



Development Variance Permit

Permit Number: DVP PL2026-10228

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 19 and Lot 20, District Lot 189, Similkameen Division Yale District, Plan 996
 - Civic: 336 Sudbury Avenue
 - PID: 032-610-955
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 renovation of a house :
 - Section 10.1.2 .3: to increase the lot coverage from 40% to 52.5%
 - Section 10.1.2 .6: to reduce the minimum front yard from 4.5m to 3m

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.
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 ____ day of September, 2026.

Issued this _____ day of September, 2026.

Angela Collison
Corporate Officer

SITE PLAN LEGEND

NOTES:
ELEVATIONS ARE SHOWN THUS: 1050.00 METRES.
ELEVATIONS ARE REFERRED TO ASGM 256825 ELEV.=1050.97.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
"CANT." denotes Cantilevers "CONC." denotes Concrete
"ENC." denotes Encroachment(s) "RET." denotes Retaining
"BW" denotes Back of Walkway "BC" denotes Back of Curb
"BOW" denotes Bottom of Wall "TOW" denotes Top of Wall

SYMBOLS LEGEND

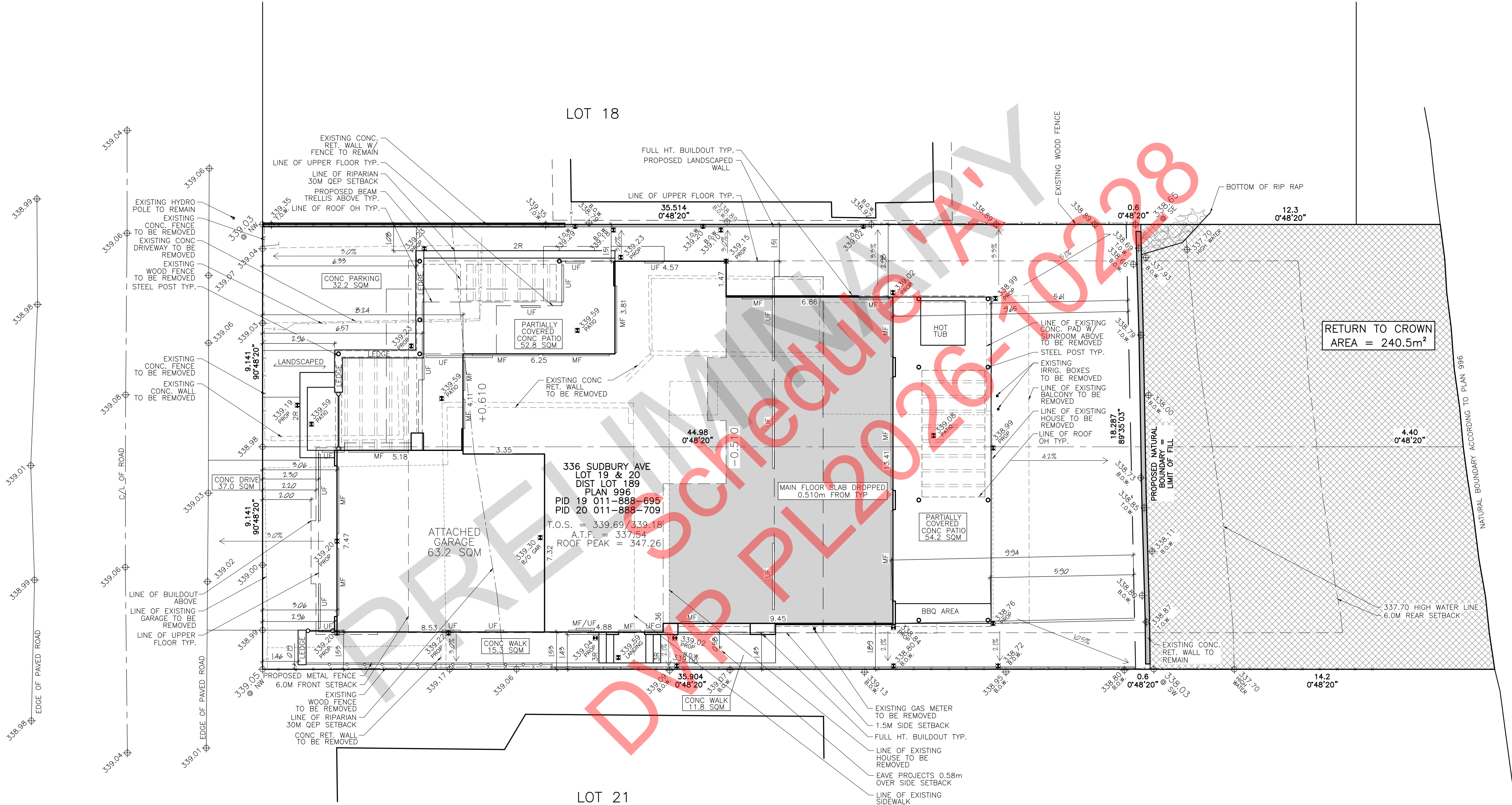
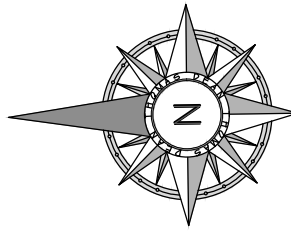
denotes Existing Geodetic Datum Point
denotes INTERPOLATED EXISTING GEODETIC DATUM POINT
denotes Proposed Geodetic Datum Point
denotes Proposed Lower Level Window
denotes Proposed Main Floor Window
denotes Proposed Upper Floor Window
denotes Proposed Loft Floor Window
denotes Proposed Concrete or Asphalt
denotes Existing Power Pole
denotes Existing Manhole
denotes Existing Catch Basin
denotes Existing Sign
denotes Existing Water Valve
denotes Existing Gas Valve
denotes Existing Street Light
denotes Existing Tree

