

## **DEVELOPMENT VARIANCE PERMIT**

Application / File No.: 0053-22-DVP-END

To: Brandon Mazur  
Summit Ridge Developments Ltd.

Address: Units 101-109 806 Cliff 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 Descriptions:

LOT 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 2 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 3 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 4 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 5 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 6 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 7 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 8 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LOT 9 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PIDs:

031-784-020  
031-784-071  
031-784-038  
031-784-089  
031-784-046  
031-784-097  
031-784-054  
031-784-101  
031-784-062

Civic Address: Units 101-109 806 Cliff Avenue, Enderby BC

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:  

Section 604.10.b.iii by reducing the minimum front yard setback area for single-family dwellings from 6 m (19.68 feet) to 4.5 m (14.76 feet).
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**

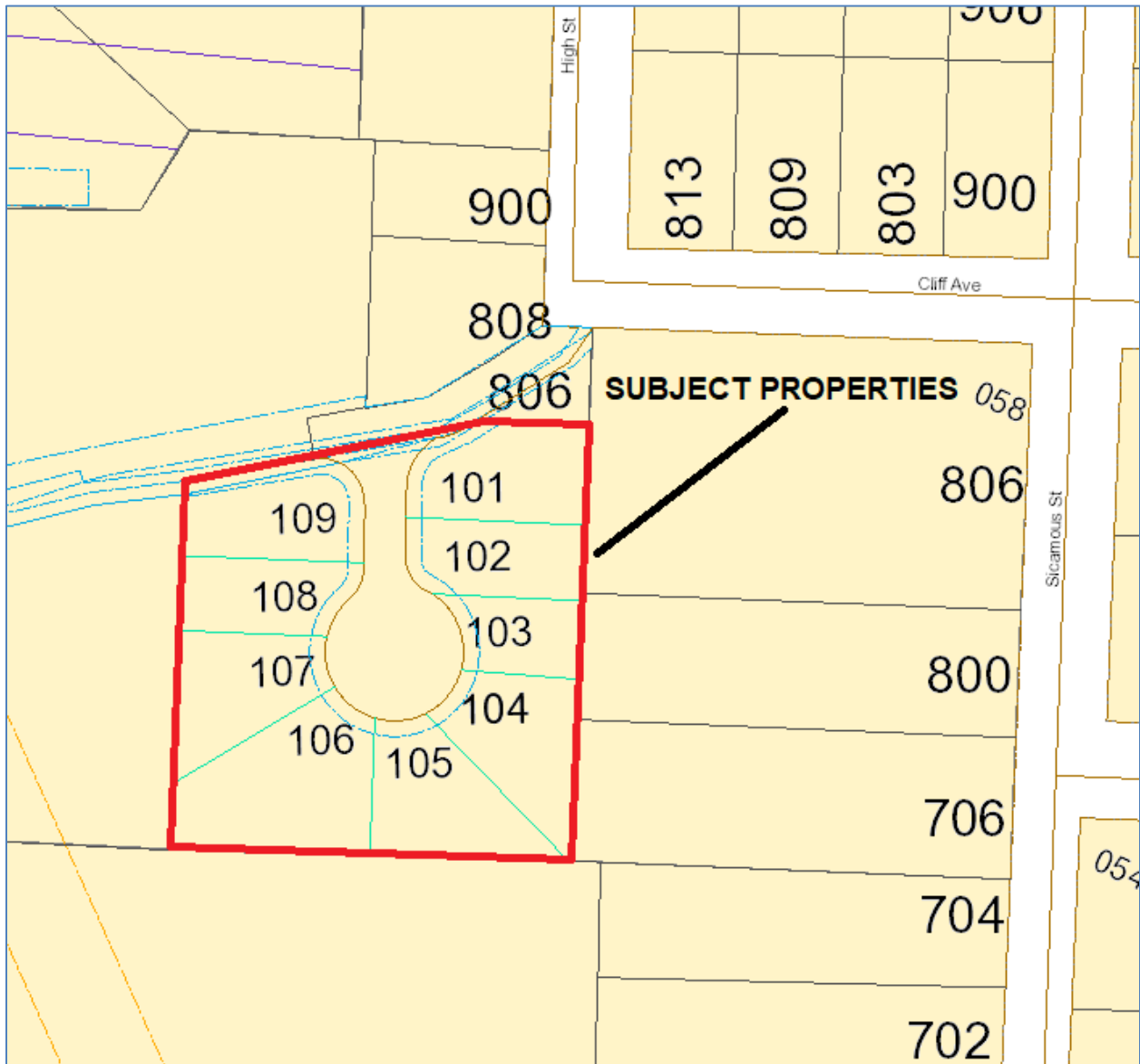
**File:** 0053-22-DVP-END

**Applicant:** Brandon Mazur

**Owner:** Summit Ridge Developments Ltd.

**Location:** Units 101-109 806 Cliff Avenue, Enderby BC

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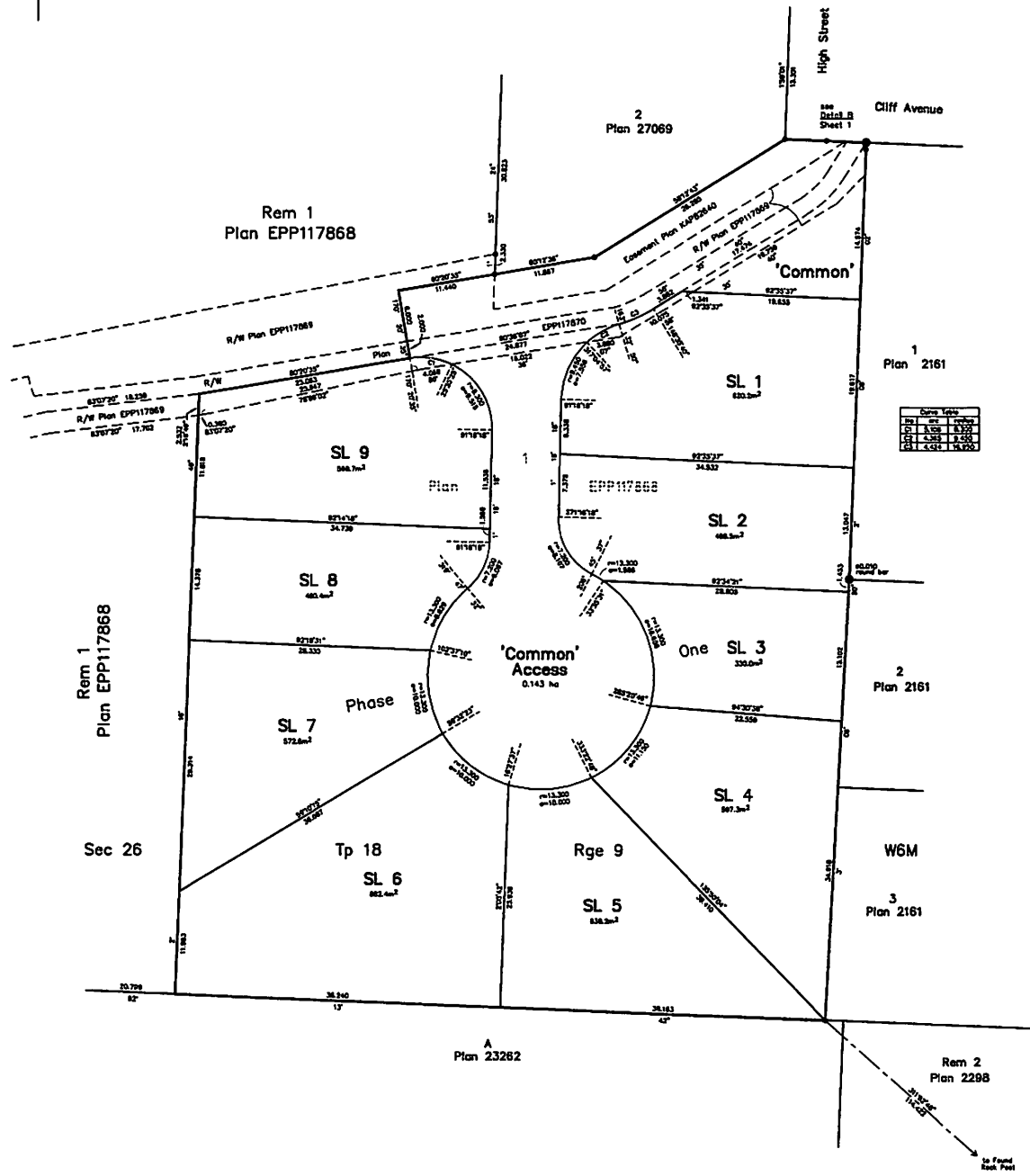
DETAIL



