City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2026-10261

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 B District Lots 187 and 204 Similkameen Division Yale District Plan 43828
   Civic: 628 Upper Bench Road North
   PID: 016-487-265

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 conversion of an existing barn to a carriage house, as shown in the plans attached in Schedule 'A':

   - Section 8.2.3.2 of Zoning Bylaw No. 2024-22 to increase the maximum building footprint for a carriage house in a rural zone from 150 m^2 to 196 m^2.
   - Section 8.2.3.10 of Zoning Bylaw No. 2024-22 to increase the maximum carriage house floor area in a rural zone from 150 m^2 to 156 m^2.

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

DRAFT DVP PL2026-10261

Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

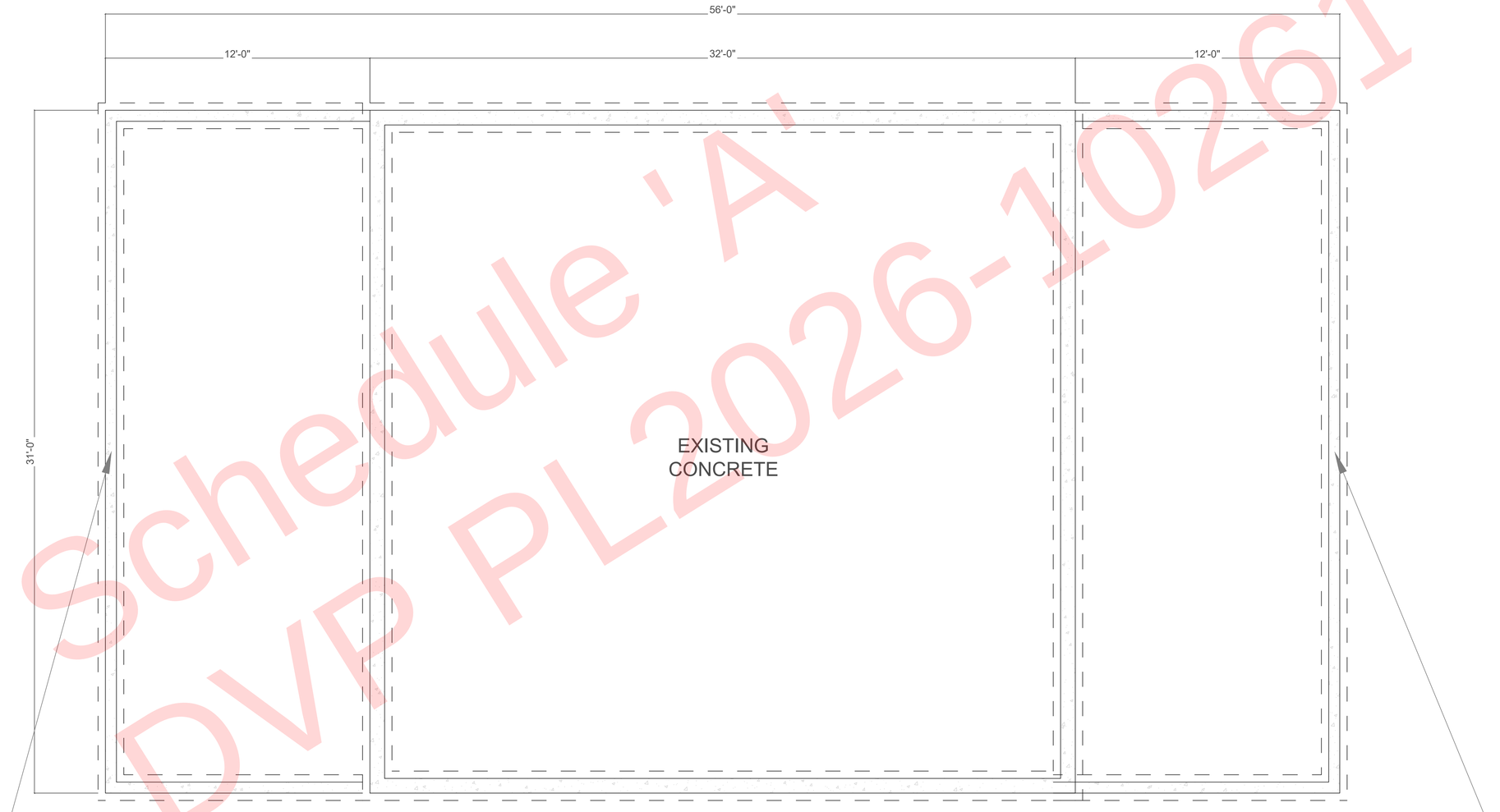
Authorized by the City Council, the ____ day of _____, 2026.

