

## DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0031-20-DVP-END

To: Joshua Lunn  
0790768 B.C. LTD

Address: 1900 George Street, Enderby BC

1. This Development Variance Permit is issued in accordance with the provisions of Section 498 of the Local Government Act and subject to compliance with all of the Bylaws of the City of Enderby applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the City of Enderby described below, and any and all buildings, structures, and other development thereon:  
  
LOT B DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS)  
DIVISION YALE DISTRICT PLAN 5784  
  
PID: 010-218-602
3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
  - Section 901.2.e.iii by waiving the requirement for an off-street parking area and maneuvering aisle to be surfaced with asphaltic concrete or cement pavement;
  - Section 901.2.f by waiving the requirement for a parking area to be provided with curbing;
  - Section 1001.6.c by waiving the requirement for a loading area to be provided with curbing;
  - Section 1001.6.d by waiving the requirement for an off-street loading space to be surfaced with asphalt, concrete, or similar pavement.
4. City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 is hereby supplemented or varied as follows: **N/A**
5. Requirements, conditions or standards applicable to Section 491 of the Local Government Act: **N/A**
6. As a condition of the issuance of this Permit, the Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to

the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City of Enderby may use the security to carry out the work by its servants, agents, or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:

- a. a Bearer Bond in the amount of \$ **N/A**; or
  - b. a Performance Bond in a form acceptable to the City of Enderby in the amount of \$ **N/A**; or
  - c. an Irrevocable Letter of Credit in the amount of \$ **N/A**; or
  - d. a certified cheque in the amount of \$ **N/A**.
- 7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
  - 8. If the Permittee does not commence the development permitted by this Permit within two (2) years of the date of issuance of this Permit, this Permit shall lapse.
  - 9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE DAY OF , 2021.

ISSUED THIS DAY OF , 2021.

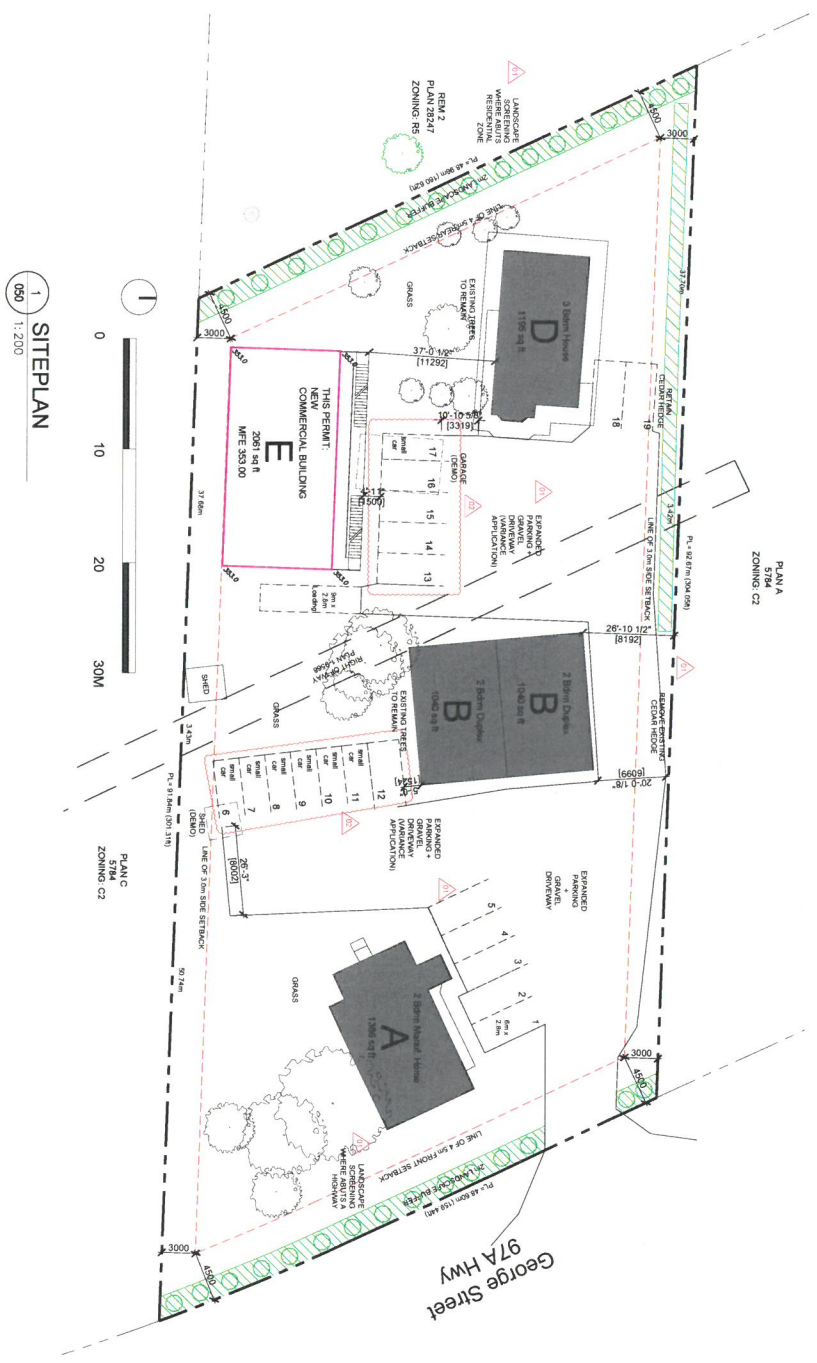
\_\_\_\_\_  
Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2021.

