



Development Variance Permit

Permit Number: DVP PL2026-10216

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 4 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 4075
 - Civic: 690 Lakeshore Drive W
 - PID: 004-496-094
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 deck on a carriage house, as shown in the plans attached in Schedule 'A':
 - Section 8.2.3.10 to permit a deck on a carriage house.

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 _____, 2026.

Angela Collison
Corporate Officer

Issued this ____ day of _____, 2026.

CONSTRUCTION NOTES

1.

THIS PROJECT IS TO BE DONE IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE BUILDING CODE, THE NATIONAL BUILDING CODE, THE ELECTRICAL SAFETY CODE, THE PLUMBING CODE, ALL LOCAL BY LAWS ACTS AND ORDINANCES AND THE REQUIREMENTS OF ALL BODIES HAVING JURISDICTION.
2.

ALL MATERIALS AND/OR ASSEMBLIES LISTED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE PERFORMANCE RATINGS OF THE BUILDING CODE, THE NATIONAL BUILDING CODE AND ALL APPLICABLE REQUIREMENTS OF ALL APPROVAL AGENCIES.
3.

ALL NECESSARY CONTRACT HARDWARE AND OTHER INCIDENTAL ITEMS SHALL BE OF ACCEPTABLE QUALITY, STRENGTH , FINISH, SIZE AND DURABILITY.
4.

ALL WORKMANSHIP AND MATERIALS EMPLOYED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THE CANADIAN STANDARDS ASSOCIATION.
5.

ALL WORKMANSHIP SHALL BE IN COMPLIANCE WITH GOOD TRADE PRACTICES.
6.

ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
7.

ALL WORK IS TO BE DURING REGULAR BUSINESS HOURS. AFTER HOURS WORK AND SATURDAY AND SUNDAY ARE TO BE COORDINATED BETWEEN THE CLIENT AND CONTRACTORS.
8.

GENERAL CONTRACTOR SHALL HAVE TOTAL CONTROL OF THE WORK AND SHALL EFFECTIVELY DIRECT AND SUPERVISE THE WORK TO ENSURE CONFORMITY WITH THE CONTRACT DOCUMENTS.
9.

GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY AT THE PLACE OF WORK AND FOR ENSURING COMPLIANCE WITH THE RULES, REGULATIONS AND PRACTICES REQUIRED BY THE APPLICABLE CONSTRUCTION HEALTH AND SAFETY LEGISLATION AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE WORK.
10.

GENERAL CONTRACTOR SHALL EMPLOY A COMPETENT SUPERVISOR AND NECESSARY ATTENDANTS WHO SHALL BE IN ATTENDANCE AT THE PLACE OF WORK WHILE WORK IS BEING PERFORMED. THE SUPERVISOR SHALL NOT BE CHANGED EXCEPT FOR VALID REASONS.
11.

THE SUPERVISOR SHALL REPRESENT GENERAL CONTRACTOR AT THE PLACE OF WORK AND NOTICES AND INSTRUCTIONS GIVEN TO THE SUPERVISOR BY THE CONSULTANT SHALL BE HELD TO HAVE BEEN RECEIVED BY KEITH CONSTRUCTION.
12.

GENERAL CONTRACTOR SHALL MAINTAIN THE WORK IN A TIDY CONDITION AND FREE FROM THE ACCUMULATION OF WASTE PRODUCTS AND DEBRIS.
13.

GENERAL CONTRACTOR SHALL REMOVE WASTE PRODUCTS AND DEBRIS, OTHER THAN THAT RESULTING FROM THE WORK OF THE OWNER AND SHALL LEAVE THE WORK CLEAN AND SUITABLE FOR OCCUPANCY BY THE OWNER BEFORE ATTAINMENT OF SUBSTANTIAL PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL REMOVE PRODUCTS, TOOLS, CONSTRUCTION MACHINERY AND EQUIPMENT NOT REQUIRED FOR THE PERFORMANCE OF THE REMAINING WORK.
14.

PRIOR TO APPLICATION FOR THE FINAL CERTIFICATE FOR PAYMENT GENERAL CONTRACTOR SHALL REMOVE ALL PRODUCTS, TOOLS, CONSTRUCTION MACHINERY AND EQUIPMENT, WASTE PRODUCTS AND DEBRIS OTHER THAN THAT ARISING FROM THE WORK OF THE OWNER, OTHER CONTRACTORS OR THEIR EMPLOYEES.
15.

PROVIDE NUMBER OF SETS OF MARKED UP 'AS BUILT' DRAWINGS, SHOW ALL CHANGES IN RED. 'AS BUILT' DRAWINGS MUST BE CLEAN AND LEGIBLE AS REQUESTED BY THE DESIGNER / OWNER.
16.

DEMOLITION WORK SHALL BE CARRIED OUT UNDER SEPARATE PERMIT AND WITHOUT CAUSING OVER STRESS OR EXCESSIVE DEFLECTION TO ANY PART OF THE EXISTING WORK WHICH IS TO REMAIN.
17.

