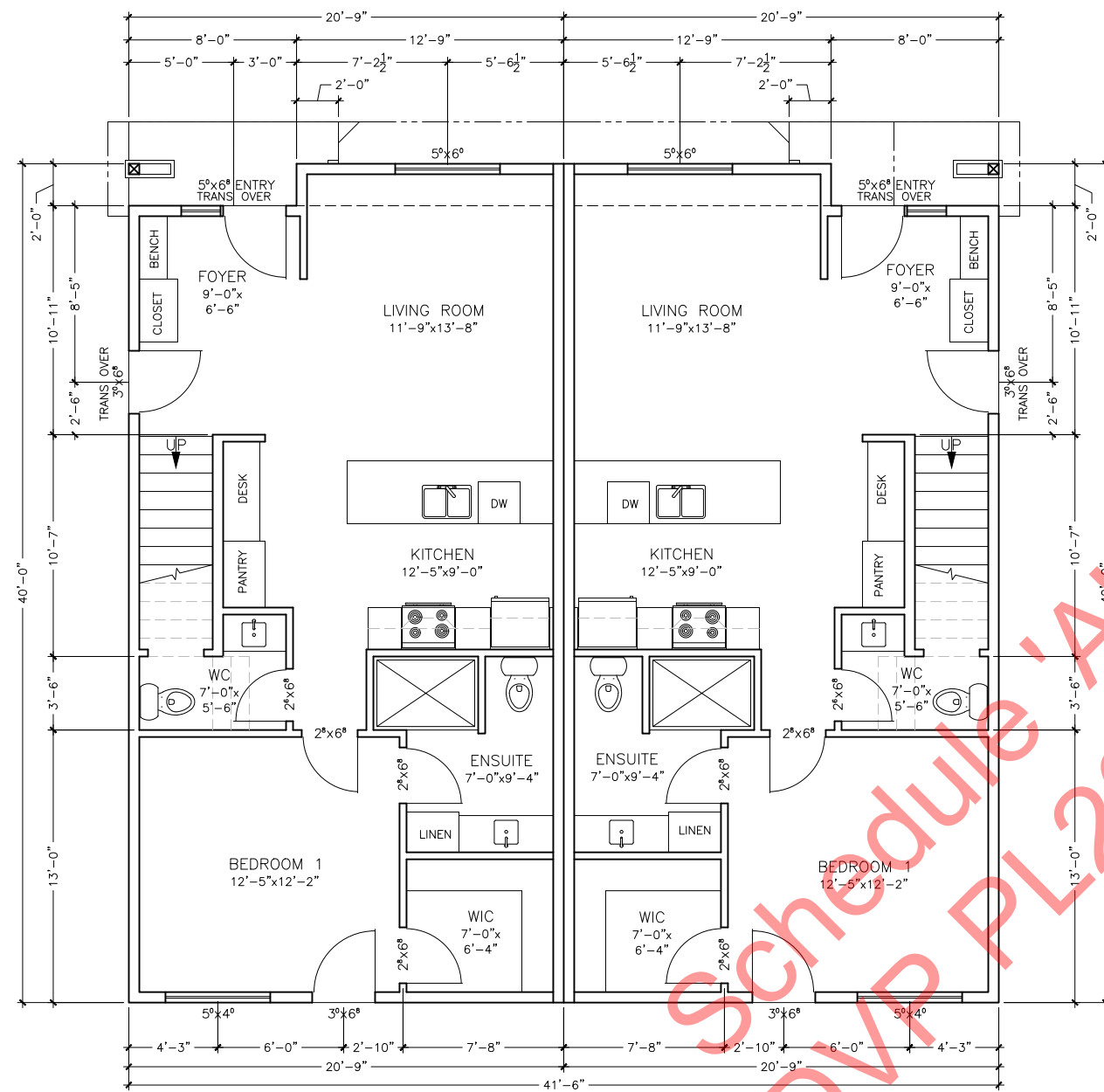
** VARIANCE REQUIRED



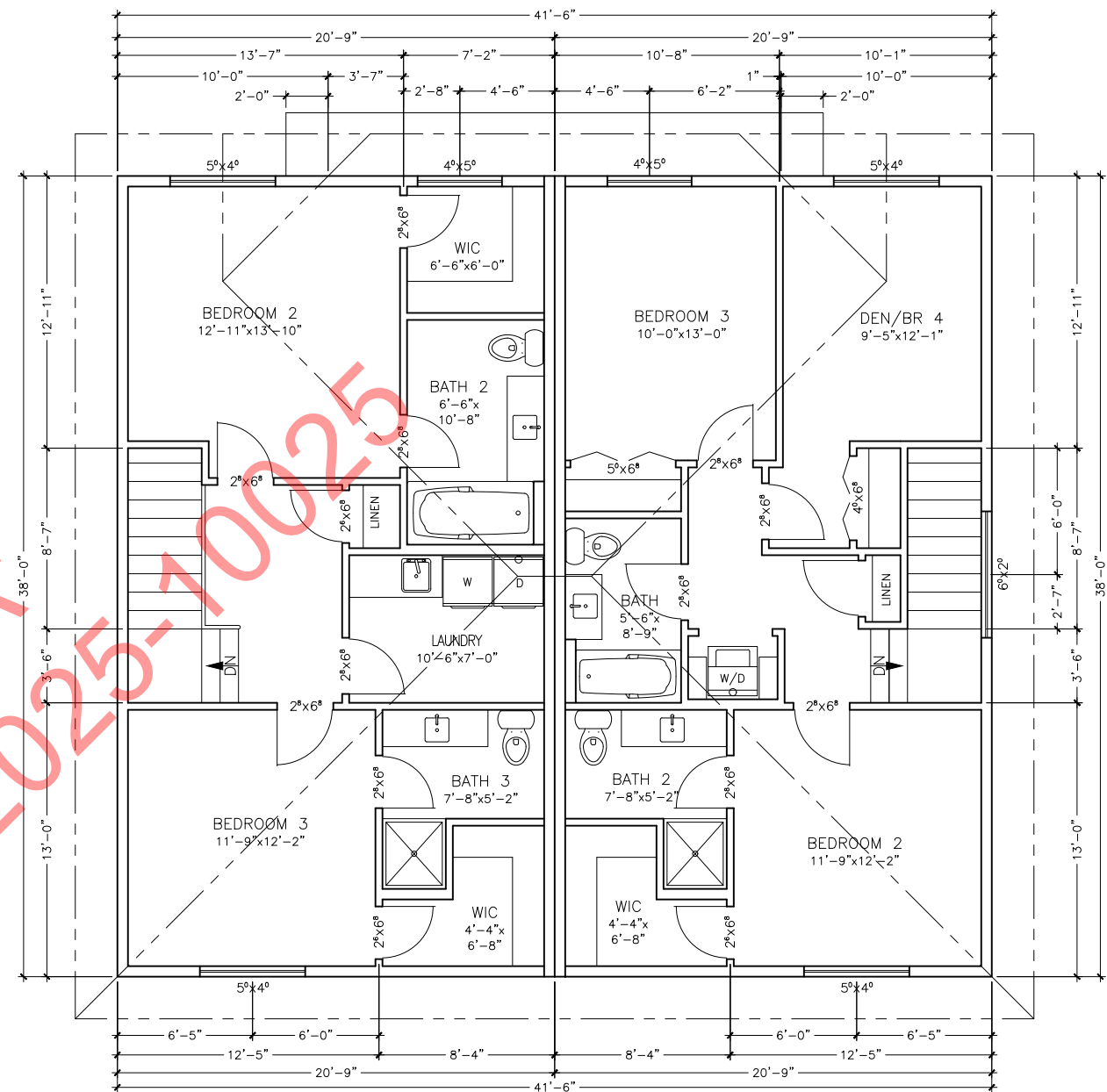
REVISED FOR REVIEW

PRELIMINARY SITE PLAN PROPOSED 4-PLEX	
904 TIMMINS STREET PENTICTON BC	
DRAWN BY: MBW	DATE: AUG 25/25
DESIGN BY:	PROJECT No.: 242216
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No. 3 of 8

AZTECH DRAFTING SERVICES
1288 Lyon Street, Penticton, B.C.
Phone: 250-492-3344 e-mail: service@aztechdrafting.com



