

DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0052-22-DVP-END

To: Burt Cohen
Heidi Brooks

Address: 725 Knight 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:

Legal Description:

LOT 2 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B

LOT 3 BLOCK 5 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211B

PIDs:

012-456-632

012-456-641

Civic Address: 725 Knight Avenue, Enderby BC

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - 308.4.a.iii by reducing the minimum setback between an accessory residential building and any other building or structure from 3 m (9.842 feet) to 1.5 m (4.921 feet), as shown on the attached Schedule 'A';
 - 308.4.b by increasing the maximum floor area for a domestic garage or shop from 80.3 m² (864 square feet) to 102.19 m² (1,100 square feet), as shown on the attached Schedule 'A';
 - 308.4.b by increasing the maximum horizontal dimension for a domestic garage or shop from 11 m (36.1 feet) to 12.192 m (40 feet), as shown on the attached Schedule 'A'; and

- 308.4.c by increasing the maximum height of an accessory residential building from 5 m (16.40 feet) to 6.15 m (20.17 feet), as shown on the attached Schedule 'A'.
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 , 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: 0052-22-DVP-END (Cohen)
Applicant: Burt Cohen
Owner(s): Burt Cohen and Heidi Brooks
Location: 725 Knight Avenue, Enderby BC



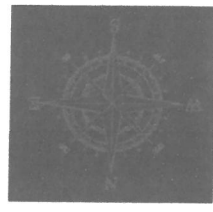
SCHEDULE 'A'

Single storey accessory building "Garage"

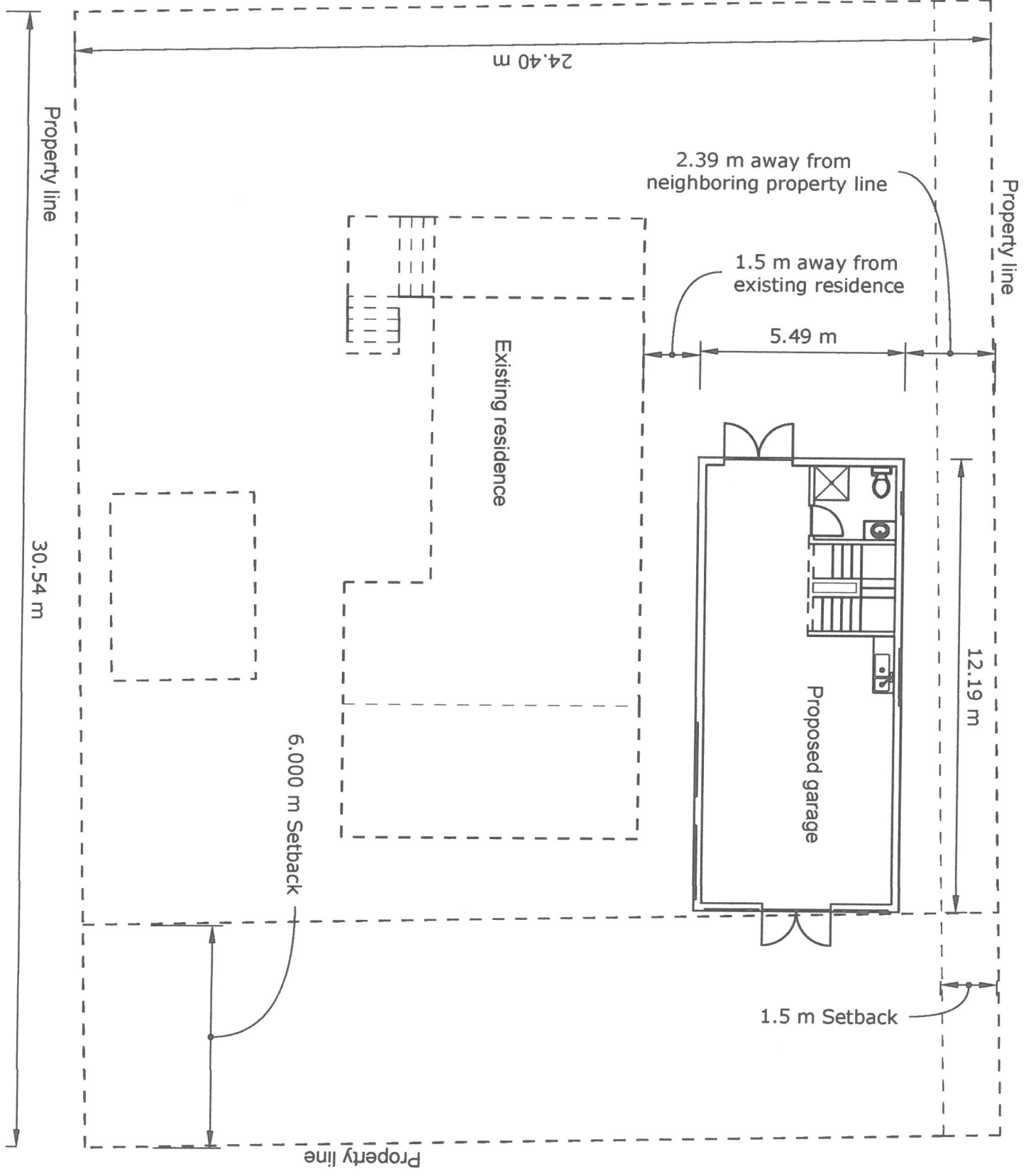
Notes:

