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

Development Variance Permit

Permit Number: DVP PL2026-10203

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 1 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 8517
Civic:	794 Kamloops Avenue
PID:	009-806-687

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 four-unit development as shown in the plans attached in Schedule 'A':

    a. Section 10.2.2.9.4 to reduce the minimum rear yard setback of the principal building from 6.0m to 4.0m.

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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 City Council, the 17th day of November, 2026.

Issued this ____ day of November, 2026.

_____

Angela Collison
Corporate Officer

DRAFT

GENERAL NOTES

THESE DRAWINGS ARE PROTECTED BY INTERNATIONAL COPYRIGHT LAWS. DUPLICATION OR RESALE, IN WHOLE OR IN PART, IS FORBIDDEN WITHOUT THE EXPRESS CONSENT OF FAROUT DEVELOPMENTS INC.

IT IS THE RESPONSIBILITY OF THE READER OF THESE DRAWINGS TO VERIFY THAT THIS IS THE MOST RECENT REVISION.

FAROUT DEVELOPMENTS INC. (FAROUT) DOES NOT ASSUME ANY RESPONSIBILITY FOR THE WORK METHODS OR TECHNIQUES EMPLOYED IN THE EXECUTION OF THE WORKS DEPICTED IN THESE DRAWINGS.

FAROUT DEVELOPMENTS INC. (FAROUT) SUBMITS THE ATTACHED PLANS FOR VALUABLE CONSIDERATION AND ON CERTAIN CONDITIONS AS NOTED:

1. THESE DRAWINGS ARE SUBMITTED ON THE BASIS THAT THE WORK DESCRIBED HEREIN WILL BE PERFORMED BY PERSONS COMPETENT AND EXPERIENCED IN THE SKILLS REQUIRED.
2. ALL DRAWINGS ARE TO BE READ AS A COMPLETE SET IN CONJUNCTION WITH SPECIFICATIONS, GEOTECHNICAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE BEARINGS AND DIMENSIONS WITH A LEGAL SURVEY.
4. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR CHECKING DRAWING DETAILS AND DIMENSIONS. IF THERE ARE ANY DISCREPANCIES THEY MUST BE REPORTED TO THE DRAFTSMAN BEFORE CONSTRUCTION.
5. FAROUT IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS ADVISED BY ANY APPROVING AUTHORITY, OFFICIAL, OR OTHER PROFESSIONAL CONSULTANT AT ANY TIME PRIOR OR DURING CONSTRUCTION WITHOUT WRITTEN CONFIRMATION.
6. FAROUT IS NOT RESPONSIBLE FOR PROBLEMS WITH SITE AND SOIL CONDITIONS.
7. ALL WORK MUST MEET THE APPROVAL OF THE PROFESSIONAL CONSULTANTS AND MUST CONFORM TO LOCAL BYLAWS, DEVELOPMENT AND BUILDING PERMIT REQUIREMENTS, THE MOST RECENT AND APPLICABLE BUILDING CODES, AND THE STANDARDS OF THE TRADE ASSOCIATIONS GOVERNING EACH TRADE INVOLVED IN THE PROJECT.
8. THE OWNER AND OR CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ALL SITE RELATED INFORMATION THAT THEY ARE AWARE OF.
9. ALL WORK, INCLUDING TEMPORARY WORK, MUST BE EXECUTED IN A SAFE MANNER AND, AT MINIMUM, MEET THE REQUIREMENTS OF THE WORKERS COMPENSATION BOARD OF B.C.
10. THE WORKS DEPICTED IN THESE DRAWINGS HAVE BEEN PREPARED FOR THE SPECIFIC NEEDS OF THE OWNER AND ARE SITE AND LOCATION SPECIFIC.
11. FOUNDATION DEPTH TO BE CONFIRMED AFTER EXCAVATION.