_____

Angela Collison
Corporate Officer

Issued this ____ day of _____, 2026.

DRAFT
DVP PL2026-10261



1 FOUNDATION PLAN
SCALE 3/8" = 1'-0"

Schedule 'A'
DVP PL2026-10261

whim&walnut
designs

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ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE NOTED.
DO NOT SCALE.

GENERAL CONTRACTOR AND/OR SUBTRADES TC VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON DRAWINGS WITH ACTUAL EXISTING CONDITIONS. ANY DISCREPANCIES TO BE REPORTED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND/OR INSTALLATION.

IF IN DOUBT, ASK.

whim&walnut designs
daniella@hardrockdrilling.ca
250.408.9024

NOTES:

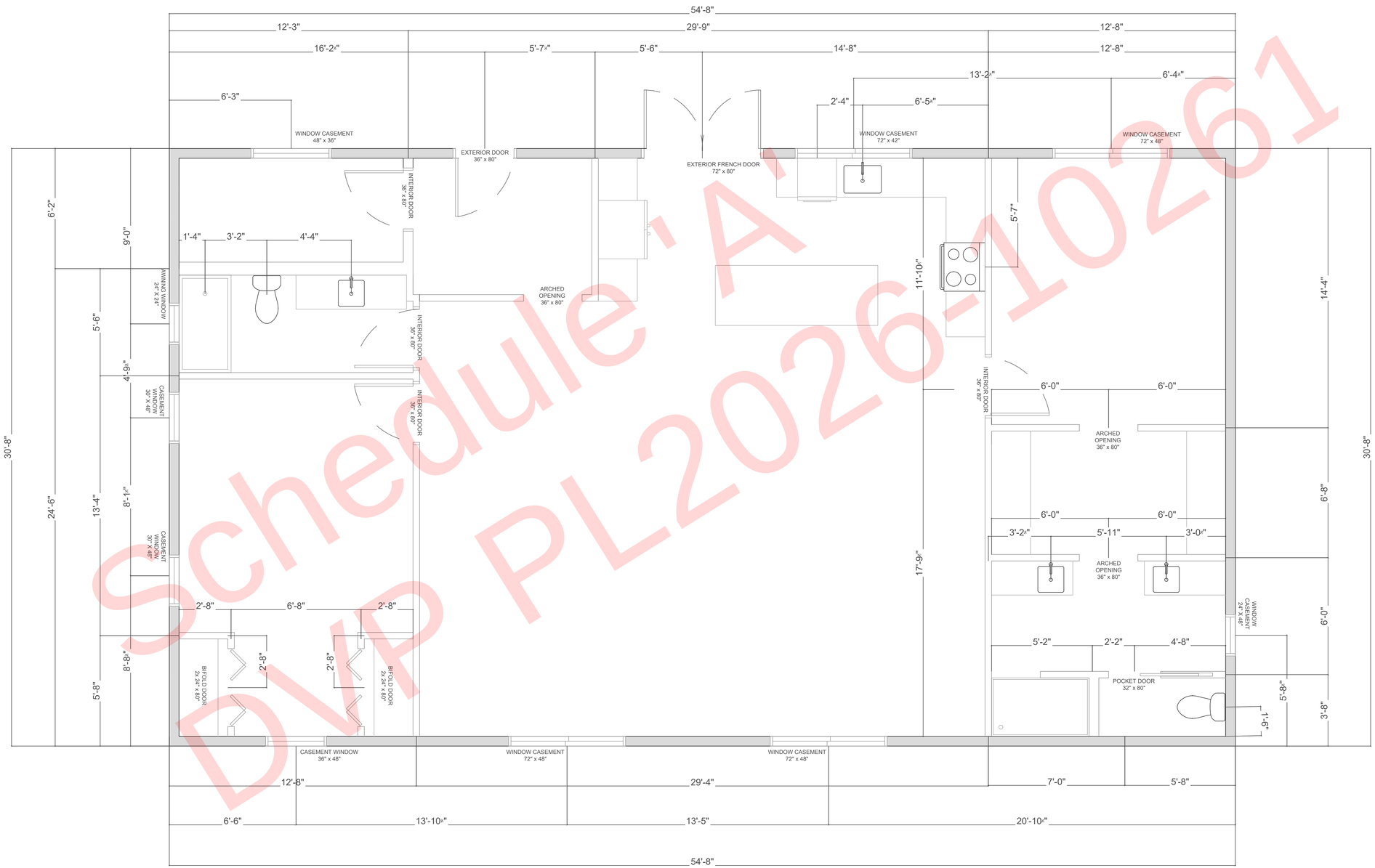
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REV	DATE	DESCRIPTION
00	04/15/26	FINAL PLAN