MAIN FLOOR PLAN
814 SQ FT PER UNIT



UPPER FLOOR PLAN
789 SQ FT PER UNIT

REVISED FOR REVIEW

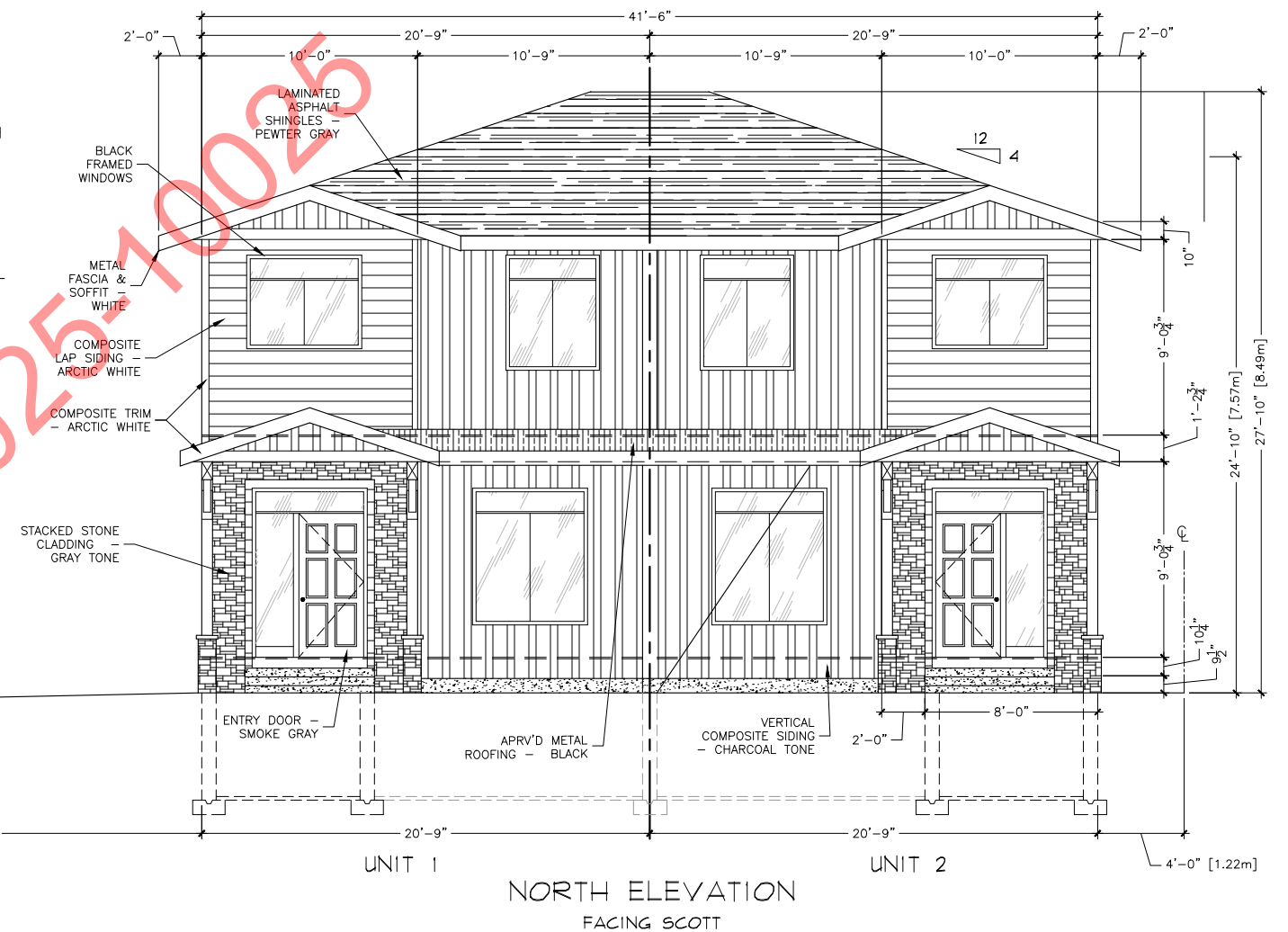
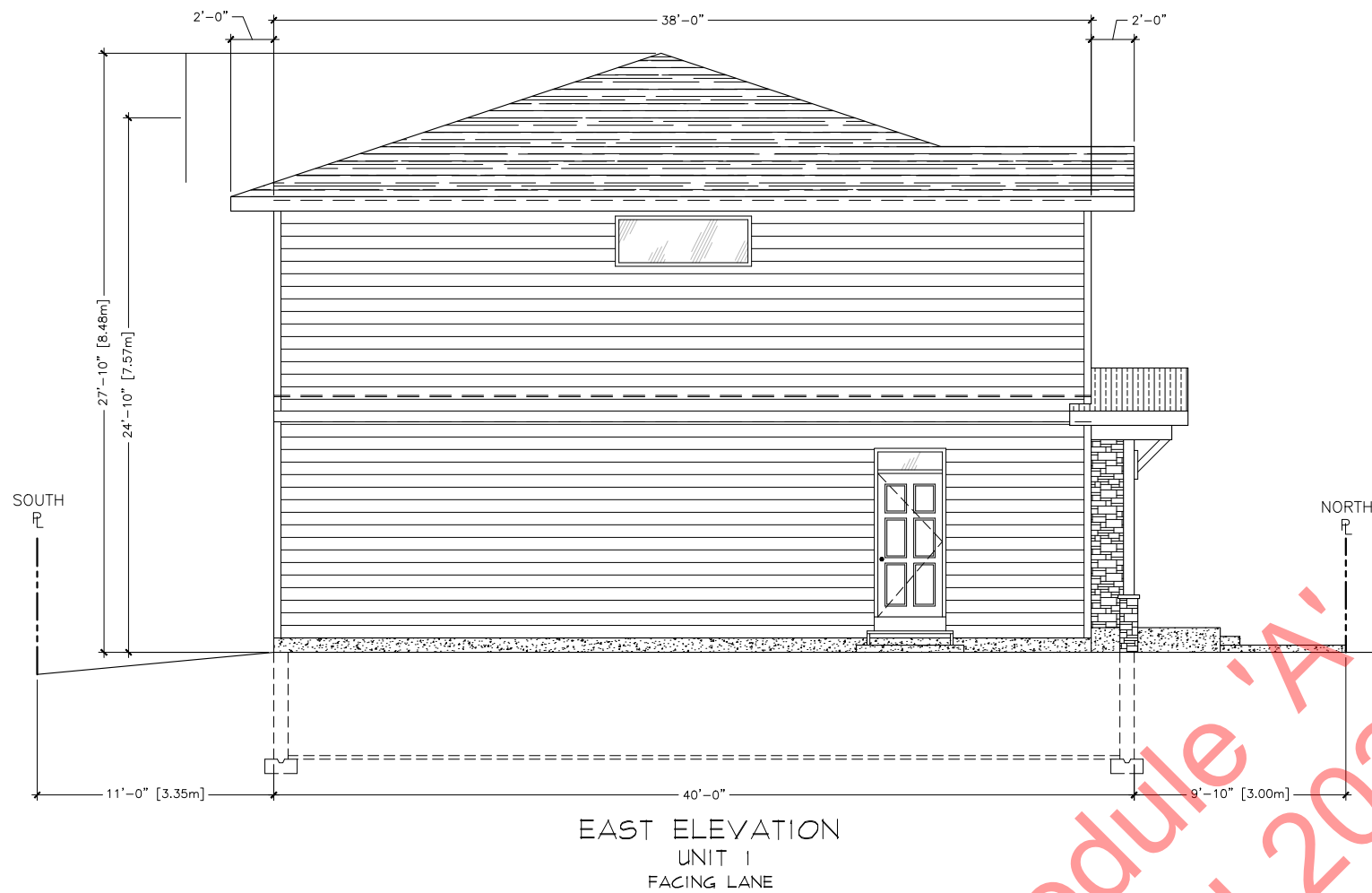
PRELIMINARY MAIN FLOOR PLAN
BUILDING A