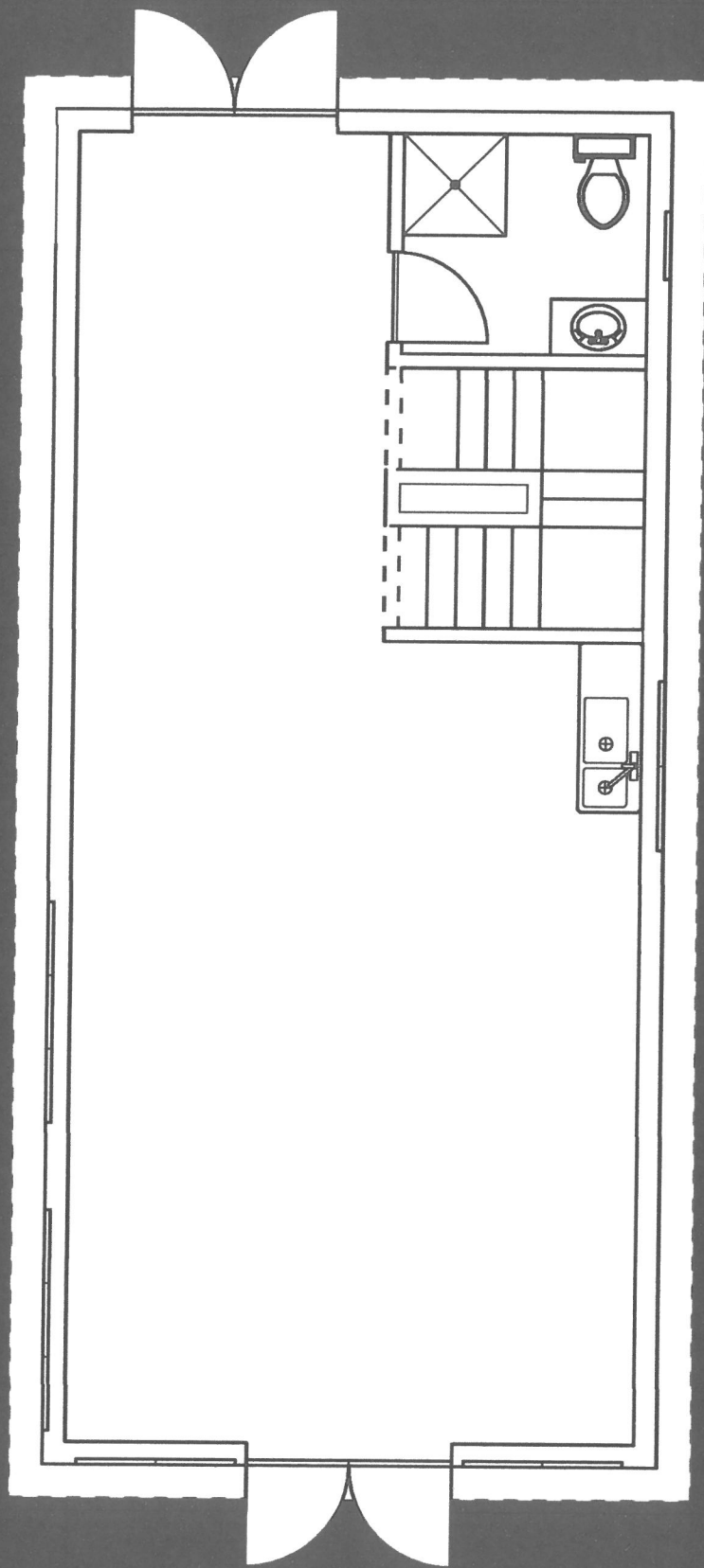
- 1. Building is insulated single storey 77.1 Square meters (830 sq ft).

