

**CITY OF ENDERBY**  
**DEVELOPMENT VARIANCE PERMIT APPLICATION**

**AGENDA**

**File No: 0043-22-DVP-END**

**April 26, 2022**

---

**APPLICANT:** Wilbert Richardson

**OWNER(S):** Wilbert and Wendy Richardson, Osprey Hills Development Corporation

**LEGAL DESCRIPTIONS:** LOT 1 SECTION 22 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN  
KAMLOOPS DIVISION YALE DISTRICT PLAN KAP80826

THAT PART OF DISTRICT LOT 150 SHOWN ON AMENDED PLAN B1064 (DD 257637F); KAMLOOPS DIVISION YALE DISTRICT EXCEPT: (1) PLANS 6200, 17523 AND KAP90786 (2) PART OUTLINED RED ON PLAN B6558

THAT PART OF DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT SHOWN ON PLAN KAP90785

**PID #s:** 026-652-536  
012-955-868  
028-210-409

**LOCATION:** 201 Francis Drive, Enderby BC  
402 Princess Street, Enderby BC  
718 3<sup>rd</sup> Avenue, Enderby BC

**PROPERTY SIZE:** 201 Francis Drive – 87.47 acres (35.40 hectares)  
402 Princess Street – 10.74 acres (4.35 hectares)  
718 3<sup>rd</sup> Avenue – 923 square meters (9,936 square feet)

**ZONING:** 201 Francis Drive – Country Residential (C.R) / Residential Single Family (R.1) / Assembly, Civic & Public Service Use (S.1)  
402 Princess Street – Residential Single Family (R.1) / Residential Multi-Family Medium Intensity (R.3) / Assembly, Civic & Public Service Use (S.1)  
718 3<sup>rd</sup> Avenue – Residential Multi-Family Medium Intensity (R.3)

**O.C.P**

**DESIGNATION:** 201 Francis Drive – Knoll Comprehensive Development Area  
402 Princess Street – Residential Low Density, Residential Medium Density, Institutional  
718 3<sup>rd</sup> Avenue – Residential Medium Density

**PROPOSAL:** Boundary lot adjustment

**PROPOSED  
VARIANCES:**

Vary Subdivision Servicing and Development Bylaw by, i) not requiring Princess Street adjacent to proposed Lot 1 and between the portions of 1st and 2nd Avenue to be constructed to the centreline of the road, ii) not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be dedicated 9 m from the centreline of the road, iii) not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be constructed to the centreline of the road, iv) not requiring a connection to a community sanitary sewage system for 201 Francis Drive, v) not requiring 201 Francis Drive and 402 Princess Street to be connected to a community storm drainage system, vi) not requiring the provision of ornamental street lighting, and vii) not requiring the provision of underground wiring for power, telephone and cablevision.

**RECOMMENDATION:**

THAT Council authorizes the issuance of a Development Variance Permit for the properties legally described as, i) LOT 1 SECTION 22 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP80826, and located at 201 Francis Drive, Enderby BC, ii) THAT PART OF DISTRICT LOT 150 SHOWN ON AMENDED PLAN B1064 (DD 257637F); KAMLOOPS DIVISION YALE DISTRICT EXCEPT: (1) PLANS 6200, 17523 AND KAP90786 (2) PART OUTLINED RED ON PLAN B6558, and located at 402 Princess Street, Enderby BC, and iii) THAT PART OF DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT SHOWN ON PLAN KAP90785, and located at 718 3rd Avenue, Enderby BC, to permit variances to the following Sections of City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000:

- Section 2.0 of Schedule "A" by not requiring Princess Street adjacent to proposed Lot 1 and between the portions of 1<sup>st</sup> and 2<sup>nd</sup> Avenue to be constructed to the centreline of the road in accordance with the Collector Road Standards;
- Section 2.0 of Schedule "A" by not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3<sup>rd</sup> Avenue to the northeast corner of the lot to be dedicated 9 m from the centreline of the road in accordance with the Local Road Standards;
- Section 2.0 of Schedule "A" by not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be constructed to the centreline of the road in accordance with the Local Road Standards;
- Section 4.0 of Schedule "A" and Schedule "B" by not requiring a connection to a community sanitary sewage system for 201 Francis Drive;
- Section 5.0 of Schedule "A" and Schedule "B" by not requiring 201 Francis Drive and 402 Princess Street to be connected to a community storm drainage system;

- Section 6.0 of Schedule “A” by not requiring the provision of ornamental street lighting; and
- Section 7.0 of Schedule “A” by not requiring the provision of underground wiring for power, telephone and cablevision.

## **BACKGROUND:**

This report relates to Development Variance Permit Application for the properties located at 201 Francis Drive, 402 Princess Street, and 718 3<sup>rd</sup> Avenue, Enderby BC. The applicant is proposing a boundary lot adjustment between the three lots, which would see the common property boundary between 201 Francis Drive and 402 Princess Street shift to the west, while 718 3<sup>rd</sup> Avenue would be consolidated with 402 Princess Street, as shown on the attached Schedule ‘A’. The applicant is seeking variances to the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 in order to, i) not require Princess Street adjacent to proposed Lot 1 and between the portions of 1st and 2nd Avenue to be constructed to the centreline of the road, ii) not require Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be dedicated 9 m from the centreline of the road, iii) not require Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be constructed to the centreline of the road, iv) not require a connection to a community sanitary sewage system for 201 Francis Drive, v) not require 201 Francis Drive and 402 Princess Street to be connected to a community storm drainage system, vi) not require the provision of ornamental street lighting, and vii) not require the provision of underground wiring for power, telephone and cablevision.

