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

Development Variance Permit

Permit Number: DVP PL2026-10214

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 47 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale Lytton) District Plan 929
Civic:	988 Dynes Avenue
PID:	003-967-131

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 carriage house, as shown in the plans attached in Schedule 'A':

   - Section 8.2.3.6 to reduce the carriage house interior side yard setback from 1.5 m to 1.2 m;
   - Section 8.2.3.13 to permit non-opaque windows on the east side of the carriage house; and
   - Section 8.2.5.1 to not require a 1.2 m hard surfaced path from the street to the 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.

Draft

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.

_____

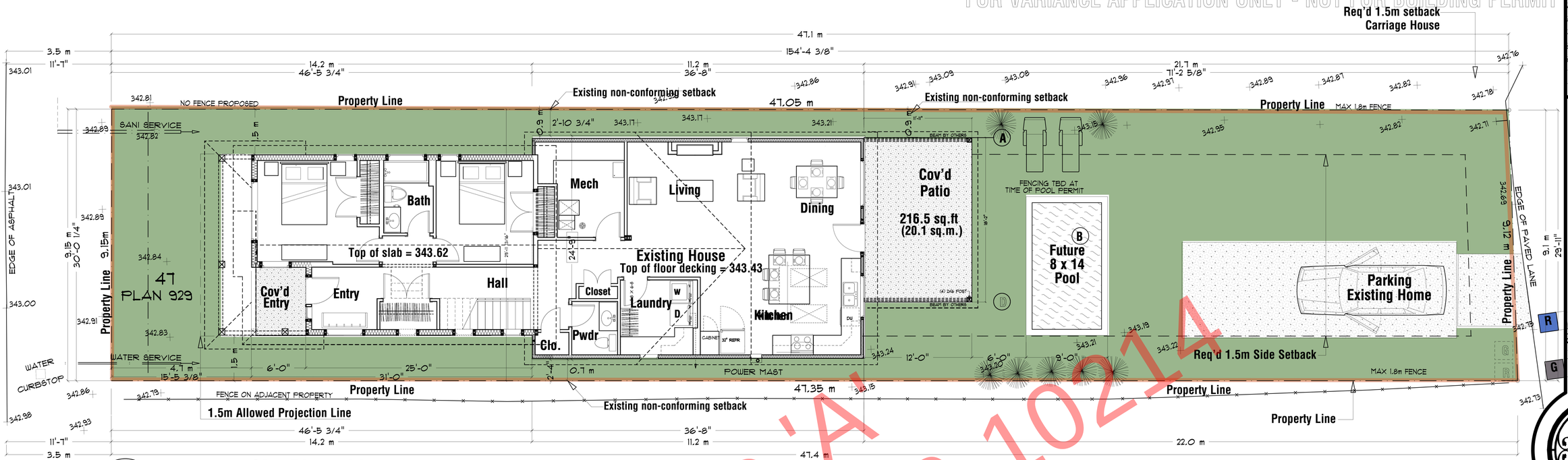
Angela Collison
Corporate Officer

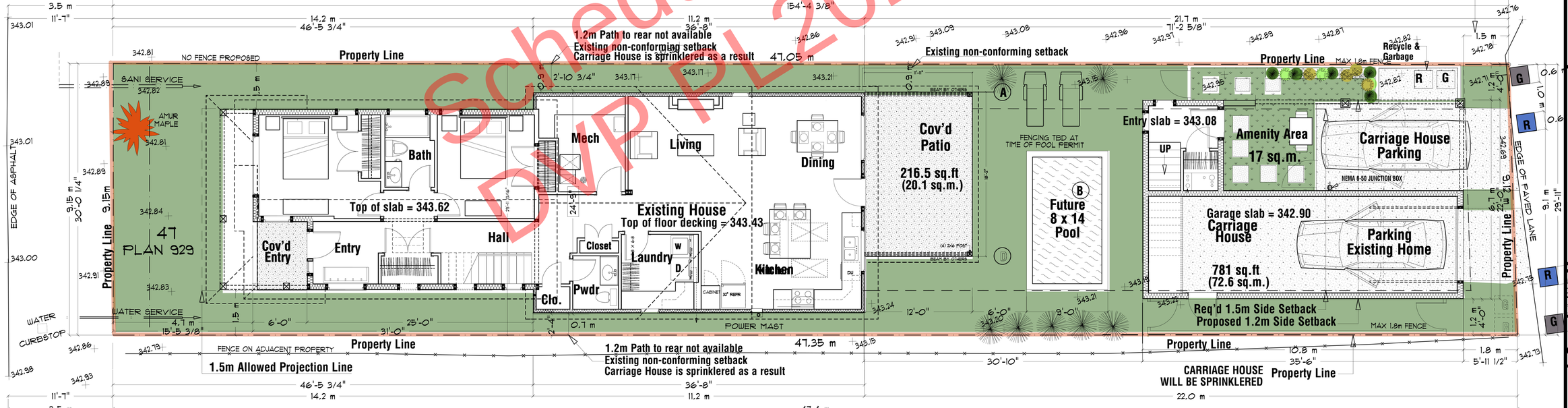
Issued this ____ day of _____, 2026.