NOISY DEMOLITION/CONSTRUCTION OPERATIONS SHALL GENERALLY BE LIMITED TO SUCH TIMES WHEN THE BUILDING IS UNOCCUPIED.
18.

REMOVE ALL CONSTRUCTION DEBRIS FROM SITE DAILY AND BE RESPONSIBLE FOR ALL TIPPING FEES.
19.

DISPOSE OF ALL CONSTRUCTION DEBRIS AT LEGALLY DESIGNATED SITES IN ACCORDANCE WITH APPLICABLE LAW.
20.

THE GENERAL CONTRACTOR SHALL APPLY AND PAY FOR ALL REQUIRED PERMITS WITH THE LOCAL MUNICIPALITY.
21.

IT IS INTENDED THAT ALL MATERIALS SPECIFIED IN THE SPECIFICATION SHALL BE USED WITH NO EQUALS. SHOULD SUB CONTRACTORS DESIRE TO USE 'EQUALS' ALL SUCH 'EQUALS' SHALL BE APPROVED BY DESIGNER/OWNER IN WRITING. CONTRACTORS TO SUBMIT CUT SHEETS AND/OR SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
22.

GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL ASSUME COMPLETE REASONABILITY FOR FITTING ANY APPROVED 'EQUALS' IN THE SPACE ALLOTTED, AS WELL AS MAKE ANY ADDITIONS AND/OR ALTERATIONS TO PROVIDE FOR COMPLETE WORK AT NO ADDITIONAL COST TO THE OWNERS.
23.

SUB CONTRACTORS SHALL DO THE CUTTING AND REMEDIAL WORK REQUIRED TO MAKE THE SEVERAL PARTS OF THE WORK COME TOGETHER PROPERLY. (INCLUDING MECHANICAL AND ELECTRICAL WORK).
24.

GENERAL CONTRACTOR SHALL COORDINATE THE WORK TO ENSURE THAT THIS REQUIREMENT IS KEPT TO A MINIMUM.
25.

CUTTING AND REMEDIAL WORK SHALL BE PERFORMED BY SPECIALISTS FAMILIAR WITH THE PRODUCTS AFFECTED AND SHALL BE PERFORMED IN A MANNER TO NEITHER DAMAGE NOR ENDANGER THE WORK.
26.

ALL ELECTRICAL WIRING, PIPE AND DUCT PENETRATIONS THROUGH REQUIRED FIRE RATED WALLS, FLOOR SLABS AND CEILING MEMBRANES, SHALL BE FIRE STOPPED AS PER THE REQUIREMENTS OF THE BUILDING REGULATIONS.
27.

PROVIDE CONTINUOUS FIRE STOPPING, ALONG THE TOP OF ALL FIRE RATED INTERIOR PARTITION WALLS, AT THEIR JUNCTION WITH FLOOR, CEILING OR ROOF ABOVE.
28.

ENSURE ALL JOINTS IN THE VAPOUR/AIR BARRIER ARE LAPPED AND SEALED TO PROVIDE A CONTINUOUS AND IMPERVIOUS VAPOUR AND MOISTURE BARRIER.

BUILDING CODE REVIEW

Item	British Columbia Building Code 2024 Data Matrix Part 9					Building Code Reference	
						References are to Division B unless noted [A] for Division A	
1	Project Description:		☒ New CARRIAGE HOUSE ☐ Addition ☐ Change of Use ☐ Alteration			☒ Part 9 1.1.2 [A] & 9.10.1.3.	
2	Major Occupancy(s)					9.10.2.	
3	Building Area (m²)	Existing 0 m²	New 89.2 m²	Total 89.2 m² per building		1.3.2. / 1.3.3.3.	
REFER TO ZONING FOR TOTAL SITE COVERAGE AREA CALCULATIONS							
4	Number of Storeys	Above Grade 1		Below Grade 0			1.3.3.4. & 9.10.4
5	Number of Streets/Fire Fighter Access 1						9.10.20.
6	Building Classification GROUP C RESIDENTIAL						9.10.2. / TABLE 9.10.2.1.
7	Sprinkler System Proposed		☒ entire building ☐ selected compartments ☐ selected floor areas ☐ basement			9.10.8.2. 9.10.1.3(8) TABLE 9.10.8.1.	
8	NOTE: ENTIRE BUILDING SPRINKLERED NFPA13D FIRE DEPARTMENT ACCESS GREATER THAN 45m		☐ in lieu of roof rating ☐ not required			INDEX	
8	Standpipe Required		☐ Yes ☐ No ☐			N/A	
9	Fire Alarm Required		☒ Yes ☐ No			9.10.18	
9a	Smoke Alarm required		☒ Yes ☐ No			9.10.19	
9b	CO Alarm Required		☒ Yes ☐ No			9.10.18	
10	Water Service/Supply is Adequate		☒ Yes ☐ No				
11	High Building		☐ Yes ☐ No			N/A	
12	Construction Restrictions	☐ Combustible permitted	☐ Non-combustible permitted		☒ Both	9.10.6.	
	Actual Construction	☐ Combustible	☐ Non-combustible		☒ Both		
13	Mezzanine(s) Area m²		n/a		9.10.4.1.		
14	Barrier-free Design		☐ Yes ☒ No (Explain) Not Required (3.8.2.1.)			9.5.2. / 3.8.2.1.	
15	Hazardous Substances		☐ Yes ☒ No			9.10.1.3.(4)	
16	Required Fire Resistance Rating (FRR)					9.10.8. 9.10.9.	9.10.9.11 REFER TO ASSEMBLIES
Building	Spatial Separation - Construction of Exterior Walls						9.10.14.4 / 9.10.14.4 -A & B 9.10.14.5 / 9.10.14.5 -A TABLE 9.10.14.4
	Wall	Area of EBF(m²)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)
	South						
	West						
	East						
	North						
REFER TO BUILDING ELEVATIONS							
18	Plumbing Fixture Requirements		REQUIRED			9.31.4.1.(1)	
			PROVIDED				
	1 Kitchen Sink / Unit		1				
	1 Lavatory / Unit		2				
	1 Shower or Bathtub / Unit		2				
	1 Watercloset / Unit		2				