### Site Context

The property located at 201 Francis Drive is 87.47 acres (35.40 hectares) in area and is accessed off of Francis Drive via a private easement through the neighbouring property to the north. A large proportion of the property has been cleared of trees, and the property slopes significantly from west to east. The FortisBC gas transmission line and the BC Hydro power lines both run through the property in north/south direction. Two single-family dwellings are located along the western edge of the property. The property is located along the southwest corner of the municipal boundary, with Splitsin Reserve lands to the south and Electoral Area ‘F’ of the Regional District of North Okanagan to the west.

The property located at 402 Princess Street is 10.74 acres (4.35 hectares) in area and is accessed via a gravel driveway off of 2<sup>nd</sup> Avenue, although the property also has frontage along 1<sup>st</sup> Avenue and Princess Street. Much like 201 Francis Drive, a large proportion of the property has been cleared of trees and there are significant slopes from west to east. The BC Hydro power lines run through the southwest corner of the property. The property is located along the southern municipal boundary, with Splitsin Reserve lands to the south. No improvements are located on the property.

The property located at 718 3<sup>rd</sup> Avenue is 923 square meters (9,936 square feet) in area and has frontage along both 3<sup>rd</sup> Avenue and 2<sup>nd</sup> Avenue. The property has a trapezoidal shape and slopes from west to east. No improvements are located on the property. The property was previously dedicated as

road but was subsequently closed as road and title was raised; the property was then transferred to the applicant as part of a land exchange whereby the applicant dedicated additional road along the backside of the properties located along the west side of Highway 97A/George Street, between 1<sup>st</sup> Avenue and the southern municipal boundary.

The following figure shows the zoning designations of the subject and surrounding properties:



**Figure 1: Zoning Map**

- Brown: Country Residential (C.R)
- Yellow: Residential Single Family (R.1/R.1-A)
- Orange: Residential Multi-Family Low Intensity (R.3-A)
- Teal: Assembly, Civic and Public Service Use (S.1)

The following orthophoto of the subject and surrounding properties was taken in 2011:

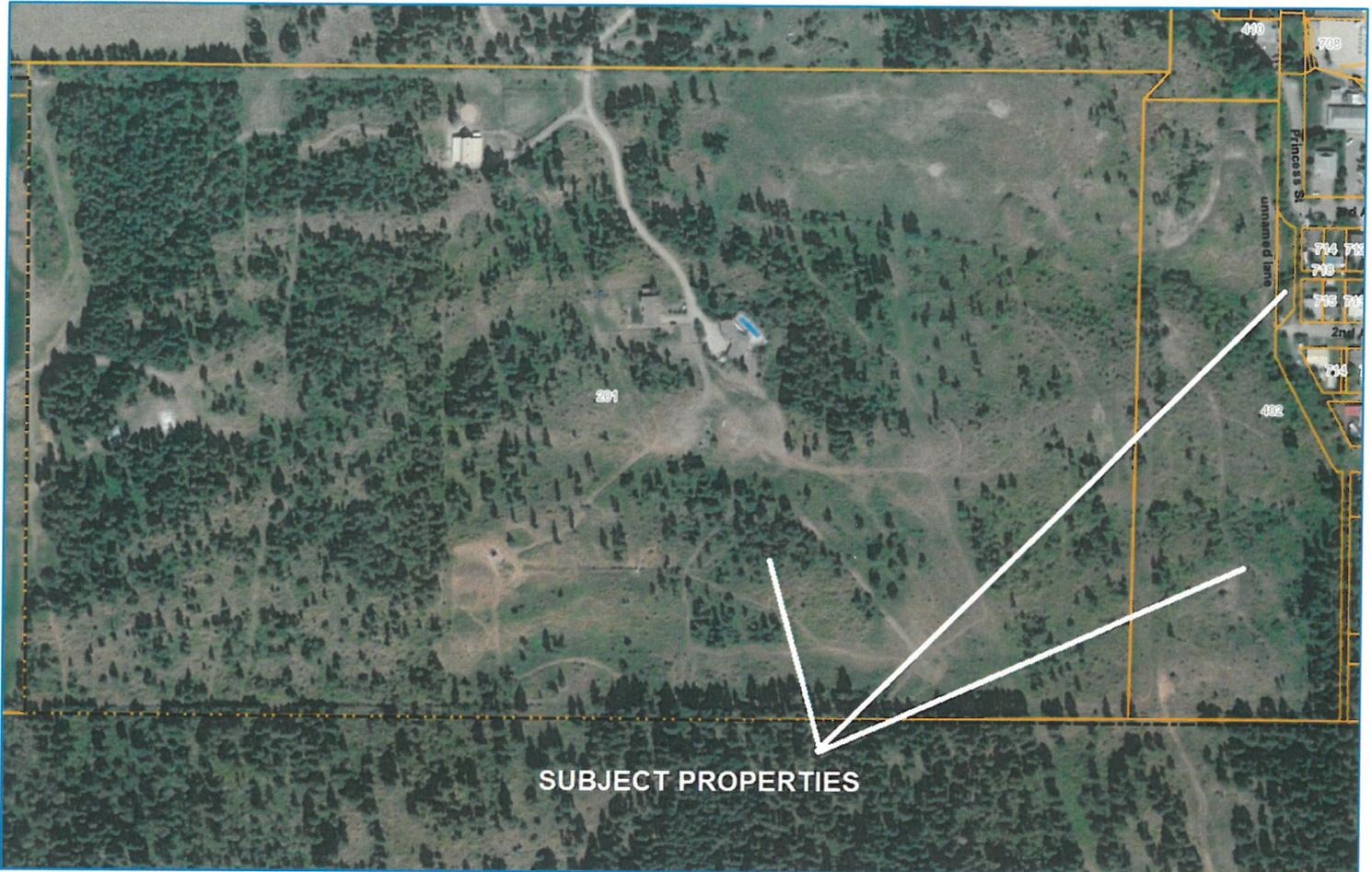


Figure 3: Orthophoto

**\*\*NOTE:** The property lines shown above are not an accurate representation of their true locations and are intended for display purposes only.

### The Proposal

The applicant is proposing a boundary lot adjustment between 201 Francis Drive, 402 Princess Street and 718 3<sup>rd</sup> Avenue, Enderby BC, which would see the common property boundary between 201 Francis Drive and 402 Princess Street shift to the west, while 718 3<sup>rd</sup> Avenue would be consolidated with 402 Princess Street, as shown on the attached Schedule 'A'. Under this proposal, 402 Princess Street would increase in area from 10.74 acres (4.35 hectares) to 35.34 acres (14.3 hectares) while 201 Francis Drive would decrease in area from 87.47 acres (35.40 hectares) to 63 acres (25.5 hectares).

## **ZONING BYLAW:**

The subject properties are zoned a combination of Country Residential (C.R), Residential Single Family (R.1), Residential Multi-Family Medium Intensity (R.3), and Assembly Civic and Public Service Use (S.1); the uses permitted within these zones are as follows:

### Country Residential (C.R)

- Accessory buildings and structures
- Accessory employee residential use
- Accessory produce and fruit sales
- Civic and public service use
- Boarding, lodging, or rooming houses
- Convalescent, nursing, and personal care homes
- Intensive agricultural use
- Limited agricultural use
- Mobile homes
- Single family dwellings
- Two family dwellings
- Secondary suites
- Bed and breakfasts
- Dog kennels

### Residential Single Family (R.1)

- Accessory residential
- Restricted agriculture
- Single-family dwellings
- Secondary suites
- Bed and breakfasts
- Civic and public service use

### Residential Multi-Family Medium Intensity (R.3)

- Accessory residential
- Boarding, lodging, or rooming houses
- Convalescent, nursing, and personal care homes
- Restricted agricultural use
- Single family dwellings
- Attached Secondary Suites
- Two family dwellings
- Three family dwellings
- Four family dwellings

- Row housing
- Apartment and multi-family residential
- Adult retirement housing
- Bed and breakfasts
- Civic and public service use

Assembly, Civic and Public Service Use (S.1)

- Accessory buildings and structures
- Campgrounds and one dwelling unit for the owner, operator or employee of the principles and permitted use
- Churches, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, play schools, day nurseries, day care schools
- Civic use
- Entertainment and recreational facilities
- Hospitals and medical professional use
- Public service use
- Retail sales of sporting goods accessory to the principal and permitted use
- Food concessions
- Arts and crafts sales

**SUBDIVISION SERVICING AND DEVELOPMENT BYLAW:**

Section 2.0 of Schedule "A" of the Subdivision Servicing and Development Bylaw requires the dedication and construction of local roads and collector roads adjacent to residential properties proposed for subdivision, in accordance with Design, Materials, and Installation standards outlined in Section 2.0 of Schedule "A" of the Bylaw; Sections 6.0 and 7.0 of Schedules "A" and "B" of the Bylaw require the provision of ornamental street lighting and underground wiring for power, telephone and cablevision.

Section 4.0 of Schedule "A" and Schedule "B" of the Bylaw require properties zoned Country Residential (C.R) to be connected to a community sanitary sewage system.

The applicant is seeking variances to the following Sections of the Subdivision Servicing and Development Bylaw No. 1278, 2000:

- Section 2.0 of Schedule "A" by not requiring Princess Street adjacent to proposed Lot 1 and between the portions of 1<sup>st</sup> and 2<sup>nd</sup> Avenue to be constructed to the centreline of the road in accordance with the Collector Road Standards;
- Section 2.0 of Schedule "A" by not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3<sup>rd</sup> Avenue to the northeast corner of the lot to be dedicated 9 m from the centreline of the road in accordance with the Local Road Standards;

- Section 2.0 of Schedule “A” by not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be constructed to the centreline of the road in accordance with the Local Road Standards;
- Section 4.0 of Schedule "A" and Schedule "B" by not requiring a connection to a community sanitary sewage system for 201 Francis Drive;
- Section 5.0 of Schedule “A” and Schedule “B” by not requiring 201 Francis Drive and 402 Princess Street to be connected to a community storm drainage system;
- Section 6.0 of Schedule “A” by not requiring the provision of ornamental street lighting; and
- Section 7.0 of Schedule “A” by not requiring the provision of underground wiring for power, telephone and cablevision.

**OFFICIAL COMMUNITY PLAN:**

Policies contained within the OCP which apply to this development include:

- Policy 3.3.c - Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.
- Policy 20.3.g - Council will support innovative options that will assist in maintaining appropriate levels of infrastructure and service delivery in a fiscally responsible manner.