904 TIMMINS STREET
PENTICTON BC

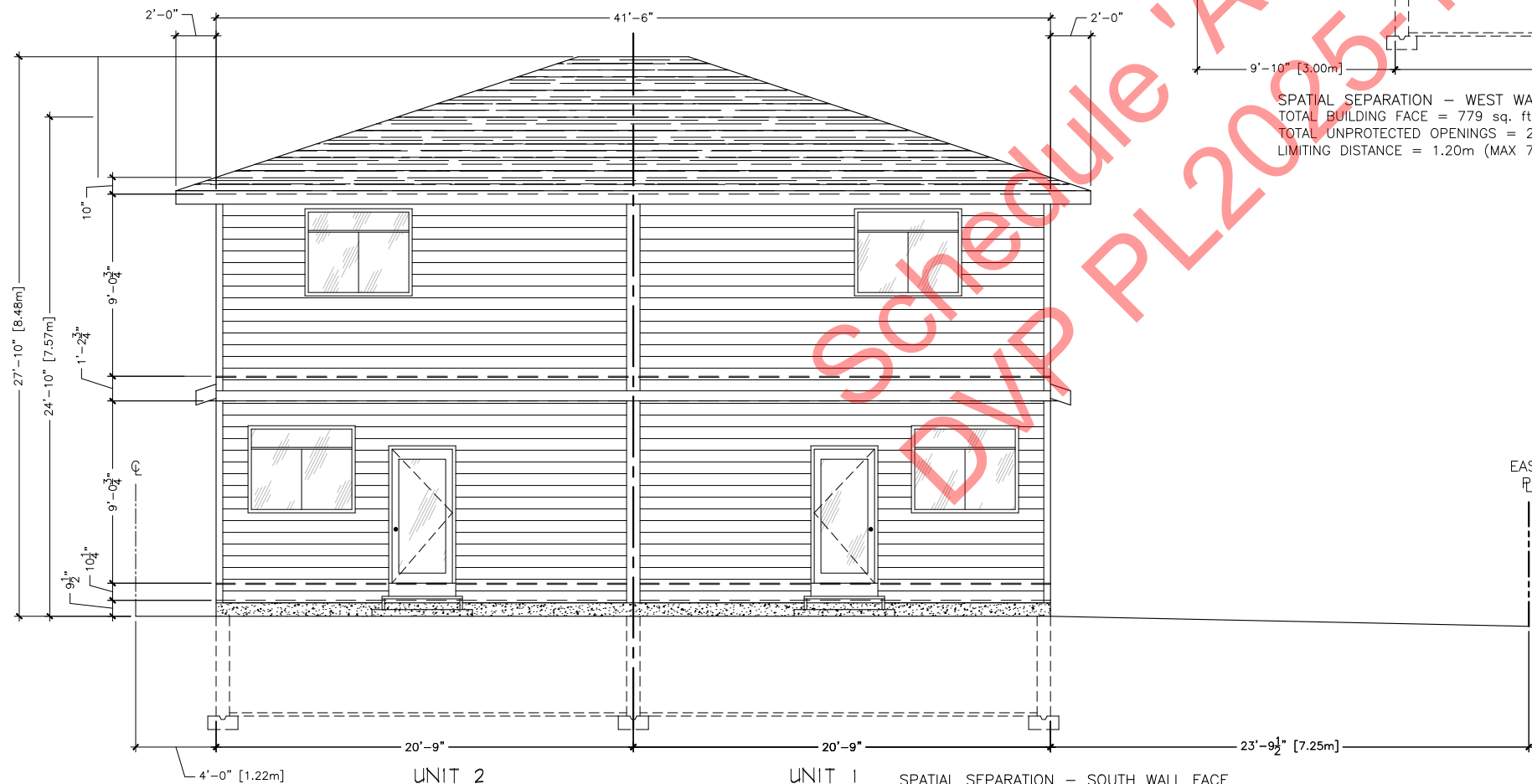
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DRAWN BY: MBW	DATE: AUG 25/25
DESIGN BY:	PROJECT No.: 242216
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No. 4 of 8

REV
3



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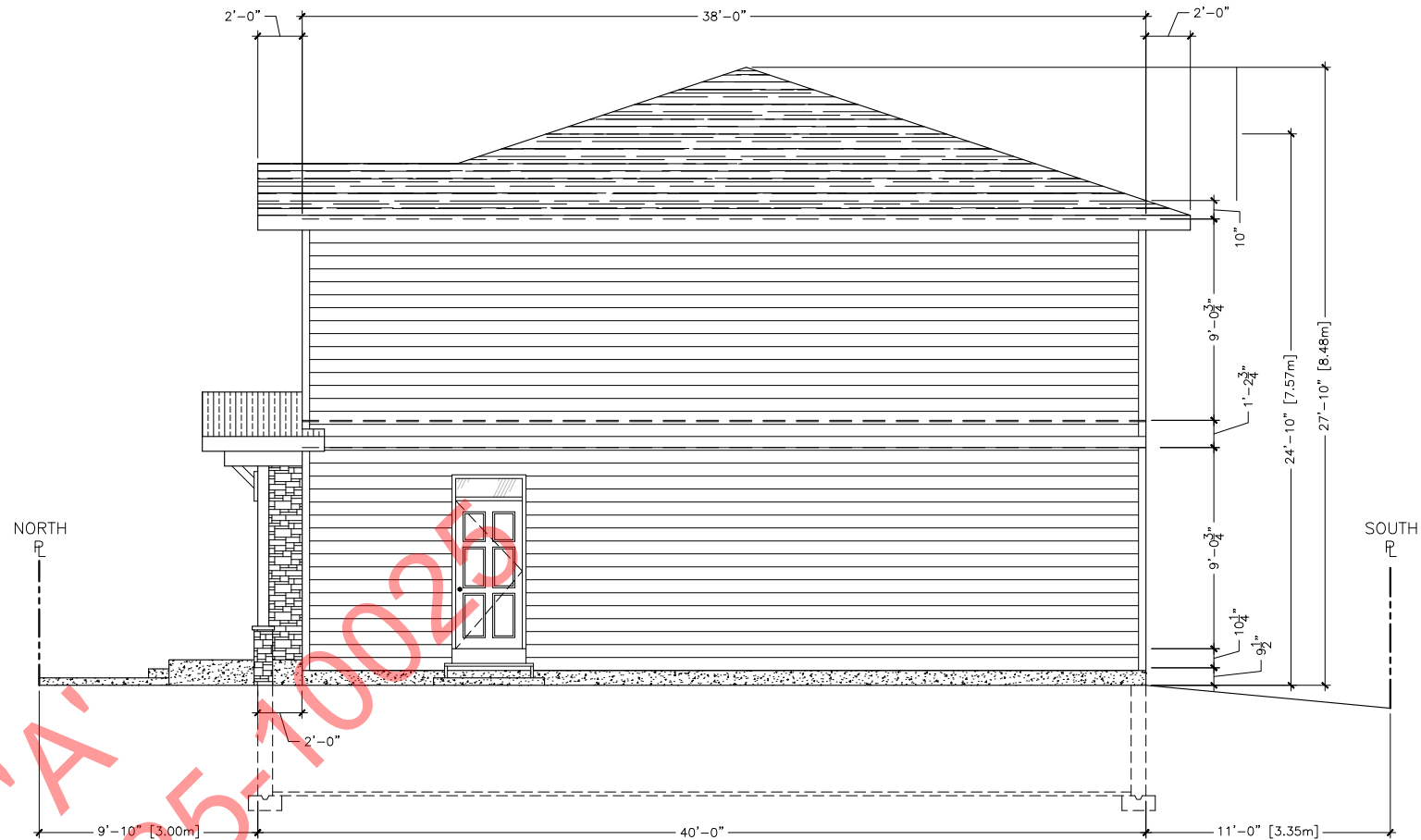