DRAWING NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS, JOISTS, AND TO THE CENTER OF COLUMNS, DOORS AND WINDOWS, UNLESS OTHERWISE NOTED.
2.THESE DRAWINGS ARE BASED OF THE PRELIMINARY LAYOUTS FOR THE TRUSS AND JOIST SUPPLIERS. THE SIZES OF TRUSSES, BEAMS, AND JOISTS ARE THE RESPONSIBILITY OF THE TRUSS AND JOIST SUPPLIER, BUILDING OFFICIAL AND ENGINEER.
3. ANY CHANGES TO THE TRUSS AND JOIST LAYOUTS MUST BE REPORTED TO FAROUT, AND IF ANY CHANGES ARE REQUIRED THIS WILL BE AT THE OWNERS EXPENSE.
4. ALL JOISTS, BEAMS, POSTS , FOUNDATIONS, AND FOOTINGS ON THESE DRAWINGS MUST BE CHECKED BY AN ENGINEER.
5. ALL DOOR AND WINDOW SCHEDULES AND/OR SIZES LABELED ON THE DRAWINGS ARE FOR APPROXIMATE SIZE, STYLE, AND LOCATION. OWNER/CONTRACTOR TO CONFIRM ALL SIZES, STYLES, AND LOCATIONS ON SITE WITH THE MANUFACTURER.
6. DO NOT SCALE DRAWING. CONTACT FAROUT DEVELOPMENTS FOR ALL DIMENSIONS.
7. DO NOT USE HINGED WALLS.
8. ALL FOOTING ARE TO BE PLACE ON UNDISTURBED OR COMPACTED GROUND WITH A BEARING CAPACITY OF 2000 lbs./sq.ft. OR GREATER

CIVIC ADDRESS: 794 KAMLOOPS AVENUE, PENTICTON, BC.

LEGAL ADDRESS: LOT 1, PLAN KAP8517, DISTRICT LOT 2, GROUP 7, SDYD

PID: 009-806-687

OCP: HIGH DENSITY RESIDENTIAL

ZONING: R4-S

ZONING REGULATIONS: (WITH SECTION 4.15 ENERGY EFFICIENT BUILDINGS)