LINETYPE LEGEND

denotes Subject Property Line
denotes Adjacent Property Lines
denotes Subject Setbacks
denotes Subject Roof Line
denotes Subject Upper Floor
denotes Utility Right of Way
denotes Proposed Fence
denotes Proposed Lot Drainage
denotes Existing to be Removed
denotes Existing Fence
denotes Existing Water
denotes Existing Sanitary
denotes Existing Gas
denotes Existing Storm
denotes Existing Overhead Power
denotes Existing Underground Power

LOT COVERAGE BEFORE
RETURNING LOT AREA TO CROWN
BLDG AREA: 326.91m² LOT AREA: 324.37m²
LOT COVERAGE: 36.5%

LOT COVERAGE AFTER TO
RETURNING LOT AREA TO CROWN
BLDG AREA: 326.91m² LOT AREA: 662.37m²
LOT COVERAGE: 49.24%



DEANTHOMAS
DESIGN GROUP

403 | 719 | 6641

1109 OLYMPIC WAY SE
CALGARY, ALBERTA
T2G 1B9

PROJECT:

ISSUED FOR
DVP APPLICATION

336 SUDBURY AVE
PENTICTON, BC

LOTS 19 & 20
DIST LOT 189
PLAN 996
PID 19 011-888-695
PID 20 011-888-709

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VERIFY ALL DIMENSIONS, DATUMS, LEVELS, AND OTHER INFORMATION PRIOR TO
COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE
DESIGNER IMMEDIATELY.
ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA
BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

REVISION SCHEDULE:

1. ISSUED FOR DVP APPLICATION MARCH 3, 2023

DRAWN BY: RC

FLOOR AREAS:

MAIN FLOOR AREA (DEVELOPED)	2116 SQ.FT.
UPPER FLOOR AREA (DEVELOPED)	2540 SQ.FT.
TOTAL DEVELOPED FLOOR AREA ABOVE GRADE	4658 SQ.FT.
ATTACHED GARAGE AREA	681 SQ.FT.
MECH/STORAGE	117 SQ.FT.
COVERED VERANDA	625 SQ.FT.
COVERED PATIO	583 SQ.FT.

DRAWING TITLE:

SITE PLAN

SCALE: 1:100
DATE: March 3, 2023

SHEET:

A1.1