SOUTH ELEVATION

UNIT 1

UNIT 2

SPATIAL SEPARATION - SOUTH WALL FACE
TOTAL BUILDING FACE PER UNIT = 435 sq. ft.
TOTAL UNPROTECTED OPENINGS = 60 sq. ft. (13.8%)
LIMITING DISTANCE = 3.36m (MAX 19%)



WEST ELEVATION
UNIT 2

SPATIAL SEPARATION - WEST WALL FACE
TOTAL BUILDING FACE = 779 sq. ft.
TOTAL UNPROTECTED OPENINGS = 23 sq. ft. (3%)
LIMITING DISTANCE = 1.20m (MAX 7%)

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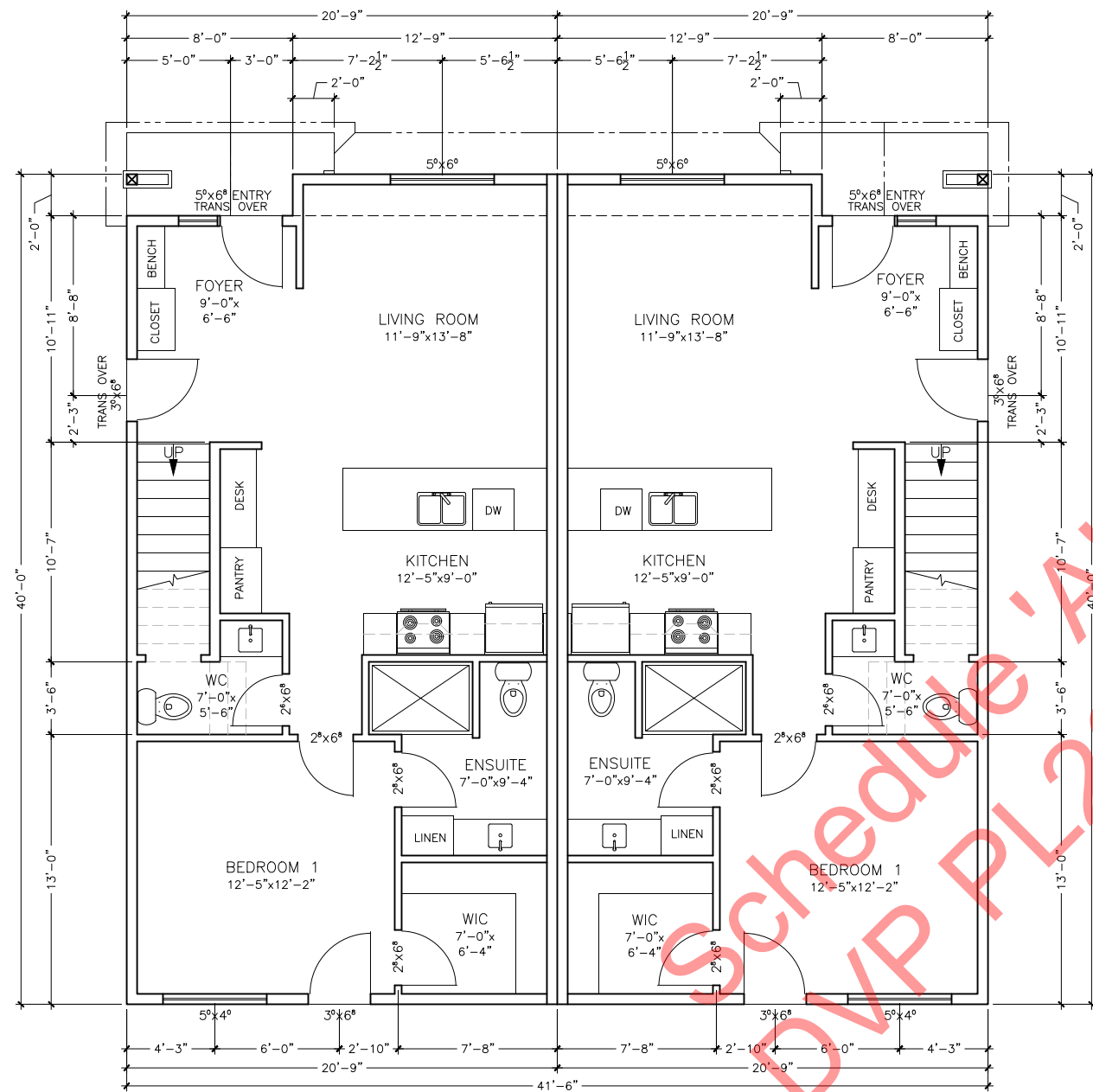
PRELIMINARY S&W ELEVATIONS