**REFERRAL COMMENTS:**

The application was referred to the following individuals/agencies:

- City of Enderby Public Works Manager;
- Fire Chief;
- Building Inspector; and
- Interior Health Authority

An Interior Health Authority representative provided the following comments in response to the referral:

*“We have no objections for the DVP for the variance to allow for onsite sewerage systems as the lot appears to be large enough to support a primary and back up field.”*

**PLANNING ANALYSIS:**

Road Dedication

The City of Enderby Planner raises no objections to the applicant's request to vary Section 2.0 of Schedule “A” by not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3<sup>rd</sup>

Avenue to the northeast corner of the lot to be dedicated 9 m from the centreline of the road in accordance with the Local Road Standards, given that this portion of Princess Street only services a single property (410 Princess Street) and the existing road dedication is sufficient to accommodate the traffic demands associated with the current road standard. Furthermore, the proposed boundary lot adjustment will not result in any additional density being added to the properties and therefore would not result in additional traffic demands along this portion of Princess Street. It should be noted that if 402 Princess Street is further subdivided or developed in the future, it would re-trigger this requirement for additional dedication along Princess Street, therefore the issuance of a variance as part of the proposed boundary lot adjustment would not remove the requirement for the current or future property owner to provide additional road dedication once additional density is proposed to be added to the site.

#### Construction to Centreline

The City of Enderby Planner raises no objections to the applicant's request to vary Section 2.0 of Schedule "A" by not requiring Princess Street adjacent to proposed Lot 1 and between the portions of 1st and 2nd Avenue to be constructed to the centreline of the road in accordance with the Collector Road Standards, and not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be constructed to the centreline of the road in accordance with the Local Road Standards, given that the proposed boundary lot adjustment is not resulting in any additional density to the subject properties, and therefore would not result in any additional wear and tear to Princess Street. Furthermore, should 402 Princess Street be further subdivided or developed in the future, it would re-trigger this requirement to construct these portions of Princess Street to centreline, therefore the issuance of a variance as part of this boundary lot adjustment would not remove the requirement for the current or future property owner to construct the road to centreline once additional density is proposed to be added to the site.

#### Provision of Ornamental Street Lighting and Underground Wiring

The City of Enderby Planner raises no objections to the applicant's request to vary Section 6.0 and 7.0 of Schedule "A" and Schedule "B" of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by not requiring the provision of ornamental street lighting and underground wiring for power, telephone and cablevision, for the following reasons:

- The street lights affixed to hydro poles along Princess Street, 3<sup>rd</sup> Avenue, 2<sup>nd</sup> Avenue and 1<sup>st</sup> Avenue currently provide sufficient lighting to accommodate the needs of traffic in that area, such that additional ornamental street lighting is unnecessary; and
- It would be excessive to require the provision of ornamental street lighting and underground wiring, at a significant cost, as part of a boundary lot adjustment for which no additional residential density is being added.

### On-Site Sewage Disposal for 201 Francis Drive

The City of Enderby Planner raises no objections to the applicant's request to vary Section 4.0 of Schedule "A" and Schedule "B" by not requiring a connection to a community sanitary sewage system for 201 Francis Drive, for the following reasons:

- The subject property is currently connected to an on-site sewage disposal system, and given the large size and rural nature of the property, coupled with the fact that a connection point to the City's community sanitary sewage system is not readily available, an on-site sewage disposal system is appropriate for this property;
- Interior Health, which is the licensing entity for on-site sewage disposal systems, has stated that they have no objections to the proposed variance; and
- It is not anticipated that the proposed variance would negatively impact the use and enjoyment of the subject or surrounding properties.

### Connection to Community Storm Drainage System

The City of Enderby Planner raises no objections to the applicant's request to vary Section 5.0 of Schedule "A" and Schedule "B" by not requiring 201 Francis Drive and 402 Princess Street to be connected to a community storm drainage system, for the following reasons:

- Connection points to the community storm drainage system are not readily available for 201 Francis Drive and 402 Princess Street, and requiring the design and construction of a community storm drainage system extension as part of a boundary lot adjustment involving two large holdings, for which no additional residential density is being added, would be excessive; and
- Should 201 Francis Drive or 402 Princess Street be further subdivided or developed in the future, it would re-trigger this requirement to connect the lots to the community storm drainage system; it would be more practical for the applicant to design and construct a community storm drainage system extension as part of a future development for 201 Francis Drive or 402 Princess Street, at which point there will be a better understanding of the intensity of the proposed development and the runoff demands associated with the proposed development.

### **SUMMARY**

This report relates to Development Variance Permit Application for the properties located at 201 Francis Drive, 402 Princess Street, and 718 3<sup>rd</sup> Avenue, Enderby BC. The applicant is proposing a boundary lot adjustment between the three lots, which would see the common property boundary between 201 Francis Drive and 402 Princess Street shift to the west, while 718 3<sup>rd</sup> Avenue would be consolidated with 402 Princess Street, as shown on the attached Schedule 'A'. The applicant is seeking variances to the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 in order to, i) not require Princess Street adjacent to proposed Lot 1 and between the portions of 1st and 2nd Avenue to be

constructed to the centreline of the road, ii) not require Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be dedicated 9 m from the centreline of the road, iii) not require Princess Street adjacent to proposed Lot 1 from the west end of 3rd Avenue to the northeast corner of the lot to be constructed to the centreline of the road, iv) not require a connection to a community sanitary sewage system for 201 Francis Drive, v) not require 201 Francis Drive and 402 Princess Street to be connected to a community storm drainage system, vi) not require the provision of ornamental street lighting, and vii) not require the provision of underground wiring for power, telephone and cablevision.