*proposed use is storage and repair of equipment.

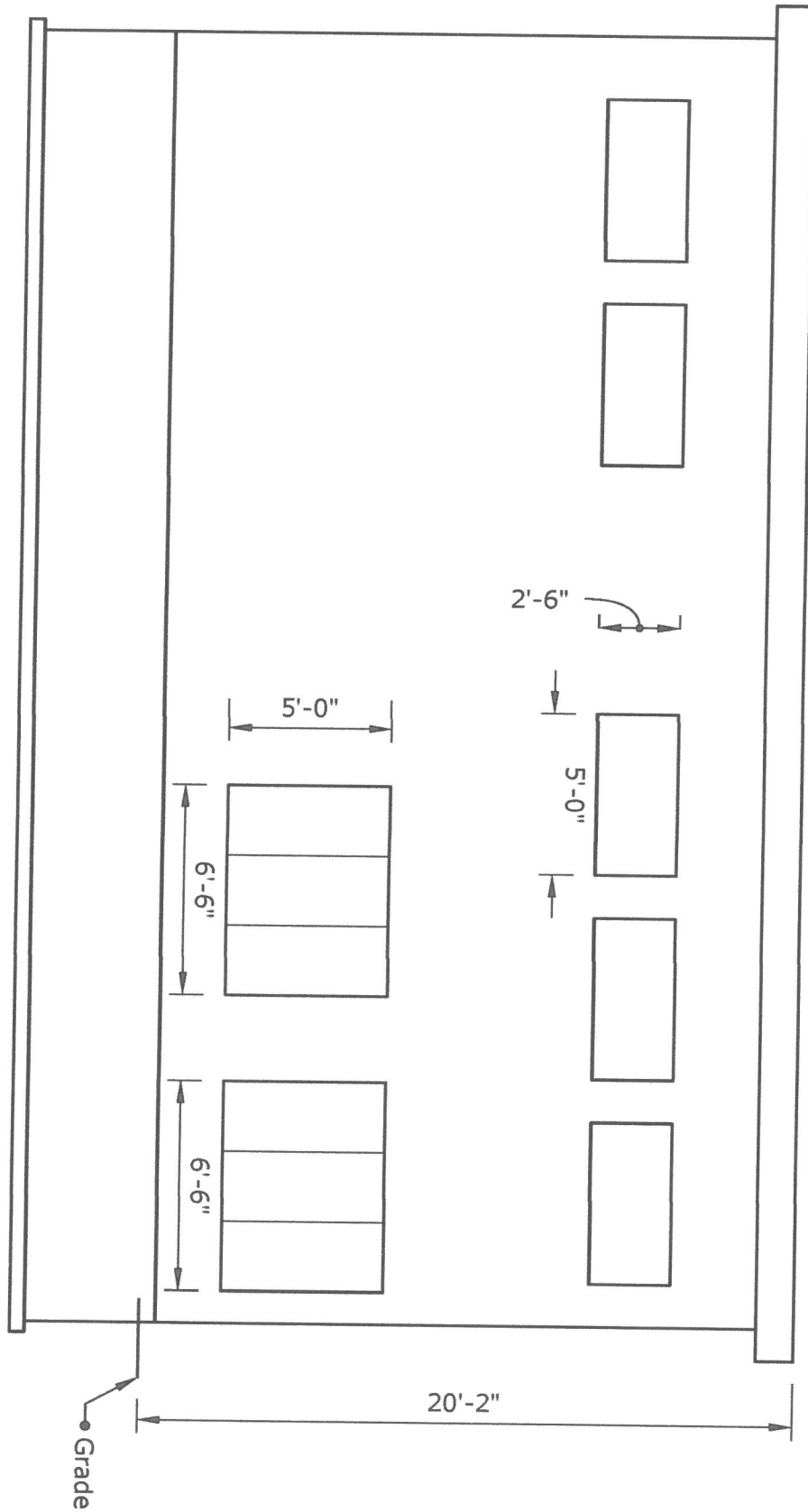