BUILDING A

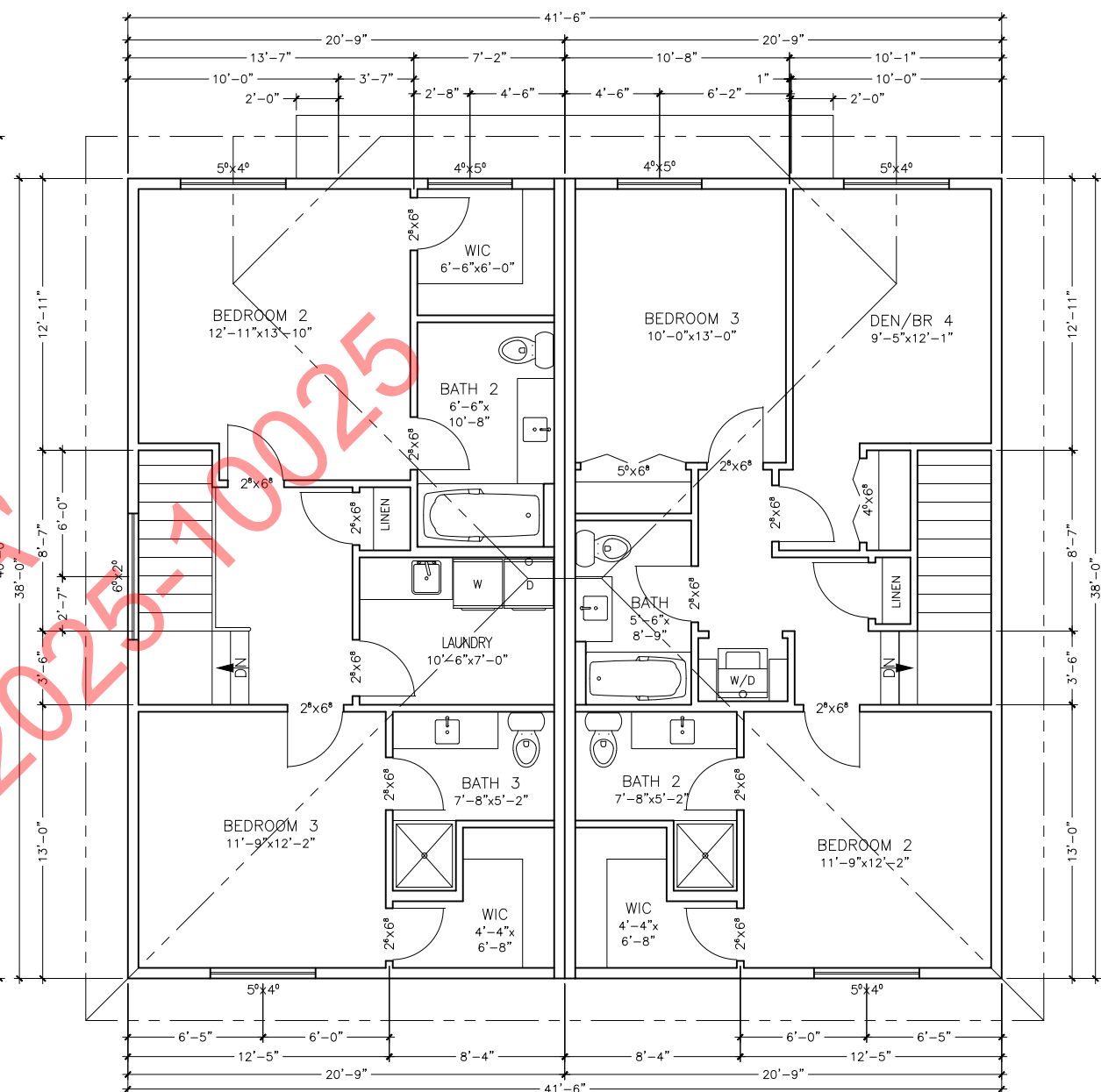
904 TIMMINS STREET
PENTICTON BC

DRAWN BY: MBW	DATE: AUG 25/25
DESIGN BY:	PROJECT No.: 242216
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No. 6 of 8

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1288 Lyon Street, Penticton, B.C.
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UPPER FLOOR PLAN
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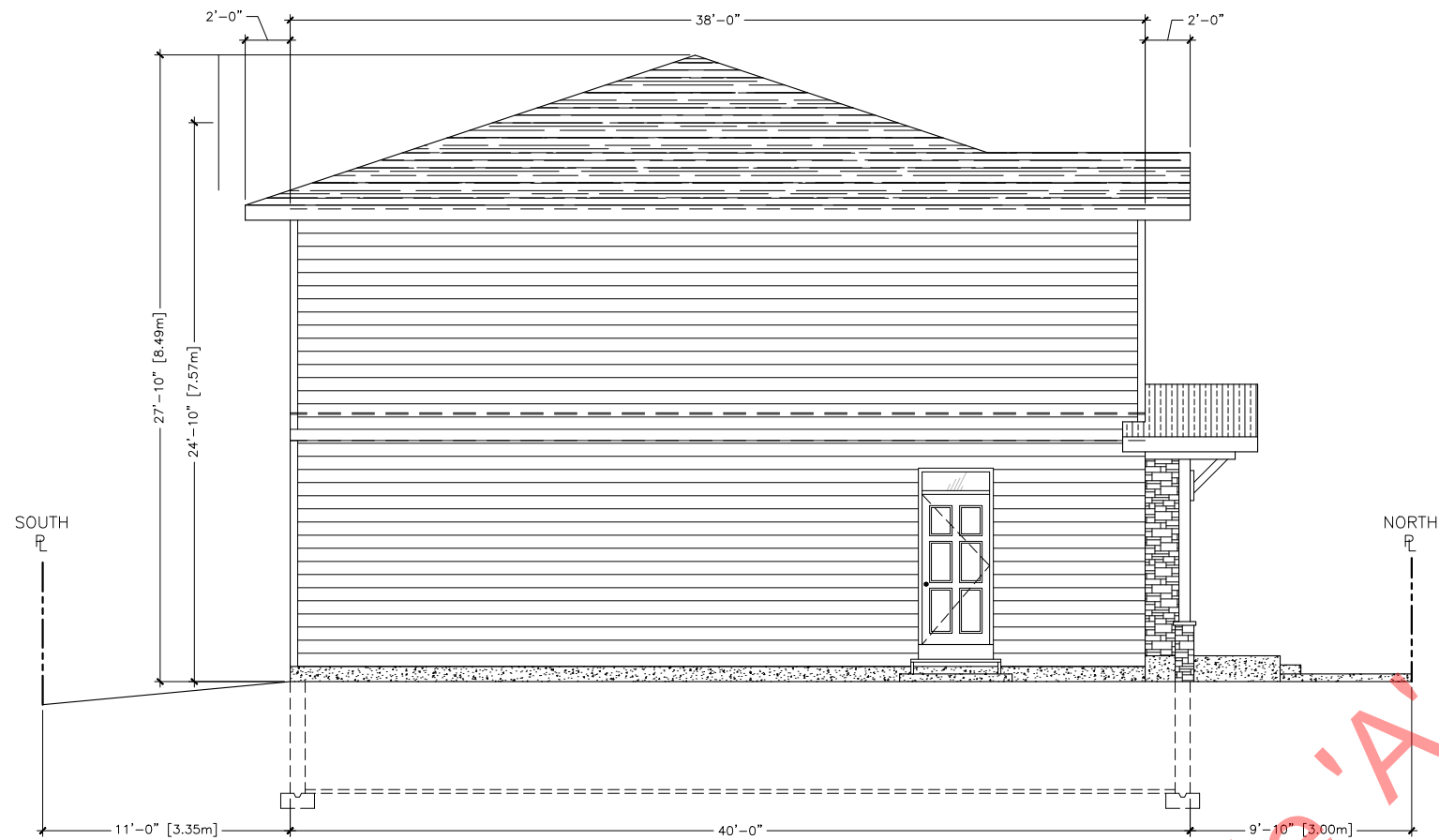
PRELIMINARY MAIN FLOOR PLAN
BUILDING B