The intended plot size of this plan is 560mm in width by 854mm in height (D size) when plotted at a scale of 1:250

STRATA PLAN EPS8273  
Phase One

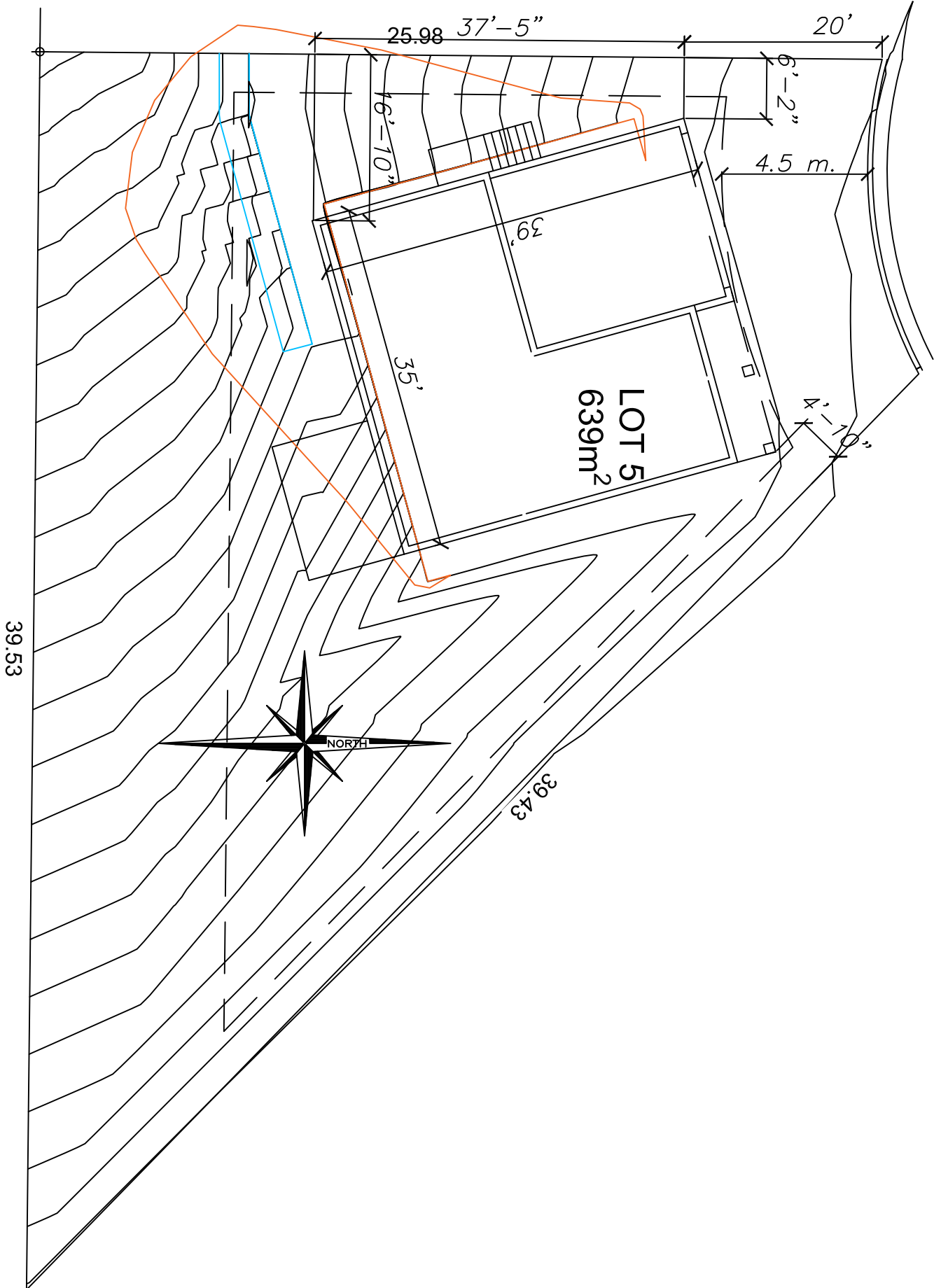