FIRE SAFETY

* THE FOLLOWING TABLE IS BASED ON THE MOST STRINGENT REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE 2016

FIRE SEPARATIONS:		REQUIRED:	BCBC SECTION NUMBER:
FLOOR ASSEMBLIES	1.0 BETWEEN GARAGE / SUITE	9.10.9.18(2)	TABLE 9.10.3.1 B
FIRE SEPARATION/AIR BARRIER	1 HR	9.10.9.18(4)	
GARAGE	0 HR	9.10.9.16(3)	
WALLS - GARAGE	1.0 HR FIRE RESISTANCE RATING	APPENDIX D	
FURNACE ROOM	NOT REQUIRED	9.10.10.4(2)	
ATTIC FIRE STOPS	N/A		
MAX ATTIC AREA	N/A		
SOFFIT PROTECTION	YES	9.10.12.4(2)	

SPRINKLER - CHAPMAN MECHANICAL LTD.

SPRINKLER DESING DRAWINGS
NFPA13D

OCCUPANT LOAD

RESIDENTIAL:			
NEW CARRIAGE HOUSE	2 PERSONS / BEDROOM	(TWO BEDROOMS)	4 PEOPLE

ACCESSIBILITY REQUIREMENTS

NOT REQUIRED 9.5.5 / 3.8.2.1

ENERGY EFFICIENCY

REQUIREMENTS: 9.36.6
ENERGY MODELING REPORT
ALLESTER BUILDING SCIENCE DATED MAY 27,2026

STRUCTURAL - ALLESTER ENGINEING LTD.

STRUCTURAL DRAWINGS
ALLESTER ENGINEERING LTD DATED JUNE,2026
FLOOR AND ROOF TRUSSES REFER TO SHOP DRAWINGS

FLOOR & ROOF SYSTEM - HOME HARDWARE

SHOP DRAWING
DATED 2026-06-04



PROPOSED NEW UPPER DECK
690 LAKESHORE DR. W .
PENTICTON, BC.
ISSUED FOR DEVELOPMENT PERMIT VARIENCE JUNE 24,2026

ADDRESS:
690 LAKESHORE DR. W. PENTICTON, BC.

LEGAL ADDRESS:
LOT 4, DISTRICT LOT 2 GROUP 7 SIMILKANEEN DIVISION YALE, DISTRICT PLAN 4075
PID:004 496 094

GRADES:
EXISTING: FLAT PROPOSED: FLAT

NUMBER OF BUILDINGS:
1 - MAIN RESIDENCE EXISTING BUILDING

1 - NEW GARAGE / SHOP PROPOSED NEW GARAGE / SHOP

LOT AREA: 1114 m²

BUILDING AREA:
EXISTING RESIDENCE 262.8m²
EXISTING REAR CANOPY 31.5m²
PROPOSED ADDITION (SEPARATE PERMIT) 55.7m²
NEW CARRIAGE HOUSE 89.2m²

TOTAL FLOOR AREA 439.2m²

BUILDING COVERAGE
439.2m² / 1114.0m² 39.4%

ZONING ANALYSIS

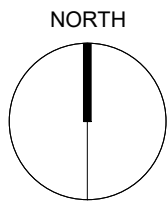
EXISTING:
R4-L -SMALL SCALE MULTI UNIT RESIDENTIAL LARGE LOT

ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (m²)	560m²	1114.0m²
SITE WIDTH (m)	16.0m	23.99m
SITE DEPTH (m)	NA	50.58m
MAX. DENSITY	4 DWELING UNITS	1 DWELLING 1 SECONDARY SUITE
SITE COVERAGE	40%	PROPOSED CARRIAGE HOUSE 37.82 %
ACCESS PATH	1.2m	1.2m
AMENITY SPACE	15.0m²	15.0m² (PRIVATE UPPER DECK)
BUILDING HEIGHT CARRIAGE HOUSE	7.0m TWO STOREYS	6.8m TWO STOREYS
BUILDING AREA CARRIAGE HOUSE	90.0m²	89.2m²
SETBACKS (m): FRONT (NORTH) CARRIAGE HOUSE	9.0m 3.0m	10.6m 9.7m
SIDE A (WEST) CARRIAGE HOUSE	1.5m 1.5m	1.4m (VARIANCE APPROVED) 1.5m
SIDE B (EAST) CARRIAGE HOUSE	1.5m 1.5m	3.7m 4.9m
REAR (SOUTH) CARRIAGE HOUSE	6.0m 1.5m	20.3m 3.2m (2.6m SECOND FLOOR)
BETWEEN STRUCTURES	3.0m	9.7m
PARKING STALLS: EXISTING RESIDENCE.	1 STALL	2 STALLS (NEW GARAGE) 1 STALLS (SURFACE) 1 (IN GARAGE)
ELECTRICAL CHARGING		
TOTAL STALLS		3 STALLS



SITE



KEY PLAN

ARCHITECTURAL

- A-1

ZONING & CODE REVIEW
- A-2

SURVEY SITE PLANS
- A-3

ASSEMBLIES / a DOOR & WINDOW SCHEDULES
- A-4

FOUNDATION,FLOORS & ROOF PLANS
- A-5

BUILDING SECTIONS
- A-6

BUILDING ELEVATIONS
- A-15

3D RENDERINGS

ALL CONTRACTORS ARE REQUIRED TO PERFORM THEIR WORK AND SUPPLY THEIR PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA

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This drawing must not be scaled

Verify all dimensions and datums prior to commencement of work.

Report all errors and omissions to Designer.

Revisions		
No.	DATE	DESCRIPTION
1	JUNE 24,2026	ISSUED FOR DVP

project title

PROPOSED NEW DECK

project address

690 LAKESHORE DRIVE
WEST. PENTICTON, BC

project no.

2601

file no.

C:\Users\user\OneDrive\Documents\2026\2026-06-04\2026-06-04.dwg

drawing title

CODE / ZONING
& GENERAL
NOTES

designed

JK

scale

1 : 10

drawn

JK

checked

BD

drawing no.

A-1

plotted

6/24/2026 8:23:44 AM

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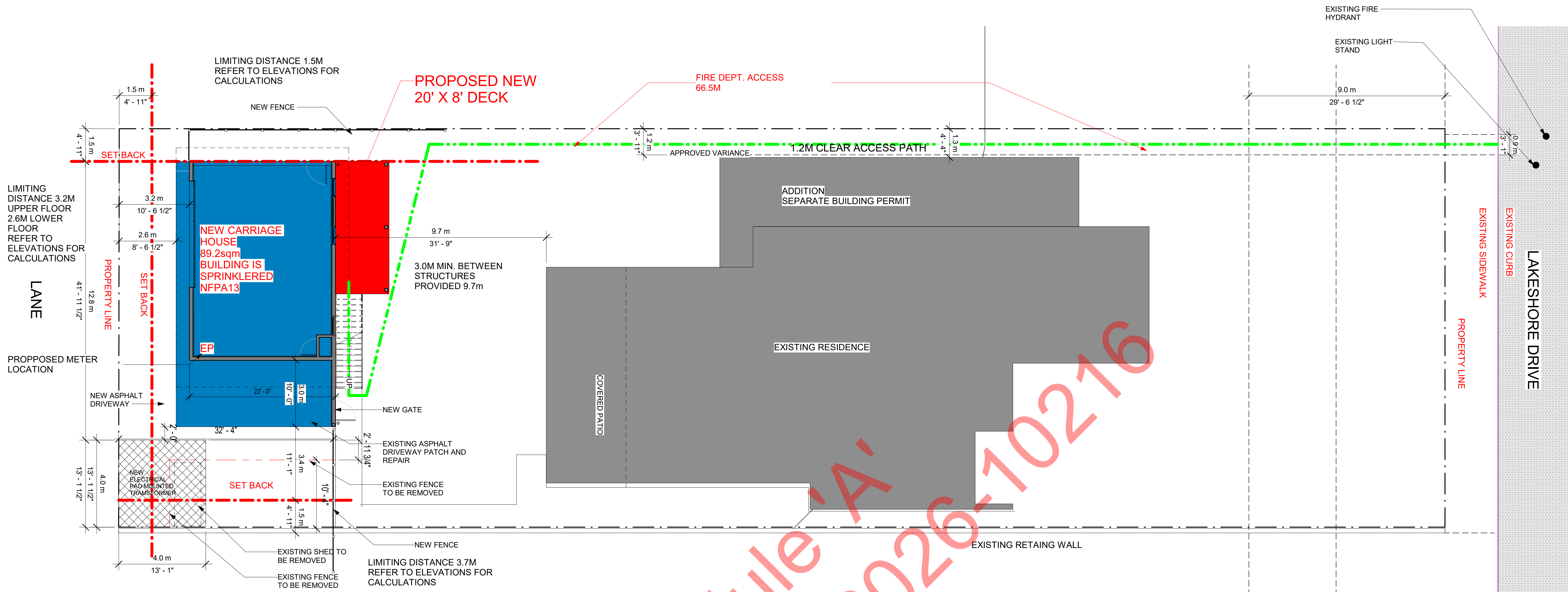
ISSUED FOR DVP