904 TIMMINS STREET
PENTICTON BC

DRAWN BY: MBW	DATE: AUG 25/25
DESIGN BY:	PROJECT No.: 242216
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No. 7 of 12

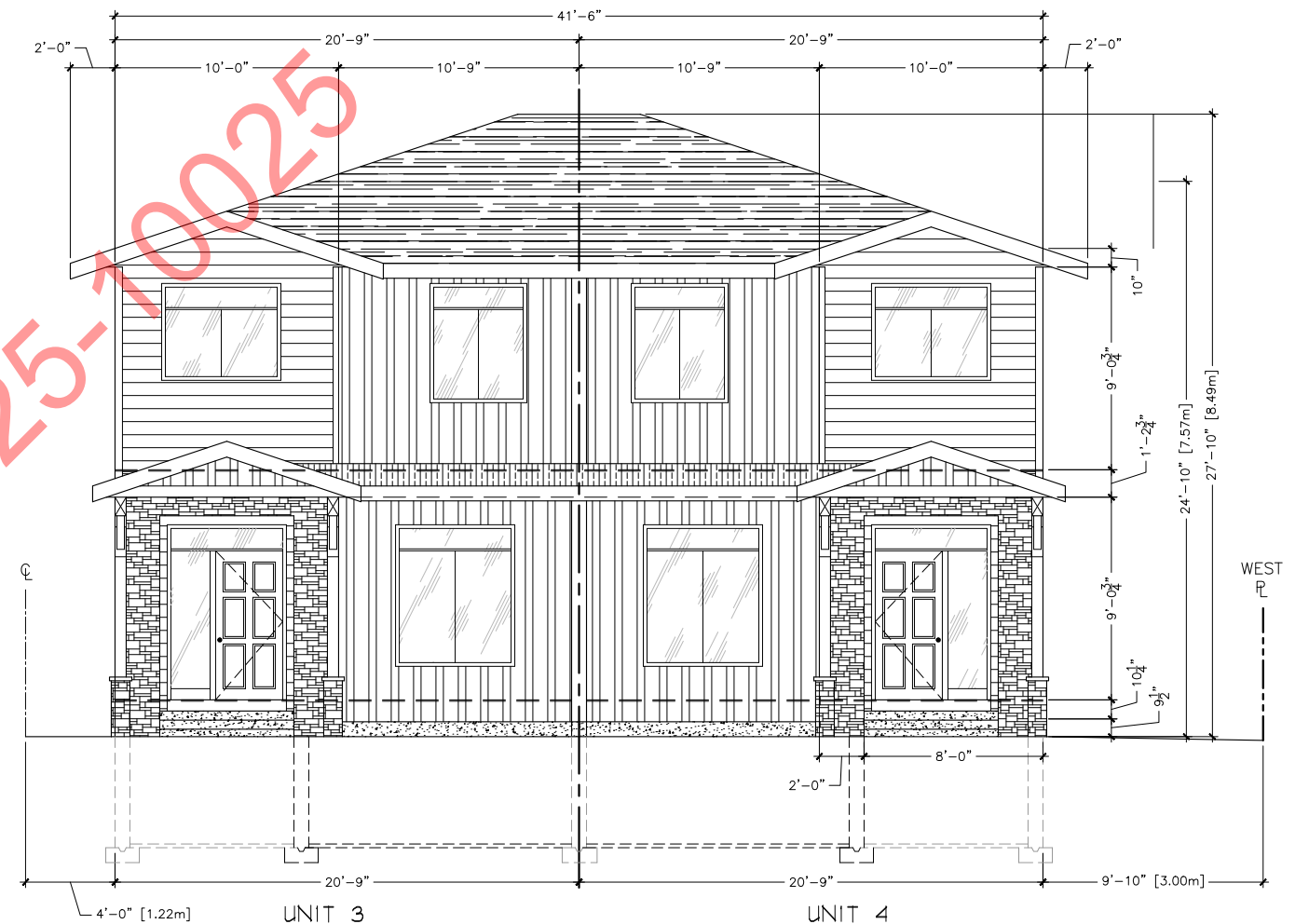
REV
3

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EAST ELEVATION
UNIT 3

SPATIAL SEPARATION - EAST WALL FACE
TOTAL BUILDING FACE = 779 sq. ft.
TOTAL UNPROTECTED OPENINGS = 23 sq. ft. (3%)
LIMITING DISTANCE = 1.20m (MAX 7%)