The City of Enderby Planner is supportive of the variance requests.

---

**Prepared By:**



---

Kurt Inglis, MCIP, RPP  
Planner

**Reviewed By:**



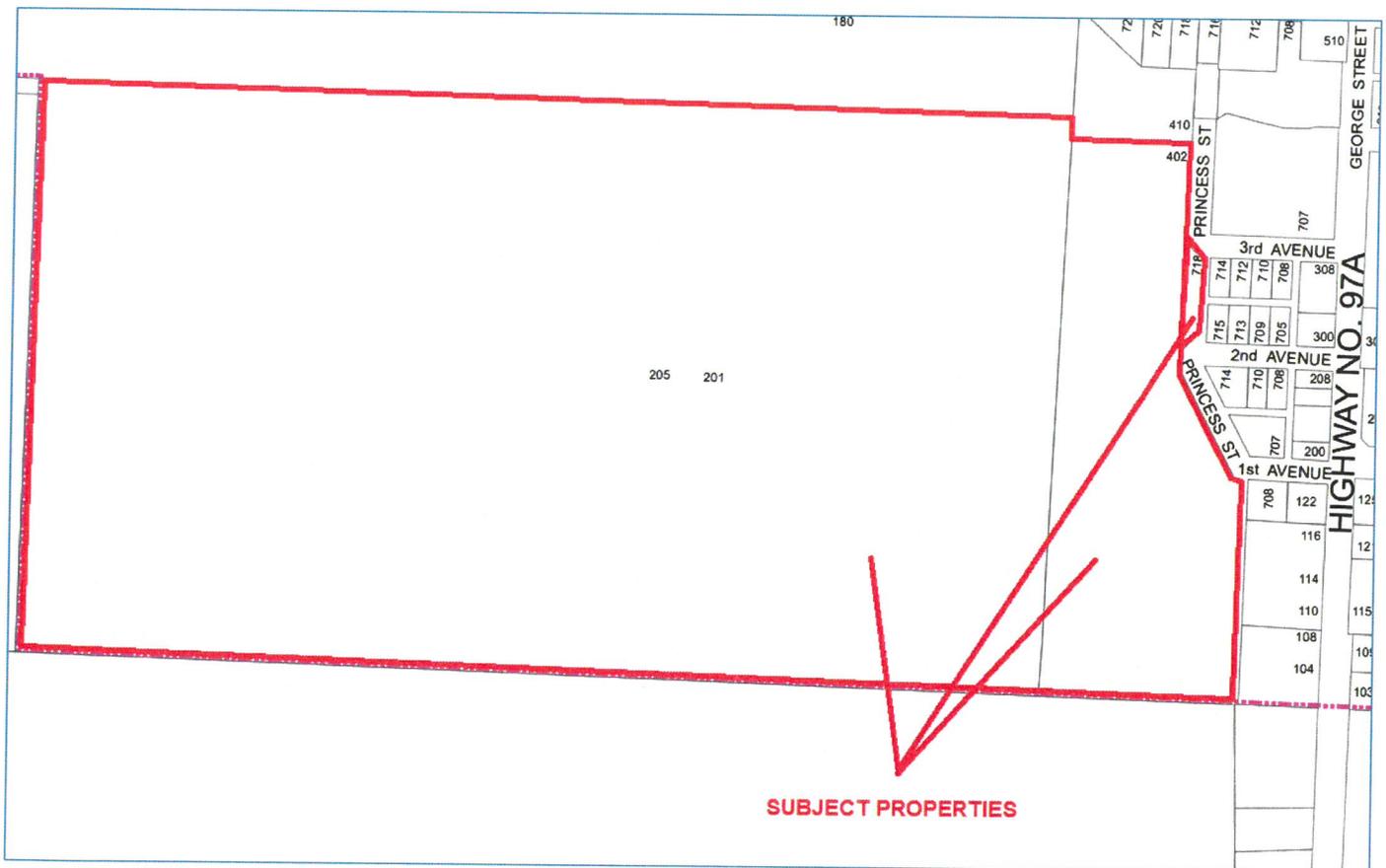
---

Tate Bengtson  
Chief Administrative Officer

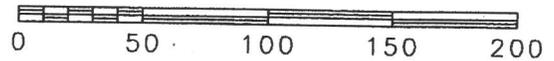
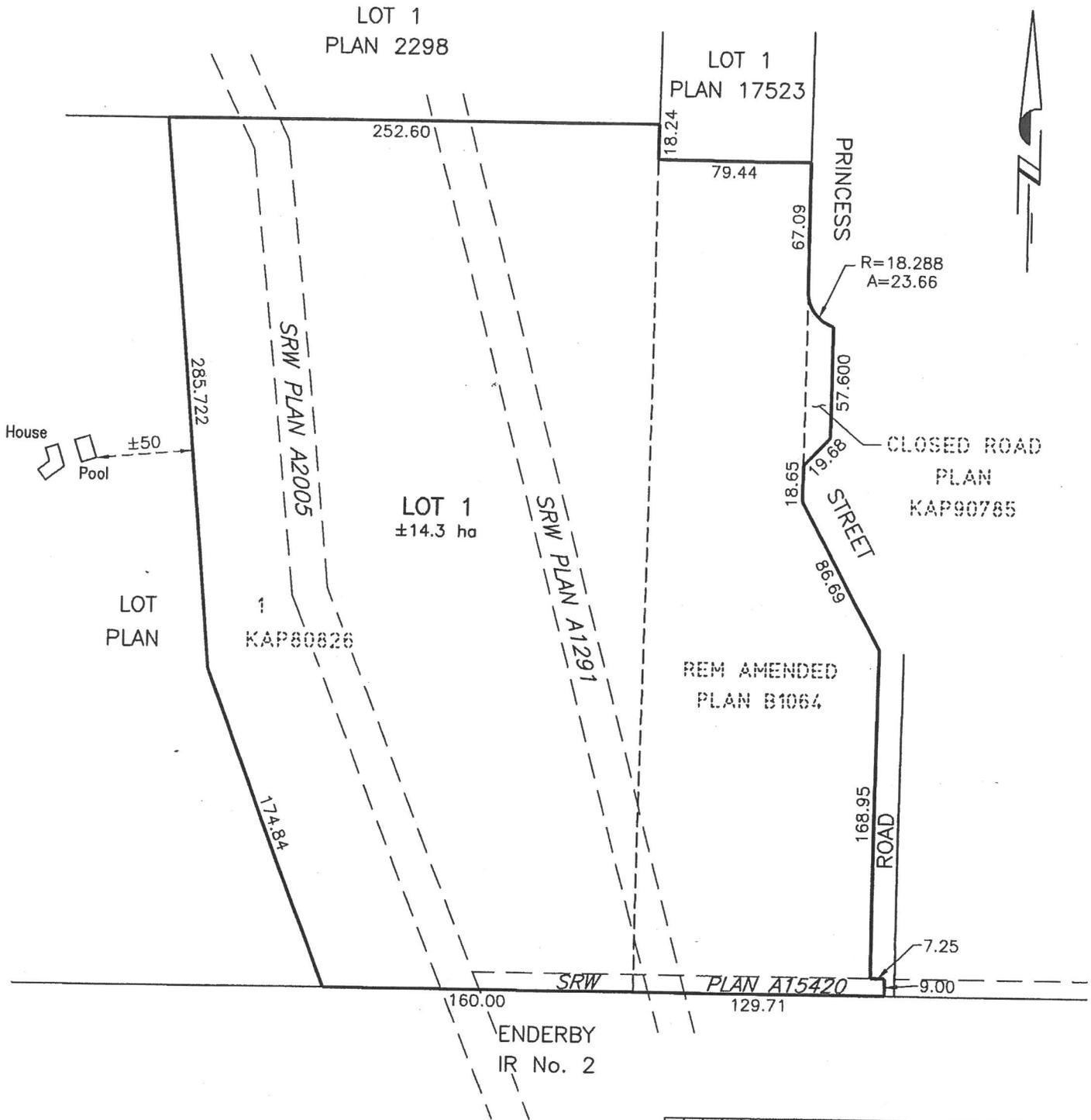
**THE CORPORATION OF THE CITY OF ENDERBY  
DEVELOPMENT VARIANCE PERMIT APPLICATION  
SUBJECT PROPERTY MAP**

**File:** 0043-22-DVP-END  
**Applicant:** Wilbert Richardson  
**Owner:** Osprey Hills Dev. Co. Ltd, Wilbert and Wendy Richardson  
**Location:** 201 Francis Drive, 402 Princess Street, and 718 3<sup>rd</sup> Avenue Enderby BC

---



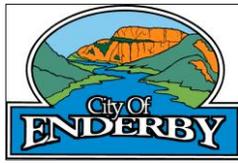
ALL DISTANCES ARE IN METRES.



PLAN OF PROPOSED SUBDIVISION OF  
CLOSED ROAD ON PLAN KAP90785, DL 150,  
REM OF AMENDED PLAN B1064, DL 150 &  
PART OF LOT 1 PLAN KAP80826, SEC 23,  
TP 18, RGE 9, W6M, KDYD

103610A00

SCALE: 1 : 3000	OUR FILE: R10361
DATE: 17 Apr 2018	DRAWN: RL
Osprey Hills Development Co. Ltd.	
<b>WILLIAM E. MADDOX</b> B.C. LAND SURVEYOR 3500 - 30th STREET VERNON, BC V1T 5E8 TELEPHONE: (250) 542-4343	



## DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0043-22-DVP-END

To: Wilbert and Wendy Richardson  
Osprey Hills Development Corporation

Address: 201 Francis Drive, Enderby BC  
402 Princess Street, Enderby BC  
718 3<sup>rd</sup> Avenue, 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 1 SECTION 22 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP80826, and located at 201 Francis Drive, Enderby BC
  - THAT PART OF DISTRICT LOT 150 SHOWN ON AMENDED PLAN B1064 (DD 257637F); KAMLOOPS DIVISION YALE DISTRICT EXCEPT: (1) PLANS 6200, 17523 AND KAP90786 (2) PART OUTLINED RED ON PLAN B6558, and located at 402 Princess Street, Enderby BC
  - THAT PART OF DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT SHOWN ON PLAN KAP90785, and located at 718 3<sup>rd</sup> Avenue, Enderby BC
3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
4. City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 is hereby supplemented or varied as follows:
  - Section 2.0 of Schedule "A" by not requiring Princess Street adjacent to proposed Lot 1 and between the portions of 1<sup>st</sup> and 2<sup>nd</sup> Avenue to be constructed to the centreline of the road in accordance with the Collector Road Standards;