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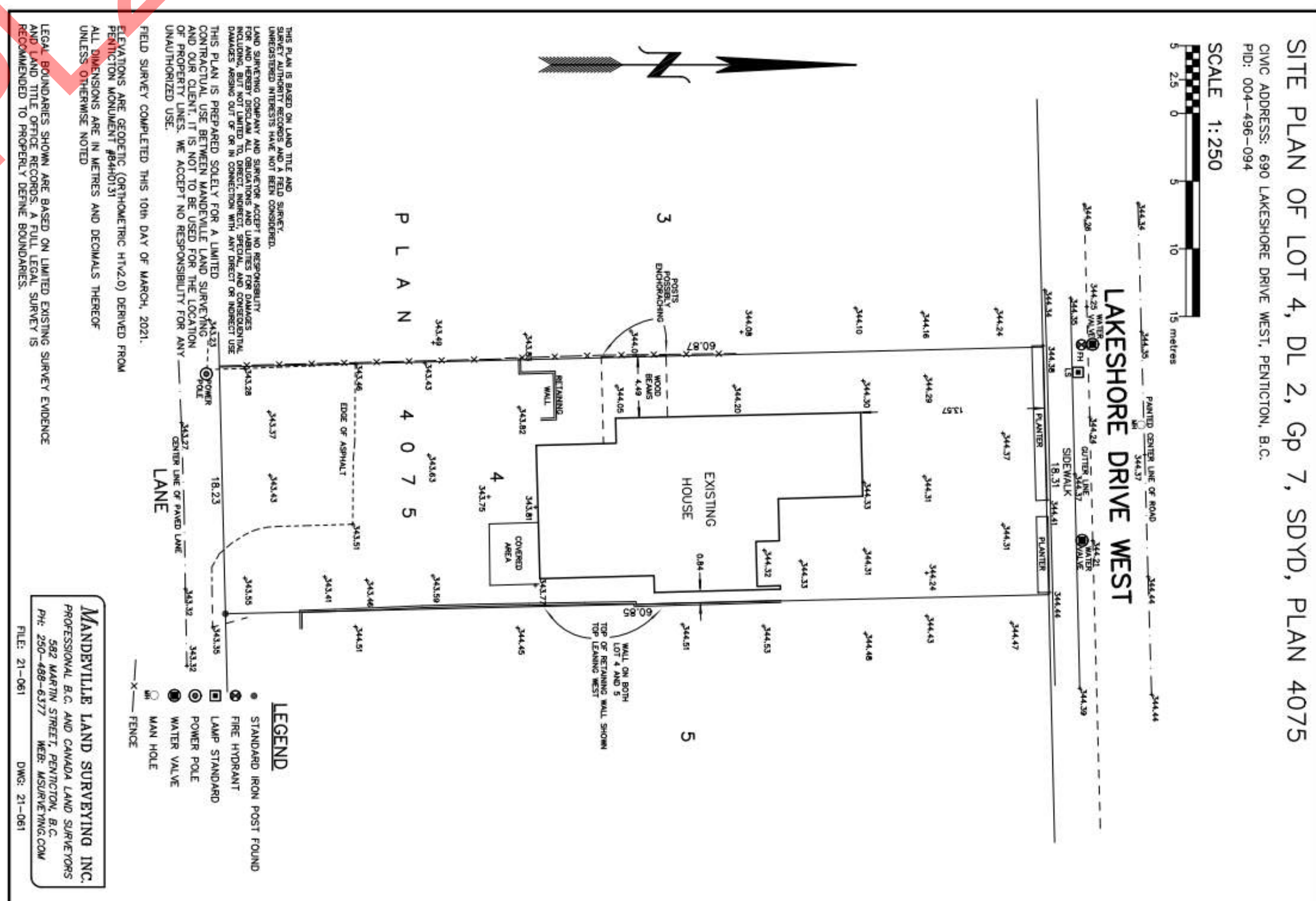
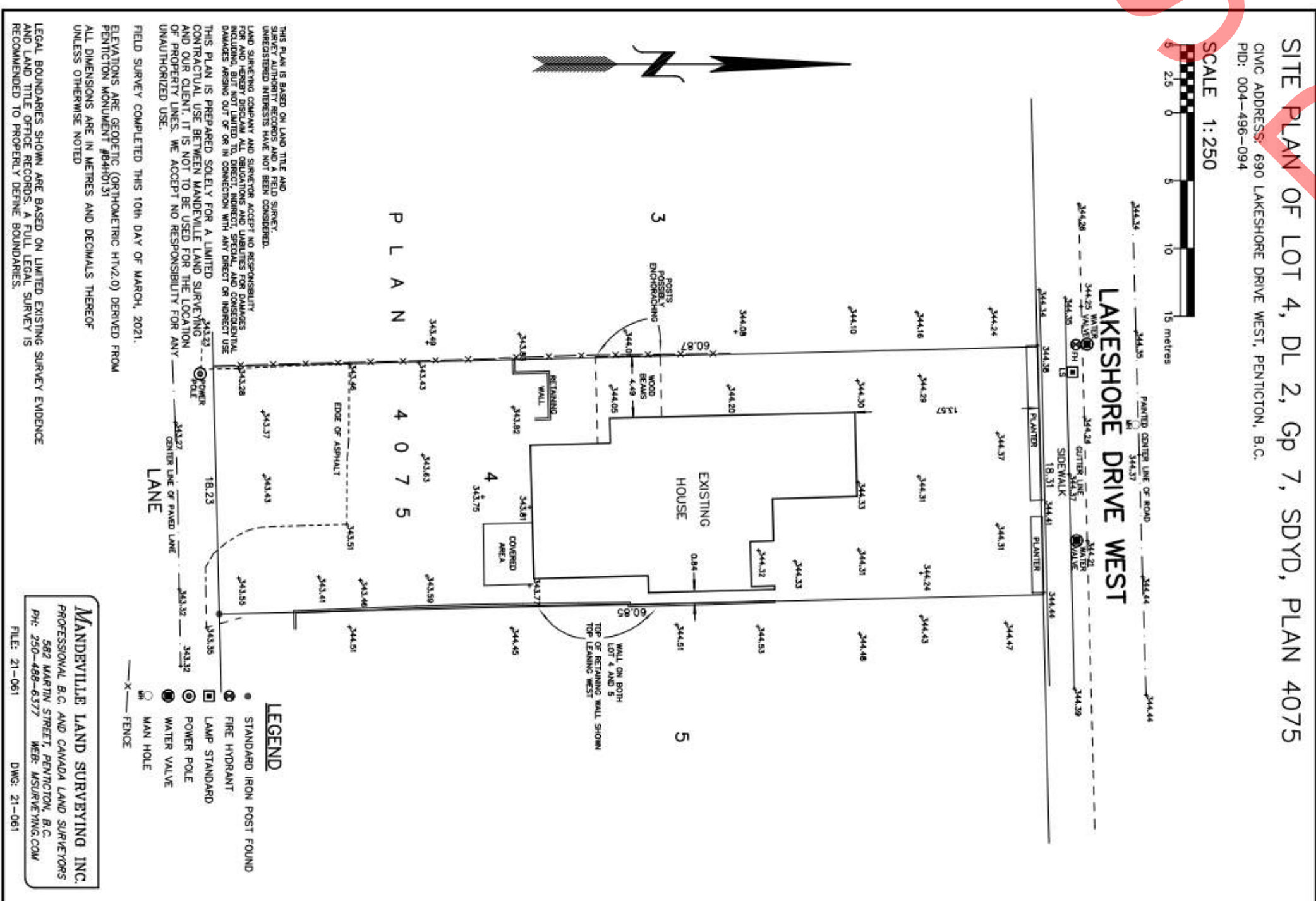
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ISSUED FOR DVP