NORTH ELEVATION
FACING SCOTT

REVISED FOR REVIEW

PRELIMINARY N&E ELEVATIONS

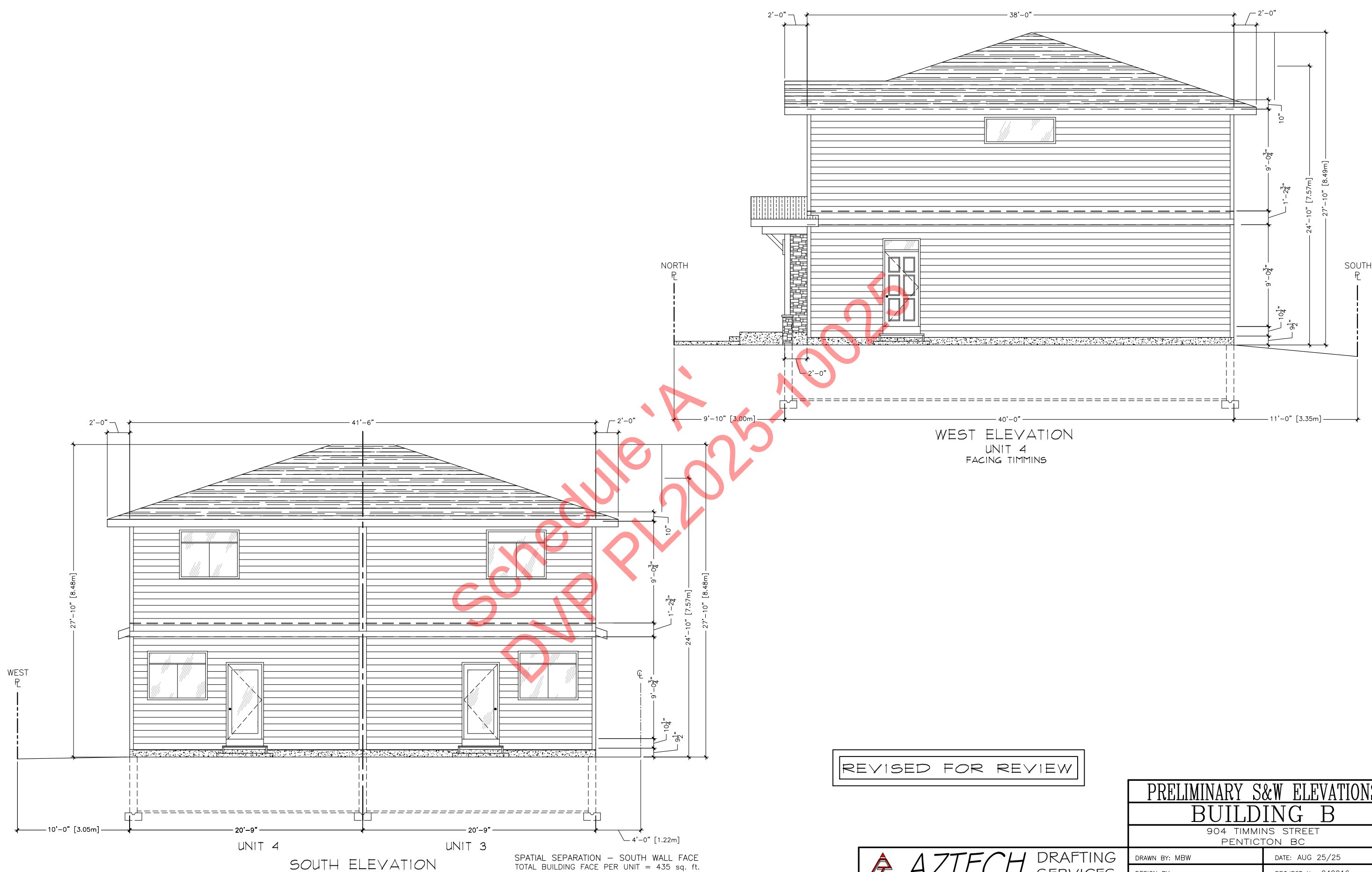
BUILDING B

904 TIMMINS STREET
PENTICTON BC

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SCALE: 1/8"=1'	SHEET No. 8 of 8

REV
3



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PRELIMINARY S&W ELEVATIONS	
BUILDING B	
904 TIMMINS STREET PENTICTON BC	
DRAWN BY: MBW	DATE: AUG 25/25
DESIGN BY:	PROJECT No.: 242216
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No. 8



AZTECH

DRAFTING SERVICES

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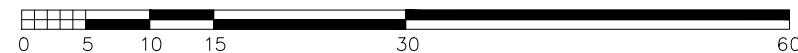
SPATIAL SEPARATION - SOUTH WALL FACE
TOTAL BUILDING FACE PER UNIT = 435 sq. ft.
TOTAL UNPROTECTED OPENINGS = 60 sq. ft. (13.8%)
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LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	5	Purple Flame Grass
	7	Karl Forester Reed Grass
	8	Blood Brothers Panicum
	19	Little Bluestem
	9	Magic Carpet Spirea - Min No. 2 Pot
	3	Tree - Armstrong Maple, to be minimum caliper of 60 mm and a clear stem height of 1.5 m
	1	Boulevard Tree - Emerald Sweetgum, to be minimum caliper of 60 mm and a clear stem height of 1.5 m
		Electrical Transformer (Wrapped in Decorative Vinyl)
		Grass
		Landscape Rock
		Concrete
		Asphalt

NOTE:
INSTALL AUTOMATED
UNDERGROUND
IRRIGATION SYSTEM ON
TIMERS AS REQ'D.



REVISED FOR REVIEW

PRELIMINARY LANDSCAPE PLAN	
PROPOSED 4-PLEX	
904 TIMMINS STREET PENTICTON BC	
DRAWN BY: MBW	DATE: AUG 28/25
DESIGN BY:	PROJECT No.: 242216
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET 10 of 12
	REV 3C