Schedule 'A'



1 SITEPLAN  
050 1:200

LOT AREA:	43,675.50 SQ FT	C-3 COMMERCIAL ZONE - CITY OF ENDERBY ZONING BY-LAW 1550
BUILDING A:	1048 sq ft	BUILDINGS PER LOT:
BUILDING B:	2434 sq ft	REQUIRED: EXCEPT FOR MOTEL USE ONLY, 1 PRINCIPAL
BUILDING C:	(GARAGE TO BE MOVED)	BUILDING PER LOT:
BUILDING D:	1510 sq ft	EXISTING: 0
BUILDING E:	2080 sq ft	PROPOSED: 1
Total Building Area:	7,043 sq ft	MINIMUM DWELLING UNIT FLOOR AREA:
Proposed Lot Coverage:	16.12%	REQUIRED: 390.2 sq ft
MINIMUM LOT AREA:	14,125 sq ft	1 BEDROOM: 430.6 sq ft
HOTEL/MOTEL: 21528 SQ FT		2 BEDROOM: 484.4 sq ft
OTHER USES: 6278 SQ FT		3 BEDROOM: 592.8 sq ft
EXISTING: 43,675.5		EXISTING:
MAX. LOT COVERAGE:	16.12%	PROPOSED:
MAX. ALL BUILDINGS/STRUCTURES:		NEW TWO STOREY BUILDING
EXISTING: 13.7%		CONTAINING COMMERCIAL ON GROUND
PROPOSED: 16.12%		FLOOR AND/OR 1 BED RESIDENTIAL
MAX. LOT COVERAGE:		NEW TWO STOREY BUILDING
MAX. ALL BUILDINGS/STRUCTURES:		CONTAINING COMMERCIAL ON GROUND
EXISTING: 13.7%		FLOOR AND/OR 1 BED RESIDENTIAL
PROPOSED: 16.12%		
MAX. BUILDING HEIGHT:		MINIMUM LOT FRONTAGE:
REQUIRED: 16.15 sq ft		REQUIRED: 49.21 FT
MAX. RETAIL SALES AREA:		EXISTING TO REMAIN:
REQUIRED: 32.81 FT OR 2 STOREYS FOR MOTEL USE OR		ON STREET PARKING: (Schedule B)
35.37 FT OR 3 STOREYS FOR ALL OTHER USES		REQUIRED RESIDENTIAL: 2 PER UNIT
PROPOSED: 2 storey		REQUIRED WAREHOUSE: 1.6 PER 1000sq
		Proposed Parking:
		16 Residential
		1 Load
		DWELLING DENSITY:
		REQUIRED: not to exceed 24.28 PER ACRE (11 C.V.)
		PROPOSED: 8 DWELLING UNIT/acre
		DEFINITIONS:
		LANDSCAPING: Landscaping means all existing or proposed landscaping which is
		the chief or main one among the buildings on a site.
		PRINCIPAL USE means the primary and chief purpose for which land,
		buildings, and structures are used.
		LANDSCAPE BUFFERS:
		308 SCREENING AND LANDSCAPING:
		As per (28) Landscaping shall be provided and well maintained at all
		times, as follows:
		1. Where any commercial or industrial development shall be
		proposed, the applicant shall provide a minimum width of 2 m (6.562 feet)
		of landscaping shall consist of the
		SCREENING AND LANDSCAPING
		FOR CONSTRUCTION
		ONLY

