

DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0057-23-DVP-END

To: Ron Mandair
Viewmount Enterprise Ltd.
Jagdeep and Jasjit Ladhar
Amandeep Bassi
Balwinder Rai
Varinder Pandher
1257515 B.C. LTD.
P.A.U. Enterprises Inc.
Blue Gold Homes Ltd.
Sarabjit and Harleen Minhas

Addresses: 2208-2241 Heitman Street (excluding 2233 Heitman Street) and 2000-2032 Viewmount Court, 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 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 2 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 4 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 5 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 6 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 7 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 8 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 9 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP125705

LOT 10 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 11 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 12 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 13 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 14 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 15 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 16 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 17 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 18 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 19 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 20 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 21 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 22 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 23 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 24 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 25 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 26 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
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LOT 27 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 28 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
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LOT 29 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
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LOT 30 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 31 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 32 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 33 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

LOT 34 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT PLAN
EPP125705

PIDs:

031-891-331
031-891-357
031-891-365
031-891-373
031-891-381
031-891-390
031-891-403
031-891-411
031-891-420
031-891-438
031-891-446
031-891-454
031-891-462
031-891-471
031-891-489
031-891-497
031-891-501
031-891-519
031-891-527
031-891-535
031-891-543
031-891-551
031-891-560
031-891-578
031-891-586
031-891-594
031-891-608
031-891-616
031-891-624
031-891-632
031-891-641
031-891-659
031-891-667

Civic Addresses:

2241 HEITMAN ST
2237 HEITMAN ST
2229 HEITMAN ST
2225 HEITMAN ST
2221 HEITMAN ST
2217 HEITMAN ST
2213 HEITMAN ST
2209 HEITMAN ST
2208 HEITMAN ST
2212 HEITMAN ST
2216 HEITMAN ST
2220 HEITMAN ST
2224 HEITMAN ST
2228 HEITMAN ST
2232 HEITMAN ST
2236 HEITMAN ST
2240 HEITMAN ST
2031 VIEWMOUNT COURT
2027 VIEWMOUNT COURT
2023 VIEWMOUNT COURT
2019 VIEWMOUNT COURT
2015 VIEWMOUNT COURT
2011 VIEWMOUNT COURT
2007 VIEWMOUNT COURT
2000 VIEWMOUNT COURT
2004 VIEWMOUNT COURT
2008 VIEWMOUNT COURT
2012 VIEWMOUNT COURT
2016 VIEWMOUNT COURT
2020 VIEWMOUNT COURT
2024 VIEWMOUNT COURT
2028 VIEWMOUNT COURT
2032 VIEWMOUNT COURT

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - 603.10.b.i by reducing the minimum front yard setback area for single-family dwellings from 8 m (26.25 feet) to 6 m (19.68 feet); and
 - 603.10.d.i by reducing the minimum rear yard setback area for single-family dwellings from 8 m (26.25 feet) to 6 m (19.68 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 , 2023.

ISSUED THIS DAY OF , 2023.

Corporate Officer

NOTICE OF PERMIT:

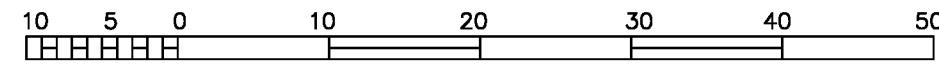
Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2023.