Draft

FOR VARIANCE APPLICATION ONLY - NOT FOR BUILDING PERMIT

DATE	DESCRIPTION
OCT 31 2025	FOR REVIEW
NOV 12 2025	FOR PRE-APPLICATION
JAN 24 2026	FOR VARIANCE APPLICATION
SEPT 10 2026	UPDATED SITE PLAN FROM TPC COMMENTS
SEPT 20 2026	UPDATED FENCE HIGHT OF GARAGE WINDOW SOUTH SIDE





Schedule 'A'
DVP PL2026-10214

988 Dynes Zoned R4S - Small Scale Multi-Unit Residential			
Site Coverage	Sq.m.	Sq.Ft.	
Lot Area	428.9	4617.0	
Allowed Coverage	214.5	2308.5	**50%**
Existing house	136.2	1466.0	31.8%
Front Cov'd Area not counted (under 23sq.m)	0.0	0.0	0.0%
Rear Cov'd Area not counted (under 23sq.m)	0.0	0.0	0.0%
Future Pool (not counted)	0.0	0.0	0.0%
Proposed Carriage House	72.6	781.0	16.9%
Total Proposed	208.8	2247.0	**48.7%**

988 Dynes Zoned R4S - Small Scale Multi-Unit Residential			
Max Carriage House	Sq.m.	Sq.Ft.	
Lot Area	428.9	4617.0	
Allowed Coverage	64.3	692.6	**15%**
Proposed Carriage House	72.6	781.0	16.9%
		Variance increase requested	11.3%

Property has been rezoned to RM2 Low Density Multiple Housing but was previously zoned R4S and a provision hasn been created to allow the property to be considered R4S for the application and calculations are based on that

MAX BLDG HEIGHT = 7.0 m (proposed = 6.4m)

DRAWING INDEX

A.0	SITE PLAN - EXISTING VS PROPOSED
A.1	EXISTING / PROPOSED HOMES - LEFT & RIGHT ELEVATIONS
A.2	CARRIAGE HOME ELEVATIONS & SECTION VIEW
A.3	FLOOR PLANS
R.1	RENDERED IMAGES

Proposed building will be sprinklered due to existing non-conforming setbacks on house which limit access from Dynes

IRONWOOD RESIDENTIAL DESIGN
PO BOX 22040, Penticton, British Columbia, V2A 8L1
Dave Sutton (250) 276-6440
email: dave@ironwoodresidential.com

SEAL OF REGISTERED PROFESSIONAL

Proposed Carriage House
988 Dynes Ave., Penticton, B.C.
Lot 47, Plan KAP 929 D.L. 3 Group 7 SDYD
P.I.D.003-967-131
Contact: Shaman Whalley 778-836-6173 / Cora Hunchak 604-753-7136