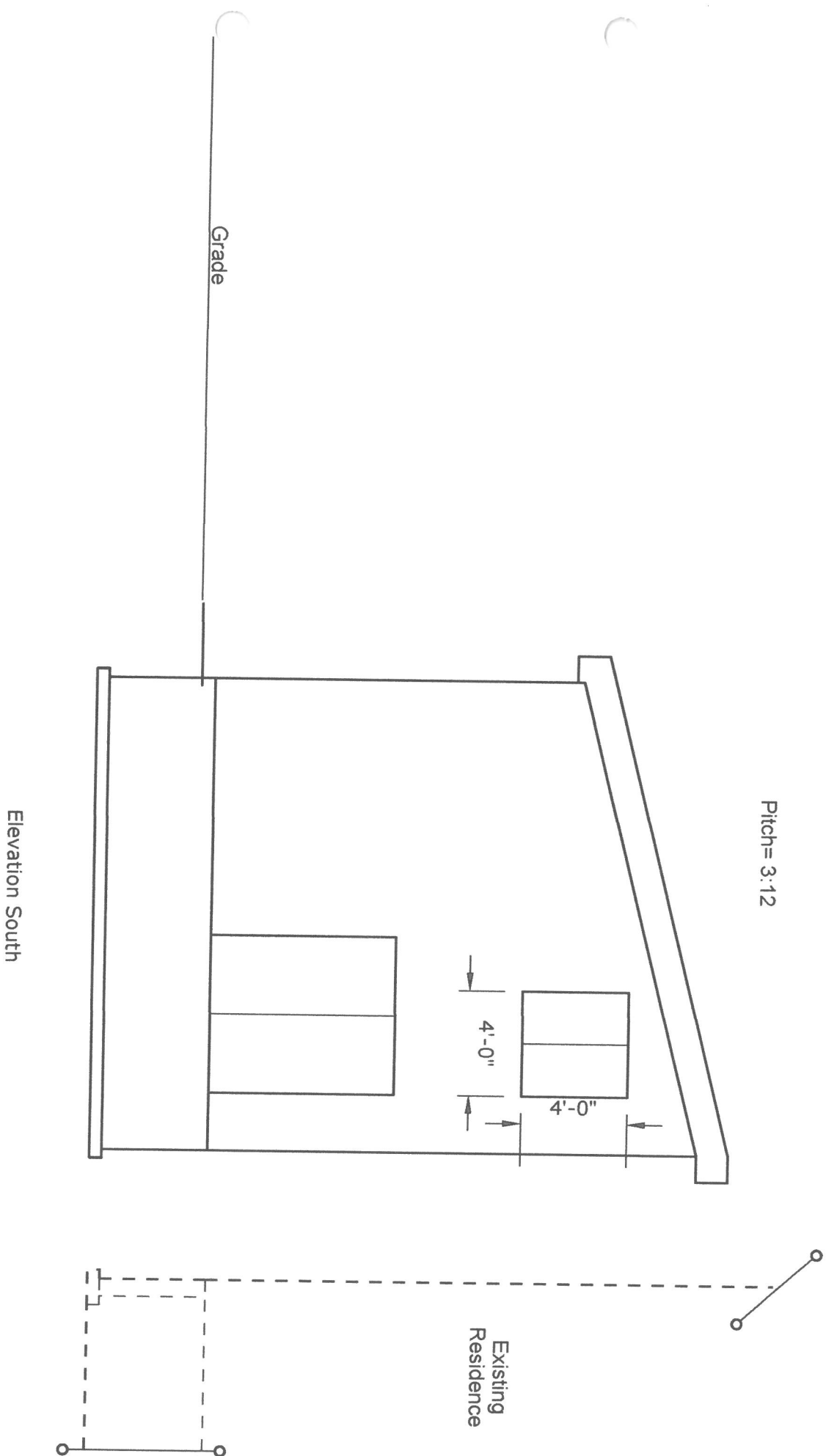
Knight Ave.