Sheet 2 of 2



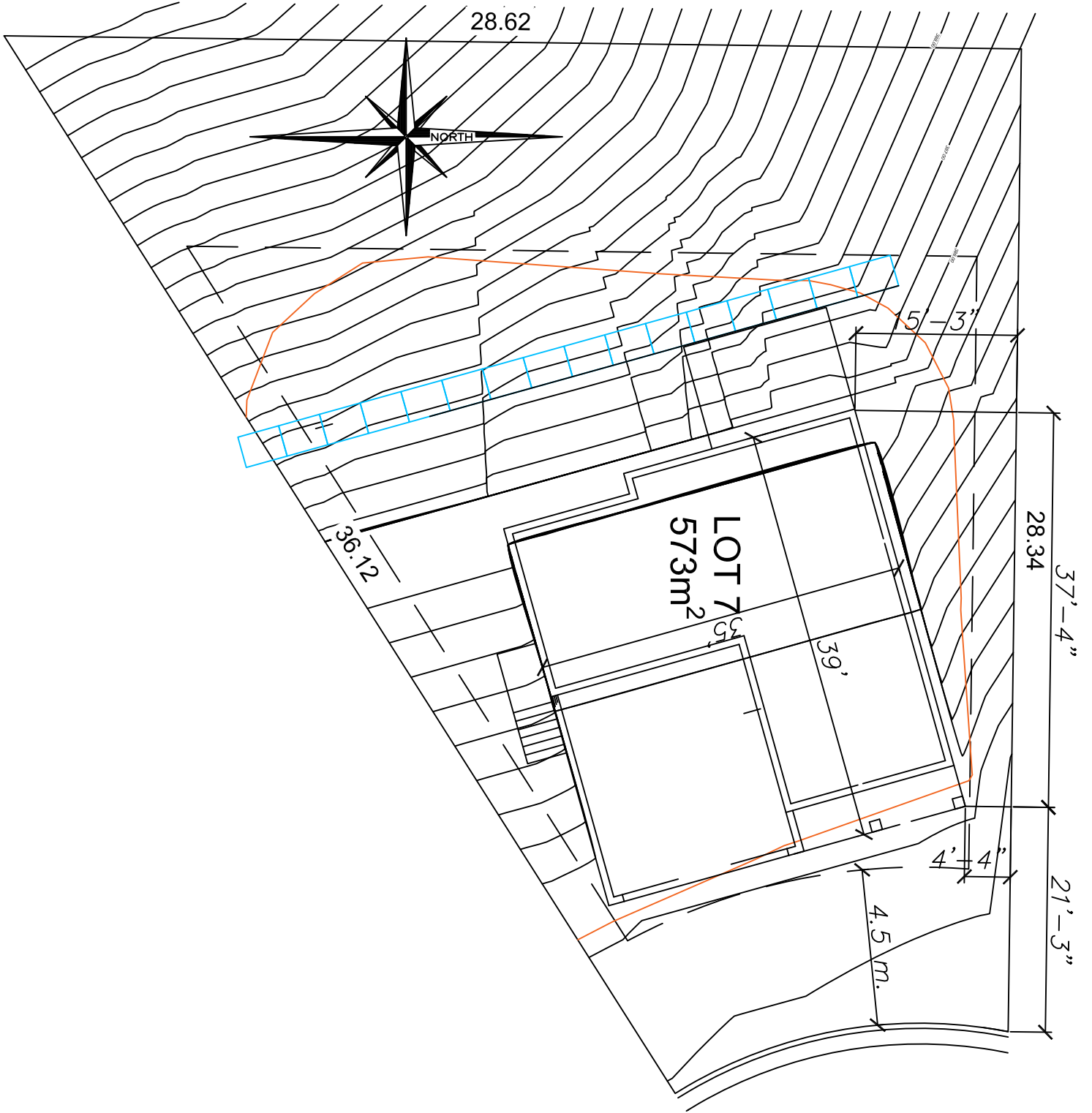
Area Table	
Lot 1	830.3
Lot 2	688.3
Lot 3	330.0
Lot 4	971.3
Lot 5	836.3
Lot 6	682.4
Lot 7	572.8
Lot 8	461.6
Lot 9	666.7