EXISTING & PROPOSED SITE LAYOUTS
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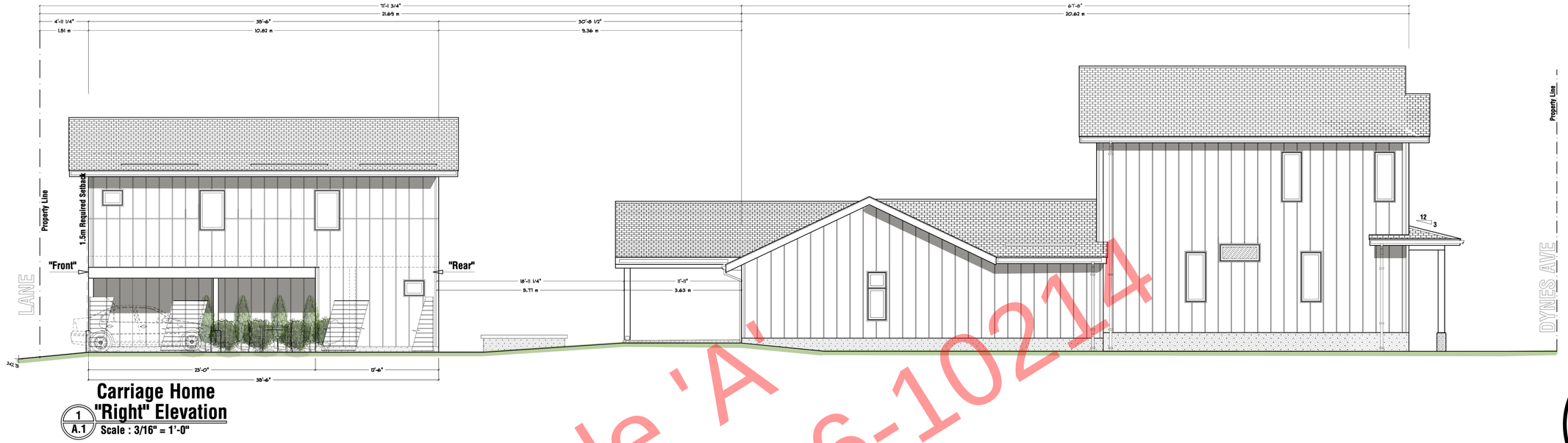
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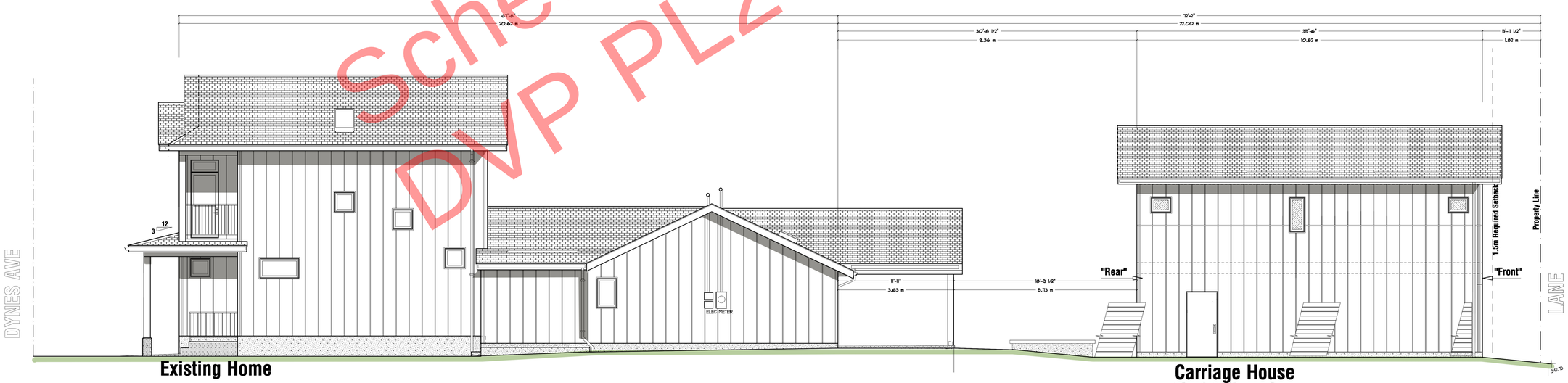
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Carriage Home
"Right" Elevation
1 / A.1
Scale : 3/16" = 1'-0"