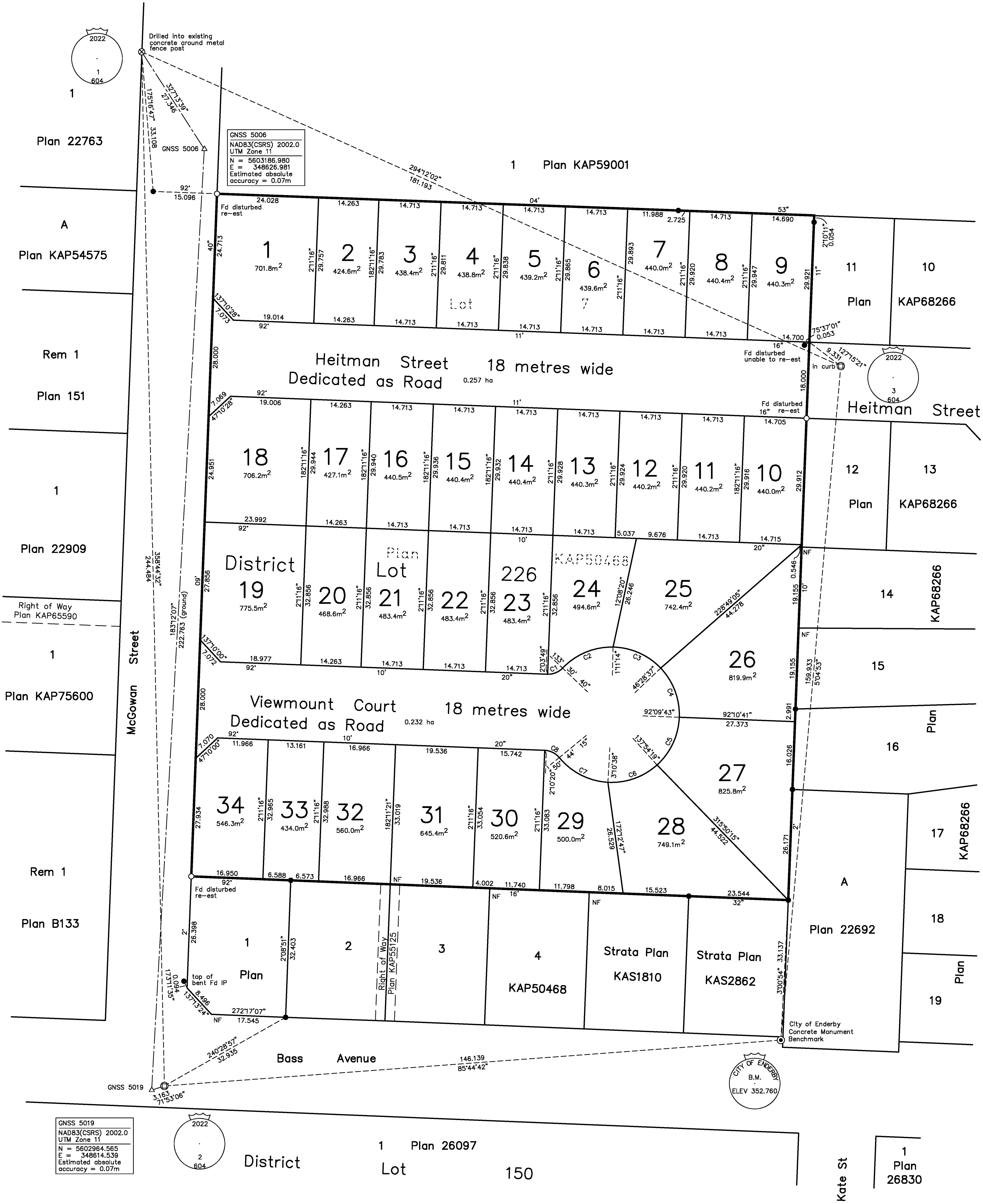
PLAN EPP125705

Subdivision Plan of Lot 7, District Lot 226, K(O)DYD, Plan KAP50468

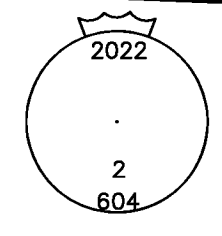
Scale 1:500 BCGS 82L.055



All distances are in metres. The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:1000



GNSS 5019 NAD83(CSRS) 2002.0 UTM Zone 11 N = 5602964.565 E = 348614.539 Estimated absolute accuracy = 0.07m



curve	arc	radius
C1	3.936	4.645
C2	13.314	16.000
C3	12.647	16.000
C4	12.758	16.000
C5	12.774	16.000
C6	12.642	16.000
C7	13.281	16.000
C8	3.958	4.670

LEGEND

Grid bearings are derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 11.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9998286. The average combined factor has been determined based on an ellipsoidal elevation of 337.0 metres.

The UTM coordinates and estimated absolute accuracy achieved are derived from differential dual frequency GNSS observations post processed using the Natural Resources Canada Precise Point Positioning Service.

- Standard Iron Post Found (OIP)
- Standard Iron Post Placed (IP)
- △ Traverse Hub Placed
- ⊙ Standard Capped Post Placed
- ⊕ City of Enderby Concrete Post Found
- ⊖ Standard Rock Post Placed
- Fd Denotes Found
- NF Denotes Nothing Found
- re-est Denotes re-established

Block outline monumentation has been approved for this plan. LTSA File No.: 10500-30-1686

This plan lies within the jurisdiction of the Approving Officer for the City of Enderby

This plan lies within the Regional District of North Okanagan

The field survey represented by this plan was completed on the 15th day of November, 2022 Joseph Charles Johnson, BCLS (604)

BROWNE JOHNSON LAND SURVEYORS B.C. AND CANADA LANDS SALMON ARM, B.C. 250-832-9701 File: 612-22 Fb. R138 p. 95 612-22.raw