SEAL  
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LAKEMONSTERSTUDIO  
ARCHITECTURE + DESIGN  
2402 34A Vernon, BC V1T 5Z9 778 506 4567

CONSULTANT

ISSUED

DATE	DESCRIPTION
2024 08 06	ISSUED FOR BUILDING PERMIT
2024 07 23	BUILDING PERMIT/PLATE
2024 07 12	CONSTRUCTION
2024 07 02	CONSTRUCTION (Revised Permits)

CLIENT  
0790768 BC LTD

PROJECT  
1900 GEORGE STREET ENDERBY  
NEW COMMERCIAL BUILDING E

ADDRESS  
1900 GEORGE STREET ENDERBY

PROJECT NO.  
LMS 20-0

TITLE  
SITEPLAN

**SEAL**  
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**CONSULTANT**

**ISSUED**

2020.05.06	ISSUED FOR BUILDING PERMIT
2020.12.23	BUILDING PERMIT UPDATE
2020.12.23	DVP APPLICATION
2021.02.02	DVP APPLICATION (revised parking layout)

Do not scale drawing. Confirm all dimensions on site.

**CLIENT**  
0790768 BC Ltd.

**PROJECT**  
1900 GEORGE STREET ENDERBY  
NEW COMMERCIAL BUILDING E

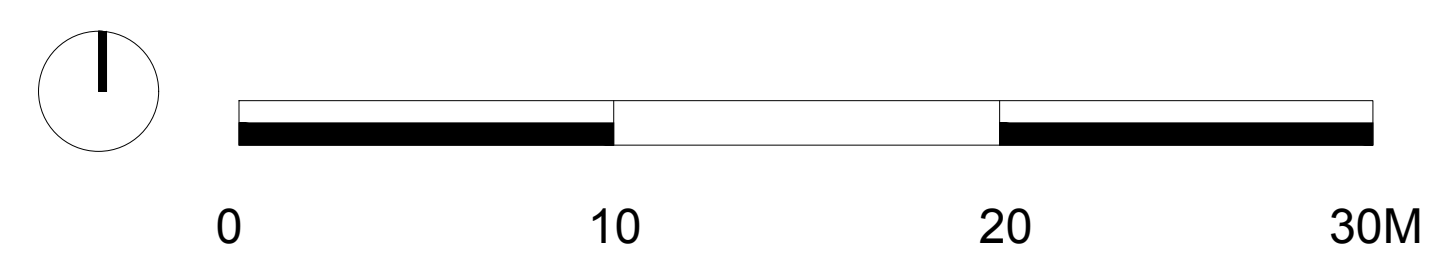
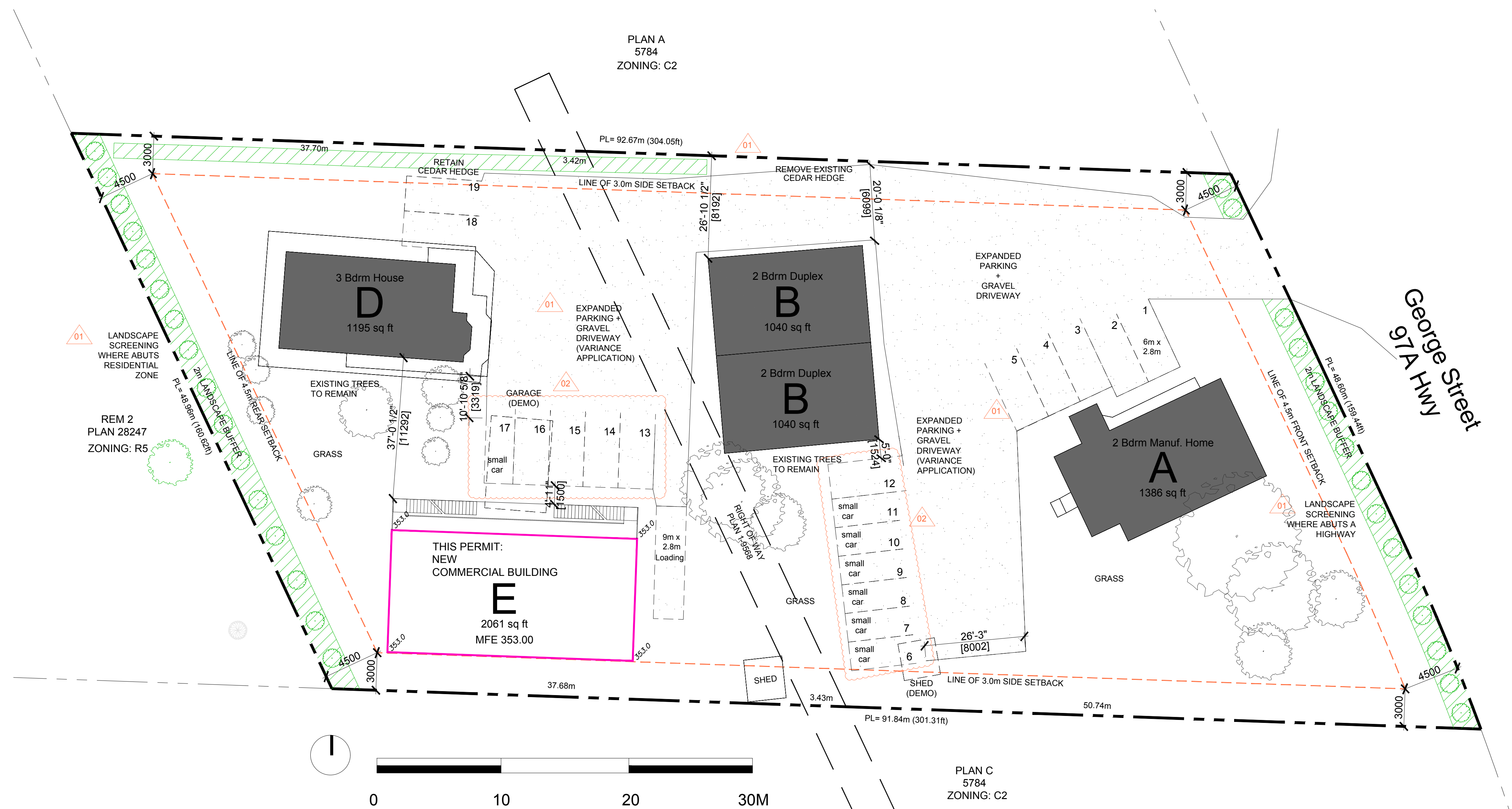
**ADDRESS**  
1900 GEORGE STREET ENDERBY