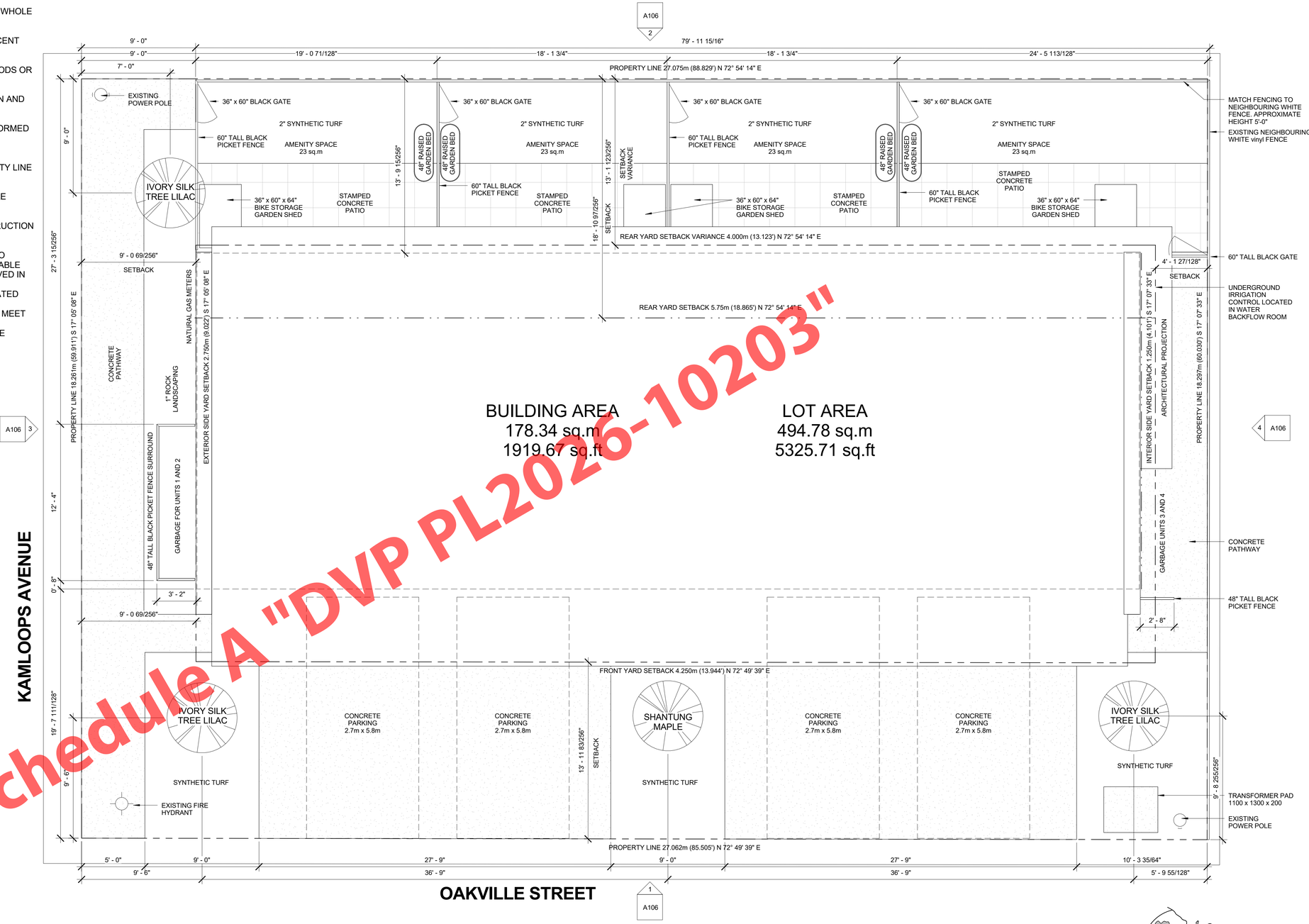
10.2.2.3	MAXIMUM LOT COVERAGE	50%
4.15.1.2	ACTUAL LOT COVERAGE	36%
10.2.2.4	MAXIMUM DENSITY	4 Dwelling units
	ACTUAL DENSITY	4 Dwelling units
10.2.2.5.a	MAXIMUM HEIGHT	11.0 m
4.15.1.4	ACTUAL HEIGHT	3.66 m
10.2.2.6	MINIMUM FRONT YARD	4.50 m
4.15.1.3	MINIMUM FRONT YARD	4.25 m
10.2.2.7.a.	MINIMUM INTERIOR SIDE YARD	1.50 m
4.15.1.3	MINIMUM INTERIOR SIDE YARD	1.25 m
10.2.2.8.a	MINIMUM EXTERIOR SIDE YARD	3.00 m
4.15.1.3	MINIMUM EXTERIOR SIDE YARD	2.75 m
10.2.2.9.a	MINIMUM REAR YARD	6.00 m
4.15.1.3	MINIMUM REAR YARD	5.75 m
	VARIANCE REAR YARD	***4.00 m***
10.2.4.1	MINIMUM AMENITY SPACE	10.0 sq.m
	ACTUAL AMENITY SPACE	23.0 sq.m

AREAS:

BUILDING AREA	178.34 sq.m (1919.67 sq.ft)
INTERIOR UNIT AREA	38.95 sq.m (419.20 sq.ft)
PARCEL	494.78 sq.m (5325.71 sq.ft)

LOADING:

DEAD ROOF	15 PSF
LIVE ROOF	21 PSF



Schedule A "DVP PL2026-10203"

FAROUT developments inc.
9-125 CABERNET DRIVE
OKANAGAN FALLS, BC, V0H 1R3
JASEL PETERS
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GEOFF ORR
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PROFESSIONAL SEAL

NO.	REVISION	DATE
1	ISSUED FOR VARIANCE	MAY. 22. 2026
2	ISSUED FOR VARIANCE	OCT. 01. 2026

PROJECT NAME: KAMLOOPS 4-PLEX
PROJECT ADDRESS: 794 KAMLOOPS AVE. PENTICTON, BC
DRAWING NAME: SITE PLAN

Scale:	1/4" = 1'-0"
Drawn By:	JASEL
Checked By:	GEOFF
Project Start Date:	APRIL 2026
Plot Date:	2026-10-05 12:15:03 PM

Project Number 214-01-10-02

A102

Sheet # 2 of 7