PROJECT
SMALL BARN
RENOVATION

ADDRESS
628 UPPER BENCH RD N

SHEET TITLE
FOUNDATION PLAN



1 PROPOSED FLOOR PLAN
SCALE 3/8" = 1'-0"

Schedule 'A'
DVP PL2026-10261

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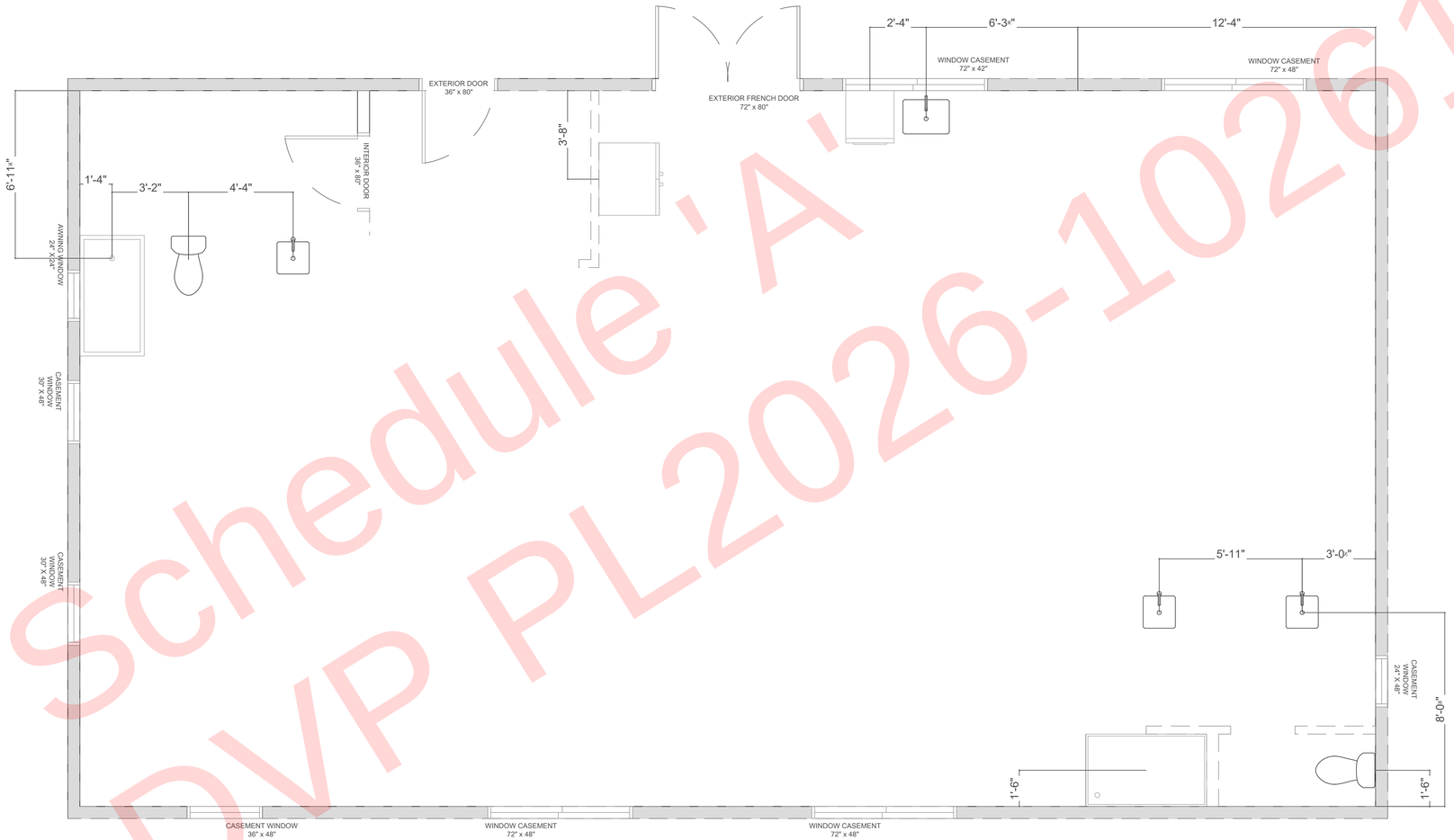
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REV	DATE	DESCRIPTION
00	06/11/26	FINAL PLAN