Elevation East





Pitch = 3:12

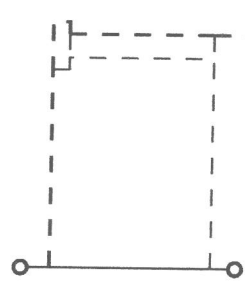
Grade

Elevation South

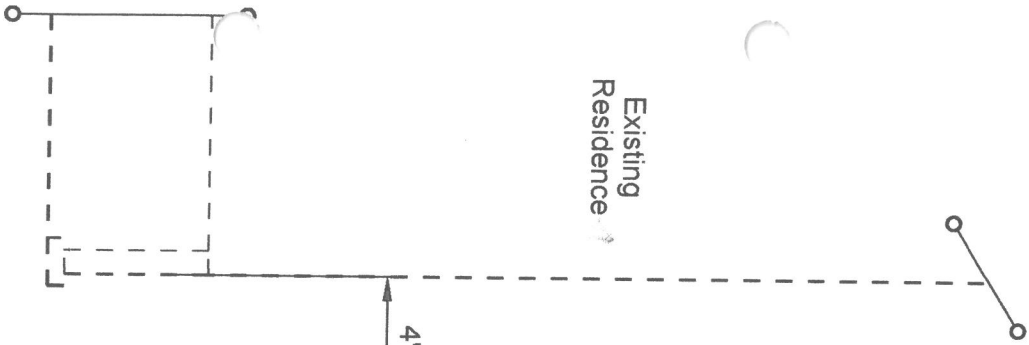
4'-0"

4'-0"

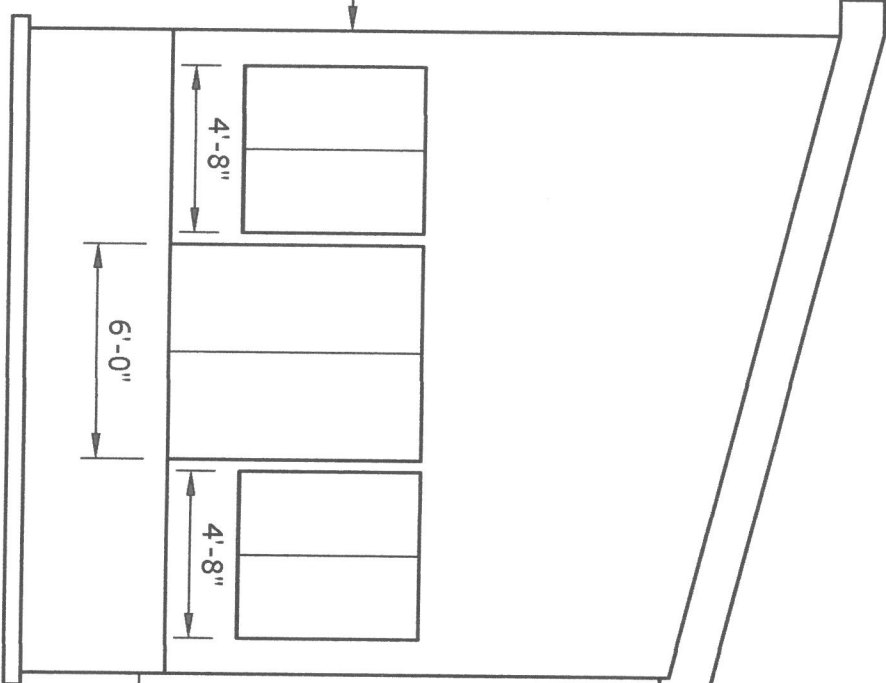
Existing Residence



Existing
Residence



4'-11"



4'-8"

6'-0"

4'-8"

14'-11"

Grade

Elevation North