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

Development Variance Permit

Permit Number: DVP PL2026-10263

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 A and B District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan EPP112534
Civic:	951 and 963 Dynes Avenue
PID:	031-540-279 and 031-540-261

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

   - Section 10.5.2.3 to increase the maximum lot coverage from 50% to 53%;
   - Section 10.5.2.7 to reduce the minimum interior side yard setback from 4.5 m to 2.1 m; and
   - Section 10.5.2.9 to reduce the minimum rear yard setback from 6.0 m to 1.5 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

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

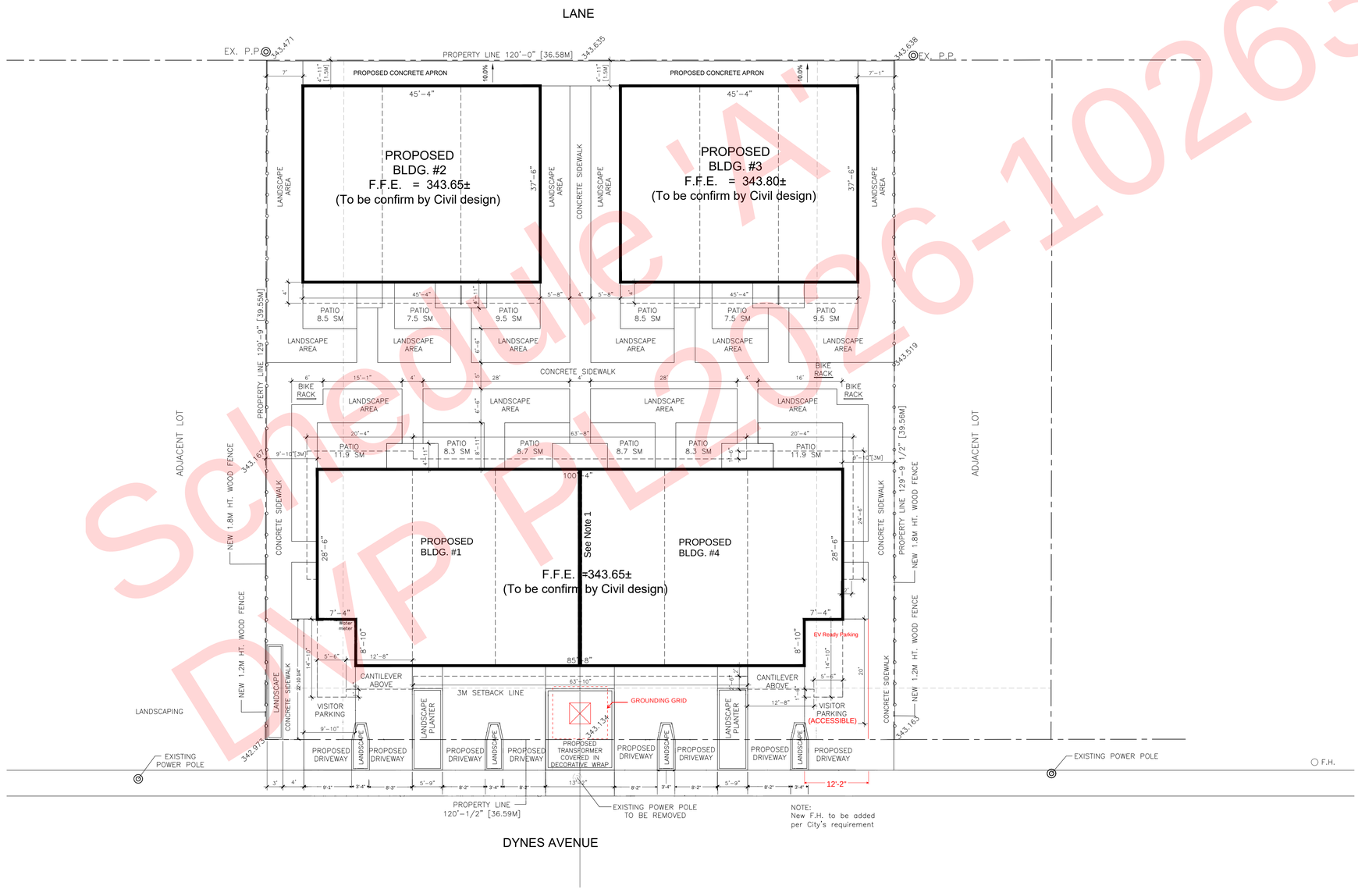
Authorized by the City Council, the _____ day of _____, 2026.

_____

Angela Collison
Corporate Officer

Issued this ____ day of _____, 2026.

DRAFT
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1 / A1.0 SITE PLAN
3/32"=1'-0" [1:128]

Note 1: Proposed BCBC-compliant firewall – final assembly/rating subject to detailed Code/engineering design;
Each townhouse has independent entrance/egress and there is no common egress system;

Note 2: Site lighting to be in accordance with lighting guidelines and paths to units with units will have lighting as per CPTED guideline (1.2m hard surface illumination);

SITE DATA:

LEGAL DESCRIPTION:
Lot 21 – 24, Plan 929

CIVIL ADDRESS:
951–963 Dynes Ave, Penticton BC

ZONING:
RM3 (Medium Density Multiple Housing)

SITE AREA: 15,577 SF (1,447 SM)

BLDG AREA:
BLDG. #1&#4 4,425 SF (411.1 SM)
BLDG. #2: 1,881 SF (174.7 SM)
BLDG. #3 1,881 SF (174.7 SM)
TOTAL: 8,187 SF (760.6 SM)

SITE COVERAGE: 52.56%

G.F.A:
BLDG. #1&#4: 13,231 SF (1,229 SM)
BLDG. #2: 5,680 SF (527.7 SM)
BLDG. #3: 5,680 SF (527.7 SM)
TOTAL: 24,591 SF (2,284.5 SM)

PROPOSED F.A.R.: 1.58
TOTAL UNITS: 12

MAX. BUILDING HEIGHT: 24 M
PROPOSED BLDG. HEIGHT: 12.2 M

PARKING PROVIDED: 14
BICYCLE PARKING PROVIDED: 4

LEGEND:
L.P. LIGHTING POLE,
POWER POST
F.H. FIRE HYDRANT

DRAWING LIST:

A1.0 SITE PLAN, FIRE ACCESS PLAN & DWG LIST

A2.1 FLOOR PLANS (BLDG. #2 & #3)
A2.2 FLOOR PLANS (BLDG. #2 & #3)
A2.3 FLOOR PLANS (BLDG. #1 & #4)
A2.4 FLOOR PLANS (BLDG. #1 & #4)

A3.1 BUILDING ELEVATIONS (BLDG. #2 & #3)
A3.2 BUILDING ELEVATIONS (BLDG. #1 & #4)

Sina Rezaian
sina.rezaian@gmail.com

ISSUED FOR

10/20/2026	DP
11/16/2026	DP-TPC comments

CONSULTANT:

IMPERIAL

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

STAMPS/SEALS

Pentincton BC Townhouse

951 & 963 Dynes Ave. Pentincton

SITE PLAN, DATA & DWG LIST

PLOT DATE: 2024-03-12

A1.0
23-149

Schedule 'A' DVP PL2026-10263