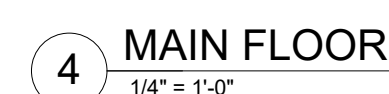
1. VERIFY ALL EXISTING UTILITIES (ELECTRICAL, WATER, SANITARY, STORM AND NATURAL GAS
2. ALL FINISH GRADE TO BE UNIFORM AND SMOOTH. (SLOPE AWAY FROM BUILDING)
3. AREAS REQUIRED TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER
OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

NOTE:
SITE AND ROOF AND FOUNDATION DRAINAGE AS
PER GEOTECHNICAL ENG. DESIGN
REQUIREMENTS



[illegible]

1 ROOF PLAN
1/4" = 1'-0"



2 2nd FLR
1/4" = 1'-0"

[illegible]

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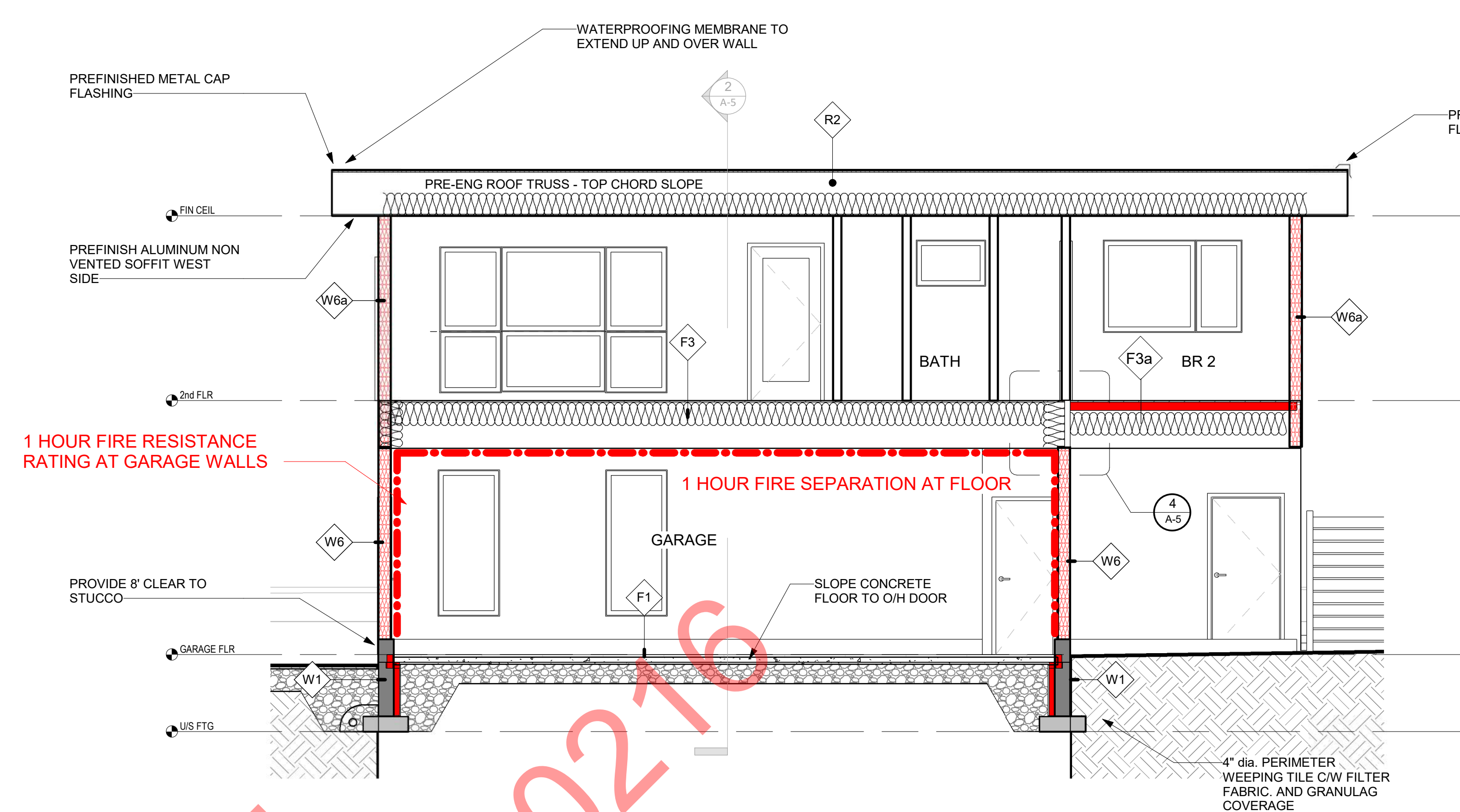
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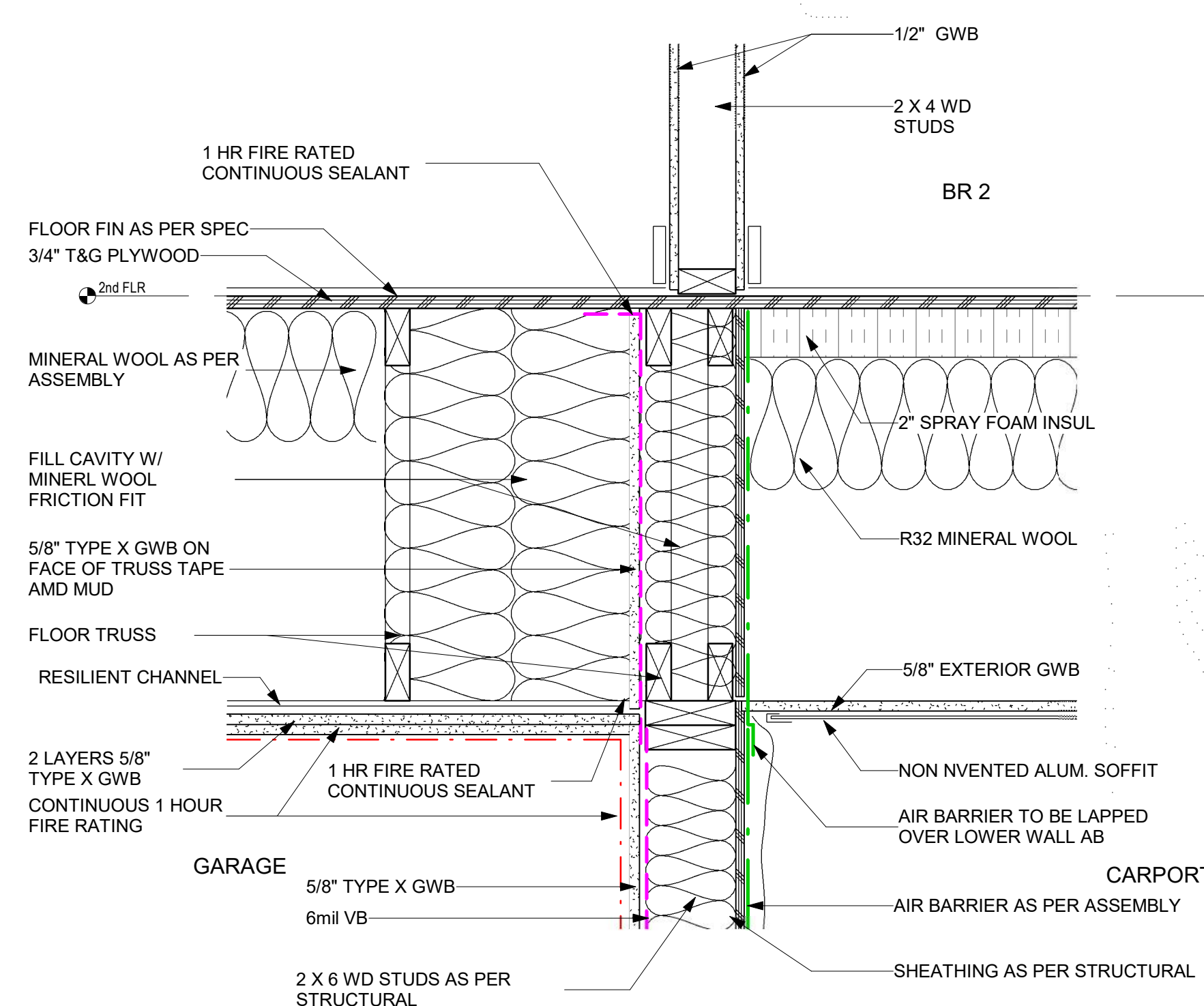
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ISSUED FOR DVP