January 13, 2022 Nicole L. Bird, BCLS

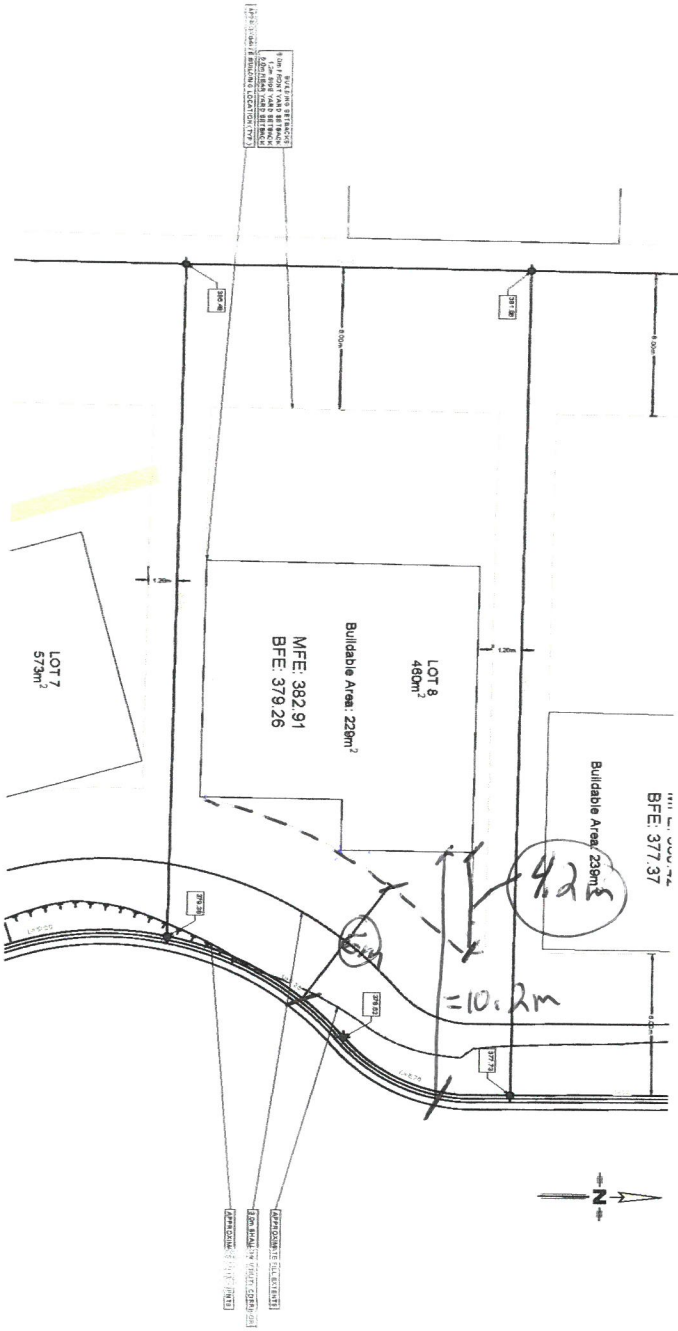
BROME, JOHNSON LAND SURVEYORS  
B.C. AND CANADA LANDS  
SALMON AREA, B.C. 250-833-9701  
File: 185-21 p.48  
185-21.rdw











**CONTRACTOR'S NOTE:**  
 THIS DRAWING AND DESIGN IS GOVERNMENT APPROVED FOR THE PURPOSE OF THE BUILDING PERMIT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER RELEVANT AGENCIES.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**DESIGNER:** JSJ  
**DATE:** 2021/06/27  
**CHECKED:** BTL

**PROJECT:** SUMMERSIDE HEIGHTS  
 806 CLIFF AVENUE  
 ENDERBURY, BC

**INDIVIDUAL LOT LAYOUT LOT 8**

PROJECT NO. 196-1  
 SHEET 8 OF 18  
 DRAWING NO. C108

**LAWSON**  
 1000 LAURENCE PARKWAY  
 PO BOX 108, SURREY, BC V4N 1A2  
 TEL: 604-591-8822

**DRAFT**

SCALE: 1:100

DATE: N/A

PROJECT: C108

SHEET: A