Existing Home

Carriage House
"Left" Elevation
2 / A.1
Scale : 3/16" = 1'-0"

Schedule 'A'
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EXISTING & PROPOSED ELEVATIONS
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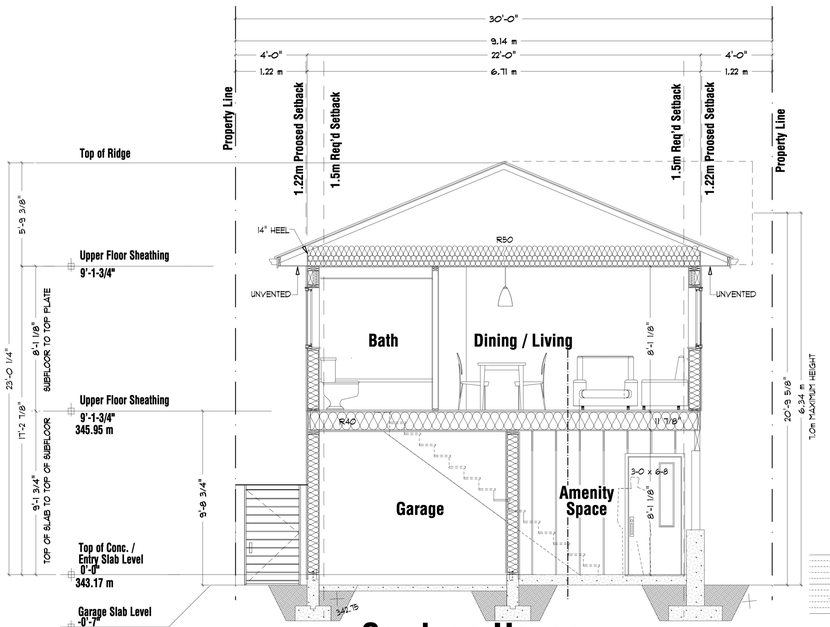
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A.1

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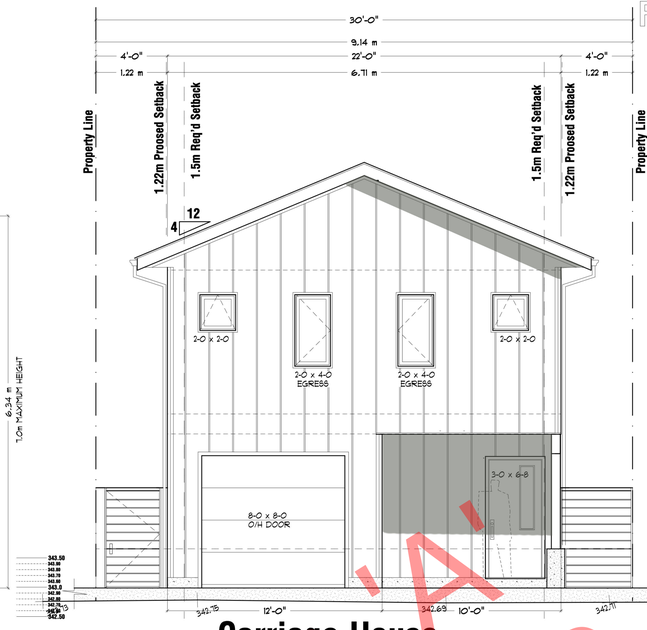
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Scheduled 'A'
DVP PL2026-10214