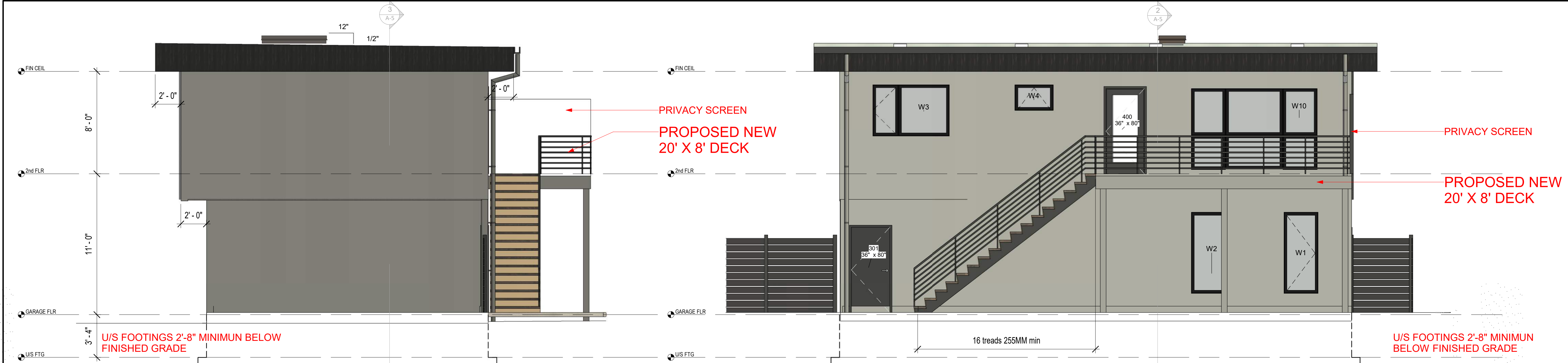
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3 BUILDING SECTION 2
1/4" = 1'-0"



4 Section 8 - DETAIL @ CARPORT
1 1/2" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"

4 WEST ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"

REFERENCE PRODUCTS

GENERAL CONTRACTOR CAN SUBSTITUTE WITH AN ALTERNATE EQUAL PRODUCT AND APPROVAL BY CLIENT



LUX - VERTICAL CLADDING
CHARWOOD



ACRYLIC STUCCO
WHITE

ACCENT COLOURS AT
BACK ENTRANCE
COLOUR TBD



LUX - SOFFIT VENTED
(NON VENTED) WEST SIDE



METAL CAP FLASHING
EAVESTROUGH / DOWNPIPE



INSULATED GARAGE DOOR -
STEEL CRAFT
DOOR PANEL - WEATHERED
GREY
TRIM - CHARCOAL

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project title
PROPOSED NEW DECK

project address
**690 LAKESHORE DRIVE
WEST, PENTICTON, BC**

project no. **2601**

drawing title
ELEVATIONS

designed J.K. scale As indicated

drawn J.K.

checked B.D.

drawing no. **A-6**

plotted 6/24/2026 8:23:50 AM

ISSUED FOR DVP



INTERIOR LOT VIEW



LANE VIEW



INTERIOR LOT VIEW



INTERIOR LOT VIEW



INTERIOR LOT VIEW

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**690 LAKESHORE DRIVE
WEST, PENTICTON, BC**

project no. 2601

drawing title
**3D
RENDERINGS**

designed JK scale
drawn JK
checked BD
drawing no. **A-15**

plotted 6/24/2026 8:23:50 AM