**PROJECT NO.** LMS 20-04

**TITLE**

**SITEPLAN**

**A.050**



**1 SITEPLAN**  
050 1:200

<p><b>LOT AREA:</b> 43,675.5 SQ FT</p> <p><b>BUILDING A:</b> 1049 sq ft <b>BUILDING B:</b> 2434 sq ft <b>BUILDING C:</b> (GARAGE TO BE MOV'D) 1510 sq ft <b>BUILDING D:</b> 1195 sq ft <b>BUILDING E:</b> 2050 sqft</p> <p><b>Total Building Area:</b> 7,043 sqft <b>Proposed Lot Coverage:</b> 16.12%</p> <p><b>MINIMUM LOT AREA:</b> <b>REQUIRED:</b> SERVICE STATION: 11840 SQ FT HOTEL/MOTEL: 21528 SQ FT OTHER USES: 6028 SQ FT</p> <p><b>EXISTING:</b> 43,675.5</p> <p><b>MAX. LOT COVERAGE:</b> <b>REQUIRED:</b> 50% ALL BUILDINGS/STRUCTURES <b>EXISTING:</b> 13.7% <b>PROPOSED:</b> 16.12%</p>	<p><b>C.2 COMMERCIAL ZONE - CITY OF ENDERBY ZONING BYLAW 1550</b></p> <p><b>BUILDINGS PER LOT:</b> <b>REQUIRED:</b> EXCEPT FOR MOTEL USE ONLY 1 PRINCIPAL BUILDING PER LOT <b>EXISTING:</b> 0 <b>PROPOSED:</b> 1</p> <p><b>MINIMUM DWELLING UNIT FLOOR AREA:</b> <b>REQUIRED:</b> BACHELOR: 290.6 sq ft 1 BEDROOM: 430.6 sq ft 2 BEDROOM: 484.4 sq ft 3 BEDROOM: 592 sq ft</p> <p><b>EXISTING:</b> ONE 3 BED HOUSE, TWO 2 BED DUPLEXES, ONE MANUFACTURED HOME</p> <p><b>PROPOSED:</b> NEW TWO STOREY BUILDING CONTAINING COMMERCIAL ON GROUND FLOOR AND FOUR 1 BED RESIDENTIAL UNITS ABOVE.</p> <p><b>MAX. RETAIL SALES AREA:</b> <b>REQUIRED:</b> 1615 sq ft</p> <p><b>MAX. BUILDING HEIGHT:</b> <b>REQUIRED:</b> 32.81 FT OR 2 STOREYS FOR MOTEL USE OR 39.37 FT OR 3 STOREYS FOR ALL OTHER USES</p> <p><b>PROPOSED:</b> 2 storey</p>	<p><b>MINIMUM LOT FRONTAGE</b> <b>REQUIRED:</b> 49.21 FT <b>EXISTING TO REMAIN:</b></p> <p><b>Off Street PARKING:</b> (Schedule B)</p> <p><b>REQUIRED RESIDENTIAL:</b> 2 PER UNIT <b>REQUIRED WAREHOUSE:</b> 1.5 PER 100M2</p> <p><b>Proposed Parking:</b> 16 Residential 3 Commercial 1 Load</p> <p><b>SIZE:</b> 6m x 2.8m <b>SMALL CAR (40%):</b> 5.2M x 2.3M (7 stalls) <b>ACCESS:</b> 6M (8M 90 DEGREE PARKING) <b>SETBACK:</b> 1.5M (existing variance for gravel, NEW VARIANCE APPLICATION FOR GRAVEL)</p> <p><b>Off Street LOADING:</b> (Schedule C) <b>SIZE:</b> 9m x 2.8m <b>SMALL CAR (40%):</b> 5.2M x 2.3M</p> <p>Number of Loading Spaces: Buildings less than 450m2 (4,844 sqft): 1 required</p> <p><b>INTERIOR SIDE SETBACK:</b> 9.842 FT (3M) <b>FRONT YARD SETBACK:</b> 14.76 FT (4.5M) <b>REAR YARD SETBACK:</b> 14.76 FT (4.5M)</p> <p><b>SCREENING:</b> 2.5M TBD</p>	<p><b>DWELLINGS:</b> <b>REQUIRED:</b> LOCATED BEHIND OR ABOVE COMMERCIAL, NOT STAND ALONE, ACCESS AT GRADE (11.C) MAX. 50% OF RENTAL UNITS TO HAVE FULL KITCHENS, ETC.(11.G)</p> <p><b>PROPOSED:</b> (4) NEW,</p> <p><b>DWELLING DENSITY:</b> <b>REQUIRED:</b> not to exceed 24.28 PER ACRE (11.C.V) <b>EXISTING:</b> 4 units/ acre <b>PROPOSED:</b> 8 DWELLING units/ acre</p> <p><b>DEFINITIONS:</b> <b>PRINCIPAL BUILDING</b> means an existing or proposed building which is the chief or main one among the buildings on a site. <b>PRINCIPAL USE</b> means the primary and chief purpose for which land, buildings, and structures are used.</p> <p><b>LANDSCAPE BUFFERS:</b> <b>309 SCREENING AND LANDSCAPING:</b></p> <p>As per (2a) Landscaping shall be provided and well maintained at all times, as follows: i. Where any commercial or industrial development abuts a lot in a Residential Zone, a landscaped buffer area shall be provided with a minimum width of 2 m (6.562 feet). Landscaping shall consist of the requirements of (309.2)</p>
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**BUILDING PERMIT ONLY**  
**NOT FOR CONSTRUCTION**