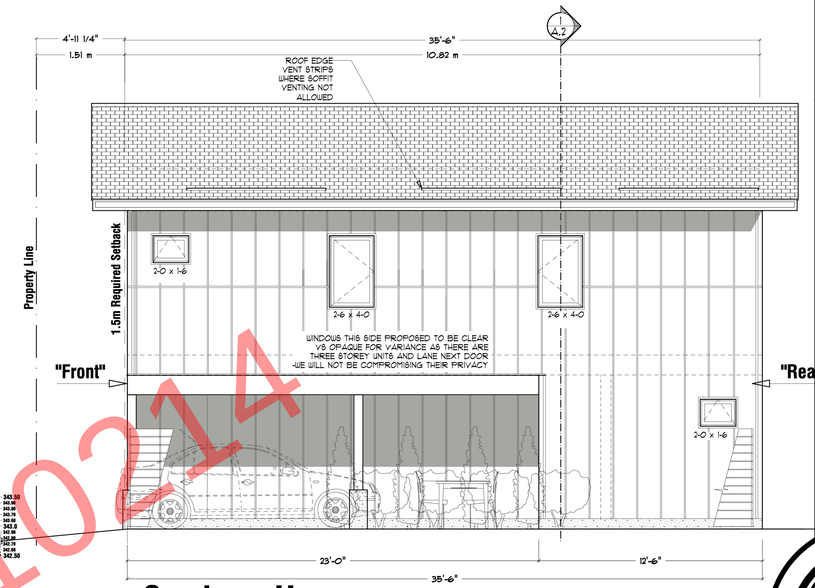
Carriage House
Cross Section

1 / A.2 — Scale : 1/4" = 1'-0"



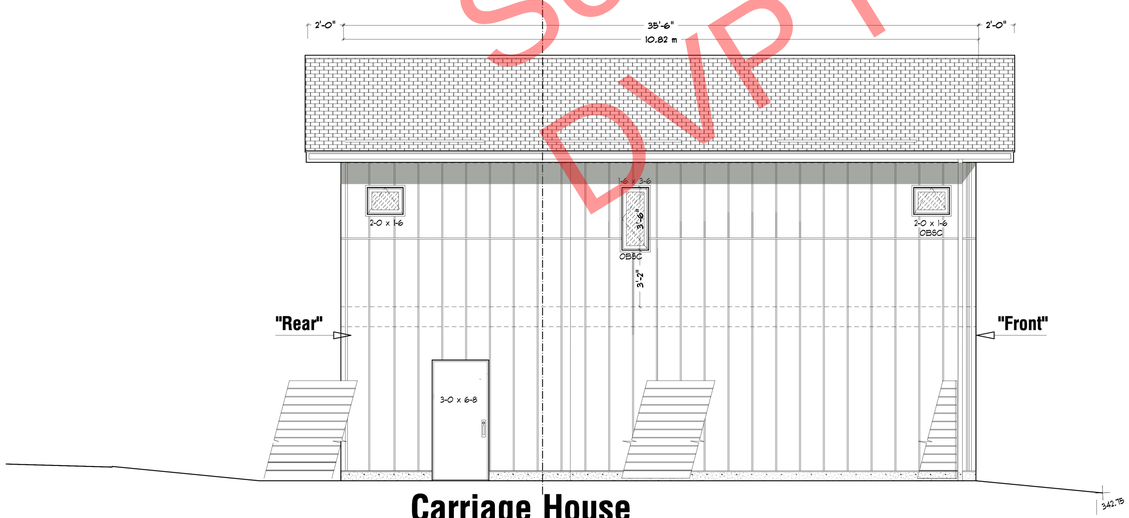
Carriage House
"Front" Elevation

2 / A.2 — Scale : 1/4" = 1'-0" (facing lane)



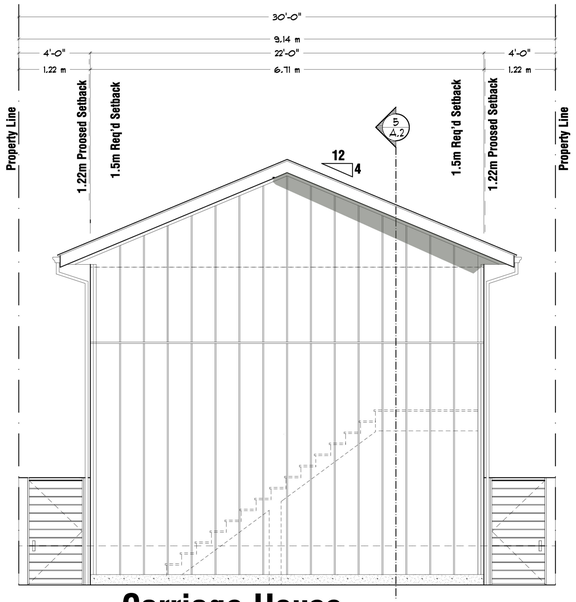
Carriage Home
"Right" Elevation

3 / A.2 — Scale : 1/4" = 1'-0"