PROJECT
SMALL BARN RENOVATION

ADDRESS
628 UPPER BENCH RD N

SHEET TITLE
FLOOR PLAN



1 PLUMBING ROUGH IN
SCALE 3/8" = 1'-0"

Schedule 'A'
DVP PL2026-10261

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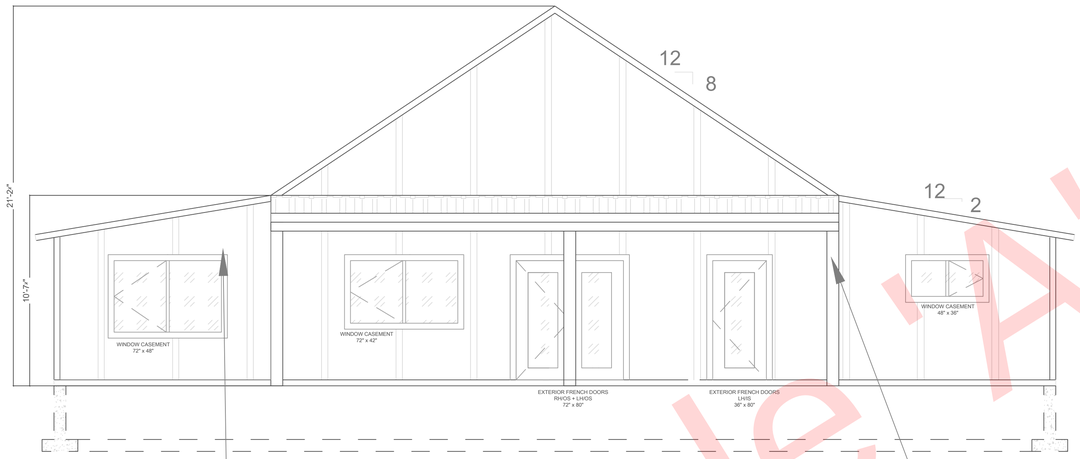
NOTES:

REV	DATE	DESCRIPTION
00	06/09/26	FINAL PLAN

PROJECT
SMALL BARN CONVERSION

ADDRESS
628 UPPER BENCH RD N

SHEET TITLE
PROPOSED PLUMBING ROUGH IN

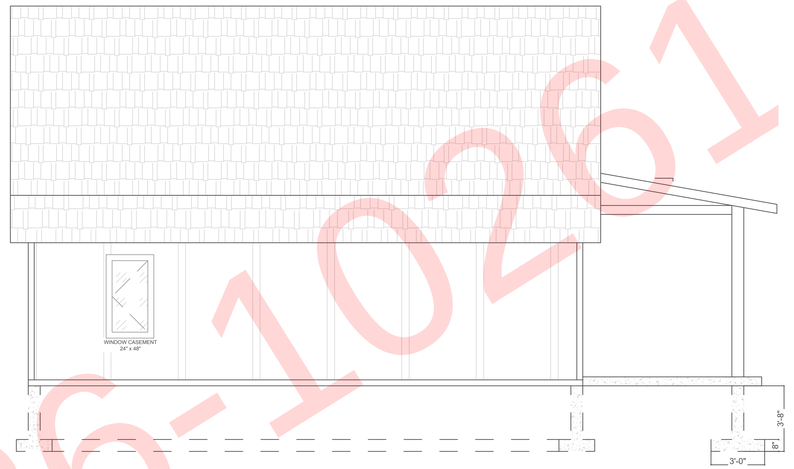


WEST ELEVATION

SPACIAL CALCULATIONS
EXPOSED BUILDING FACE 719 SQ FT
GLAZING 57 SQ FT
GLAZING RATIO 7.93%

BLACK TRIM
BLACK WINDOW
TRIPLE GAZE

HARDIE PLANK BOARD & BATTEN
ARCTIC WHITE

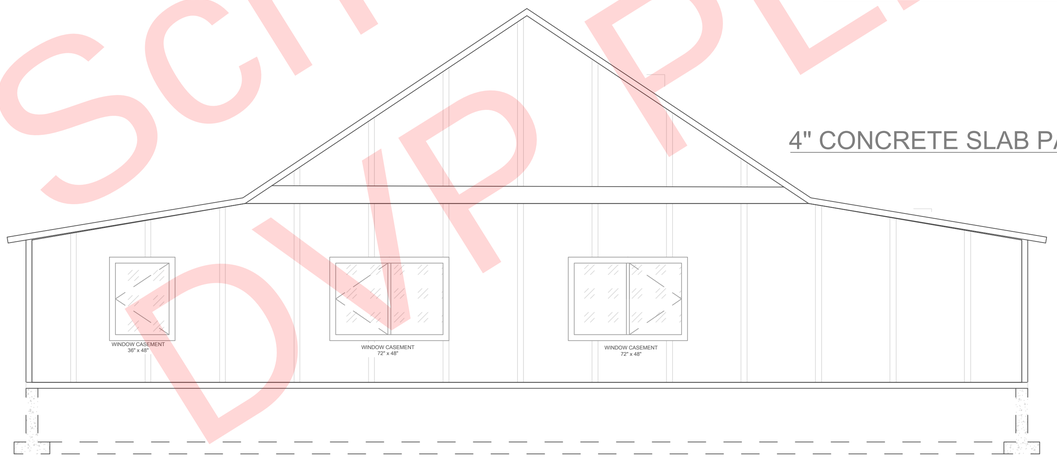


NORTH ELEVATION

EXPOSED BUILDING FACE 248 SQ FT
GLAZING 8 SQ FT
GLAZING RATIO 3.22%

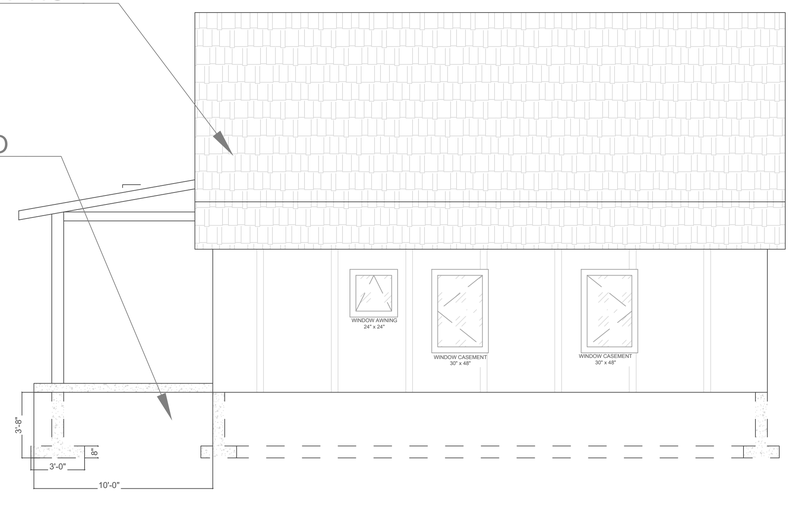
ASPHALT SHAKER ROOFING

4" CONCRETE SLAB PATIO



EAST ELEVATION

EXPOSED BUILDING FACE 719 SQ FT
GLAZING 60 SQ FT
GLAZING RATIO 8.344%



SOUTH ELEVATION

EXPOSED BUILDING FACE 248 SQ FT
GLAZING 24 SQ FT
GLAZING RATIO 10.33%

1 ELEVATIONS
SCALE 1/4" = 1'-0"

Schedule 'A'
DVP PLZ 2026-10261

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daniella@hardrockdrilling.ca
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NOTES:

REV	DATE	DESCRIPTION
00	04/15/26	FINAL PLAN

PROJECT
SMALL BARN
RENOVATION

ADDRESS
628 UPPER BENCH RD N

SHEET TITLE
ELEVATIONS







SCHEDULE 'A'
DVP PL2026-10261

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NOTES:

REV	DATE	DESCRIPTION
00	10/13/26	FINAL PLAN

PROJECT
SMALL BARN RENOVATION

ADDRESS
628 UPPER BENCH RD N

SHEET TITLE
RENDERS