- Section 2.0 of Schedule “A” by not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3<sup>rd</sup> Avenue to the northeast corner of the lot to be dedicated 9 m from the centreline of the road in accordance with the Local Road Standards;
  - Section 2.0 of Schedule “A” by not requiring Princess Street adjacent to proposed Lot 1 from the west end of 3<sup>rd</sup> Avenue to the northeast corner of the lot to be constructed to the centreline of the road in accordance with the Local Road Standards;
  - Section 4.0 of Schedule "A" and Schedule "B" by not requiring a connection to a community sanitary sewage system for 201 Francis Drive;
  - Section 5.0 of Schedule “A” and Schedule “B” by not requiring 201 Francis Drive and 402 Princess Street to be connected to a community storm drainage system;
  - Section 6.0 of Schedule “A” by not requiring the provision of street lighting; and
  - Section 7.0 by not requiring the provision of underground wiring for power, telephone and cablevision.
5. Requirements, conditions or standards applicable to Section 920 of the Local Government Act:
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 , 2022.

ISSUED THIS DAY OF , 2022.

\_\_\_\_\_  
CORPORATE OFFICER

NOTICE OF PERMIT:

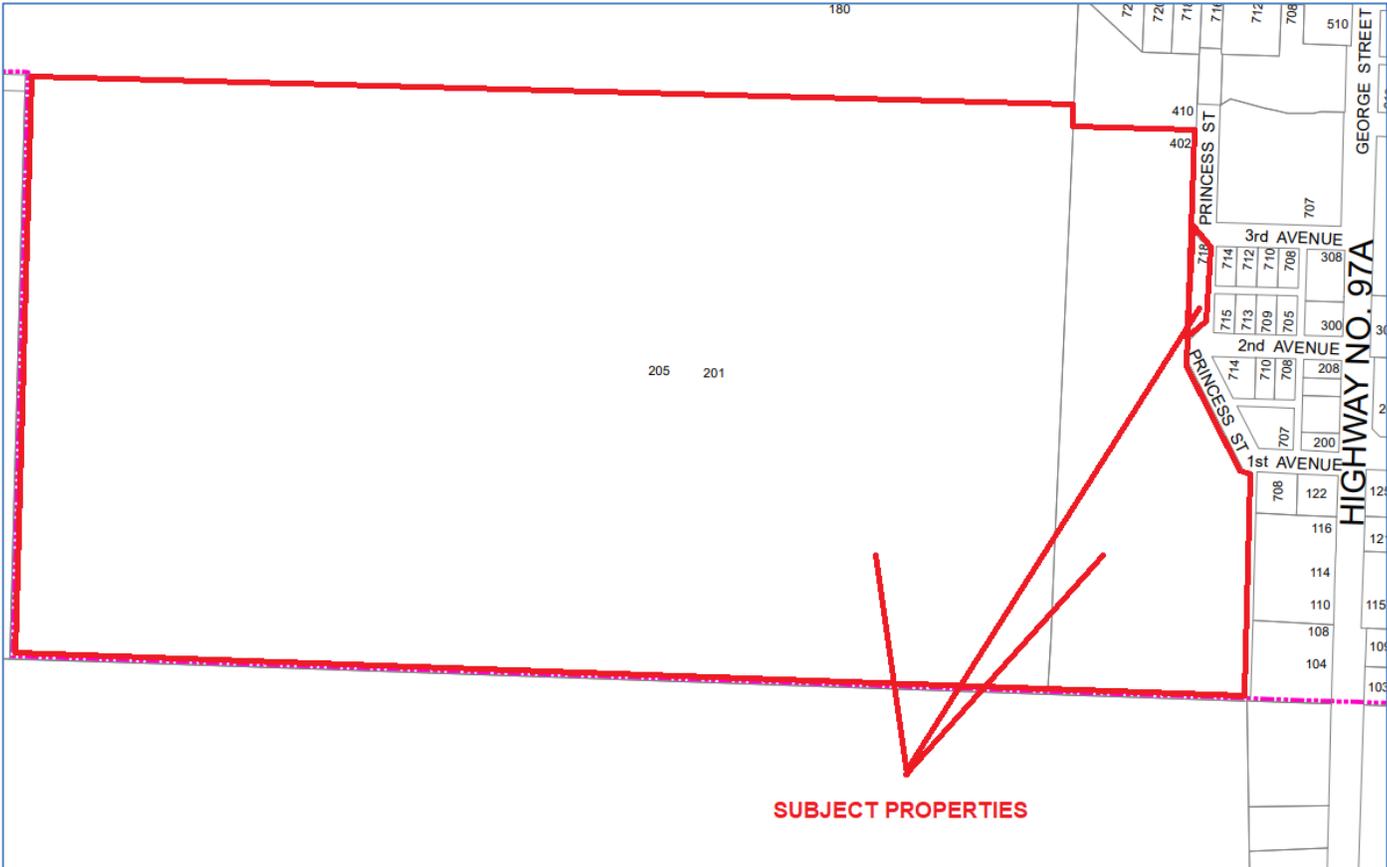
Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2022.