Carriage House
"Left" Elevation

4 / A.1 — Scale : 1/4" = 1'-0"



Carriage House
"Rear" Elevation

5 / A.2 — Scale : 1/4" = 1'-0" (faces rear of existing home / Dynes Ave)

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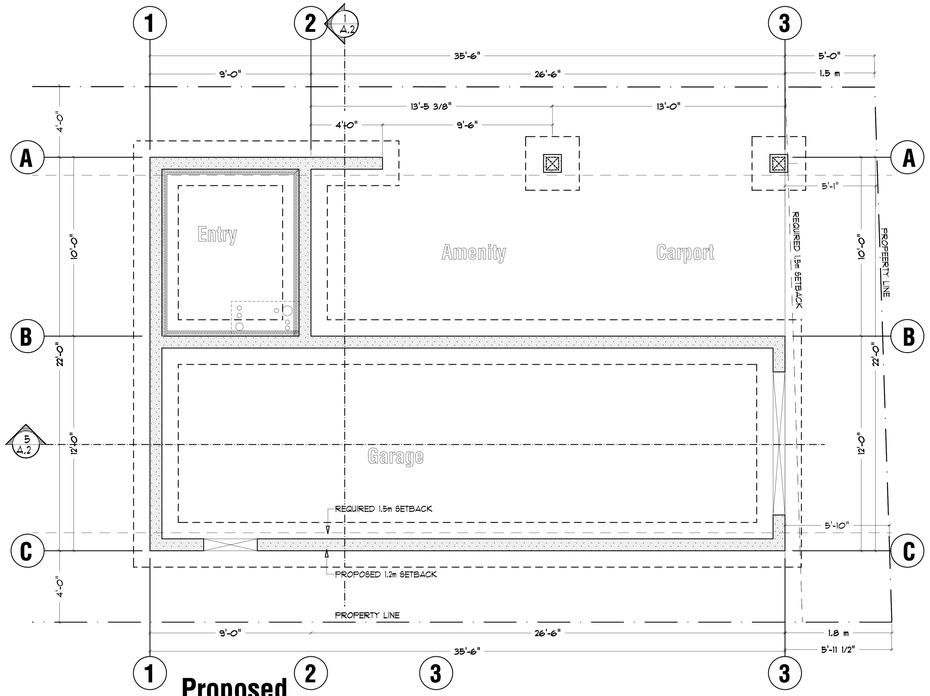
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P.I.D.003-967-131
Contact: Shaman Whalley 778-836-6173 / Cora Hunchak 604-753-7136

PAGE TITLE	ELEVS & SECTIONS
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DATE	SEPT 20, 2026
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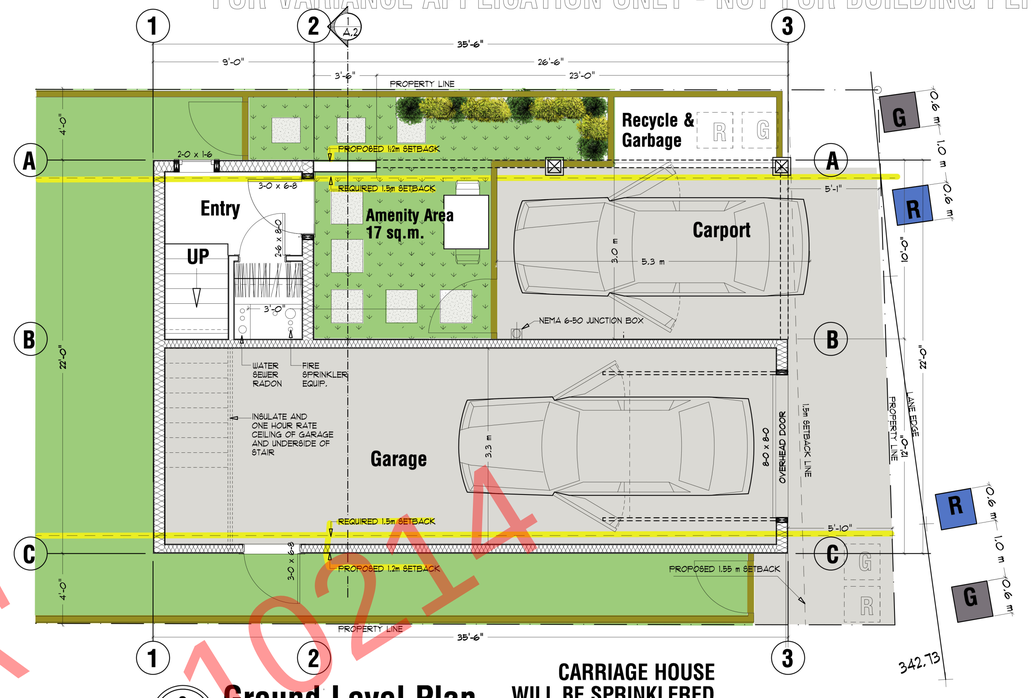
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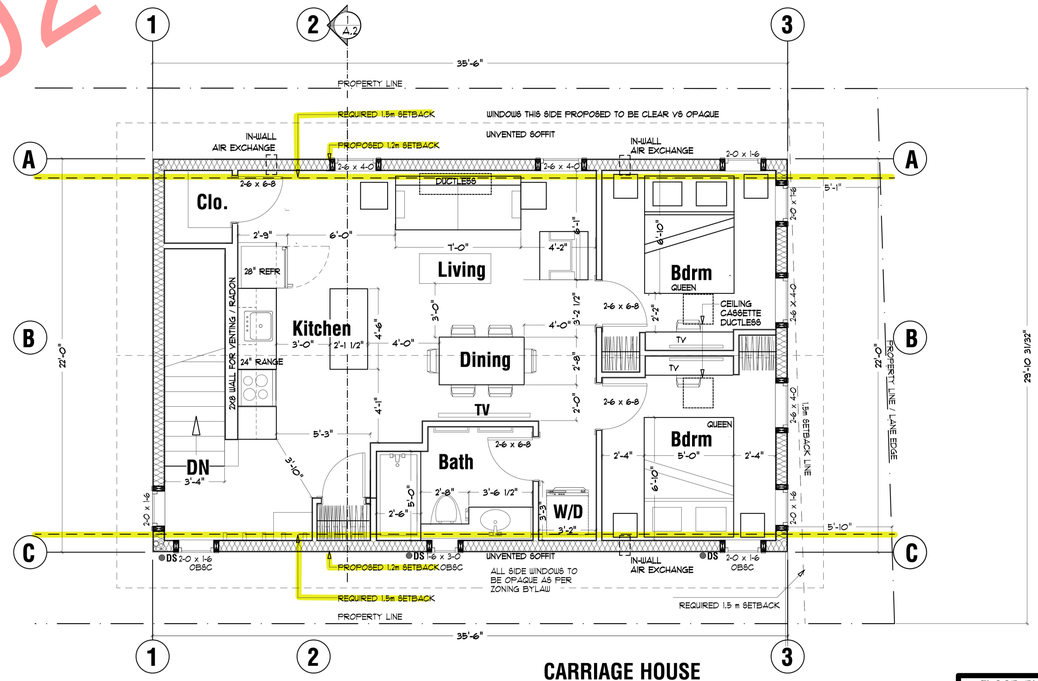


1 A.3 **Proposed Foundation**
Scale 1/4" = 1'-0"



2 A.3 **Ground Level Plan**
Scale 1/4" = 1'-0" 8'-0" Ceiling Interior / 10'-0" Parking Areas
426 sq.ft. Deck Area
266 sq.ft. Covered Parking
90 sq.ft. Interior Entry

CARRIAGE HOUSE WILL BE SPRINKLERED



3 A.3 **Upper Floor Plan**
Scale 1/4" = 1'-0" 8'-0" Ceiling
781 sq.ft.

CARRIAGE HOUSE WILL BE SPRINKLERED

Schedule 'A'
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