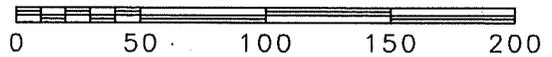
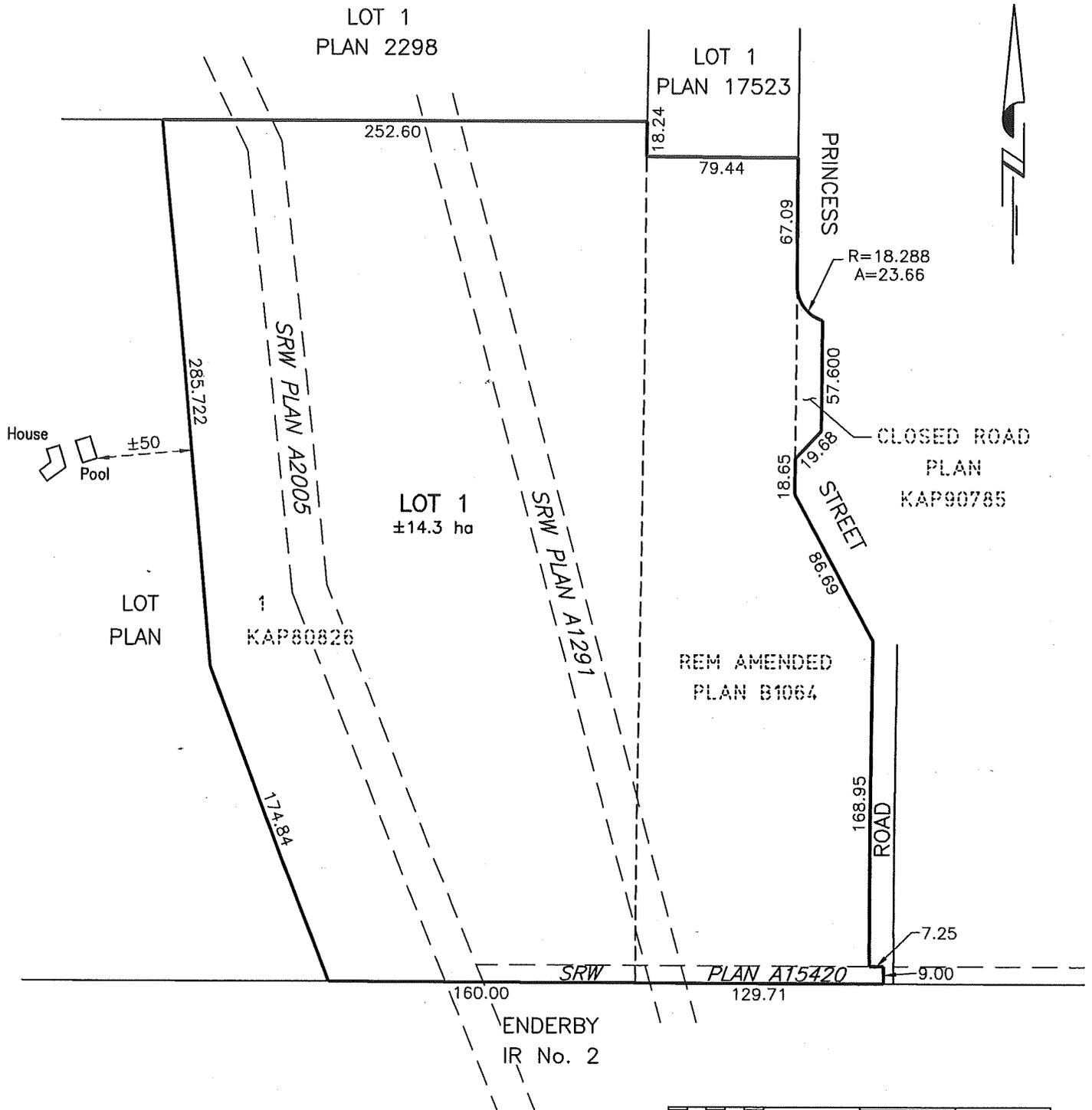
**THE CORPORATION OF THE CITY OF ENDERBY**  
**DEVELOPMENT VARIANCE PERMIT APPLICATION**  
**SUBJECT PROPERTY MAP**

**File:** 0043-22-DVP-END  
**Applicant:** Wilbert Richardson  
**Owner:** Osprey Hills Dev. Co. Ltd, Wilbert and Wendy Richardson  
**Location:** 201 Francis Drive, 402 Princess Street, and 718 3<sup>rd</sup> Avenue Enderby BC

---



ALL DISTANCES ARE IN METRES.



PLAN OF PROPOSED SUBDIVISION OF  
 CLOSED ROAD ON PLAN KAP90785, DL 150,  
 REM OF AMENDED PLAN B1064, DL 150 &  
 PART OF LOT 1 PLAN KAP80826, SEC 23,  
 TP 18, RGE 9, W6M, KDYD

103610A00

SCALE: 1 : 3000	OUR FILE: R10361
DATE: 17 Apr 2018	DRAWN: RL
Osprey Hills Development Co. Ltd.	

**WILLIAM E. MADDOX**  
 B.C. LAND SURVEYOR  
 3500 - 30th STREET  
 VERNON, BC V1T 5E8  
 TELEPHONE: (250) 542-4343