

DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0061-23-DVP-END

To: James Kay
Teri Robson and Andrew Kivari

Address: 117 Cliffview Drive, Enderby BC
902 Regent Avenue, Enderby BC
906 Regent 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 1 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M13332

Civic Address: 902 Regent Avenue, Enderby BC

PID: 011-838-612
 - Legal Description: LOT 2 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094

Civic Address: 906 Regent Avenue, Enderby BC

PID: 011-838-621
 - Legal Description: LOT 3 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094

Civic Address: 117 Cliffview Drive, Enderby BC

PID: 011-838-647
 - LOT 4 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 EXCEPT PLAN M8147

Civic Address: 117 Cliffview Drive, Enderby BC

PID: 011-838-663

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - Section 602.10.d by reducing the minimum rear yard setback area for the single-family dwelling on the property legally described as LOT 3 BLOCK 1 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1094 and located at 117 Cliffview Drive, Enderby BC, from 6 m (19.68 feet) to 1.2 m (3.94 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:
 - Section 2.0 of Schedule "A" by not requiring High Street and Regent Avenue adjacent to the proposed lots to be constructed to the centreline of the road in accordance with the Local Road standards, as part of the proposed boundary lot adjustment shown on Schedule 'B';
 - Section 2.0 of Schedule "A" by not requiring Cliffview Drive adjacent to the proposed lots to be constructed to the centreline of the road in accordance with the Collector Road standards, as part of the proposed boundary lot adjustment shown on Schedule 'B';
 - Section 6.0 of Schedule "A" by not requiring the provision of street lighting, as part of the proposed boundary lot adjustment shown on Schedule 'B'; and
 - Section 7.0 by not requiring the provision of underground wiring for power, telephone and cablevision, as part of the proposed boundary lot adjustment shown on Schedule 'B'.
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.

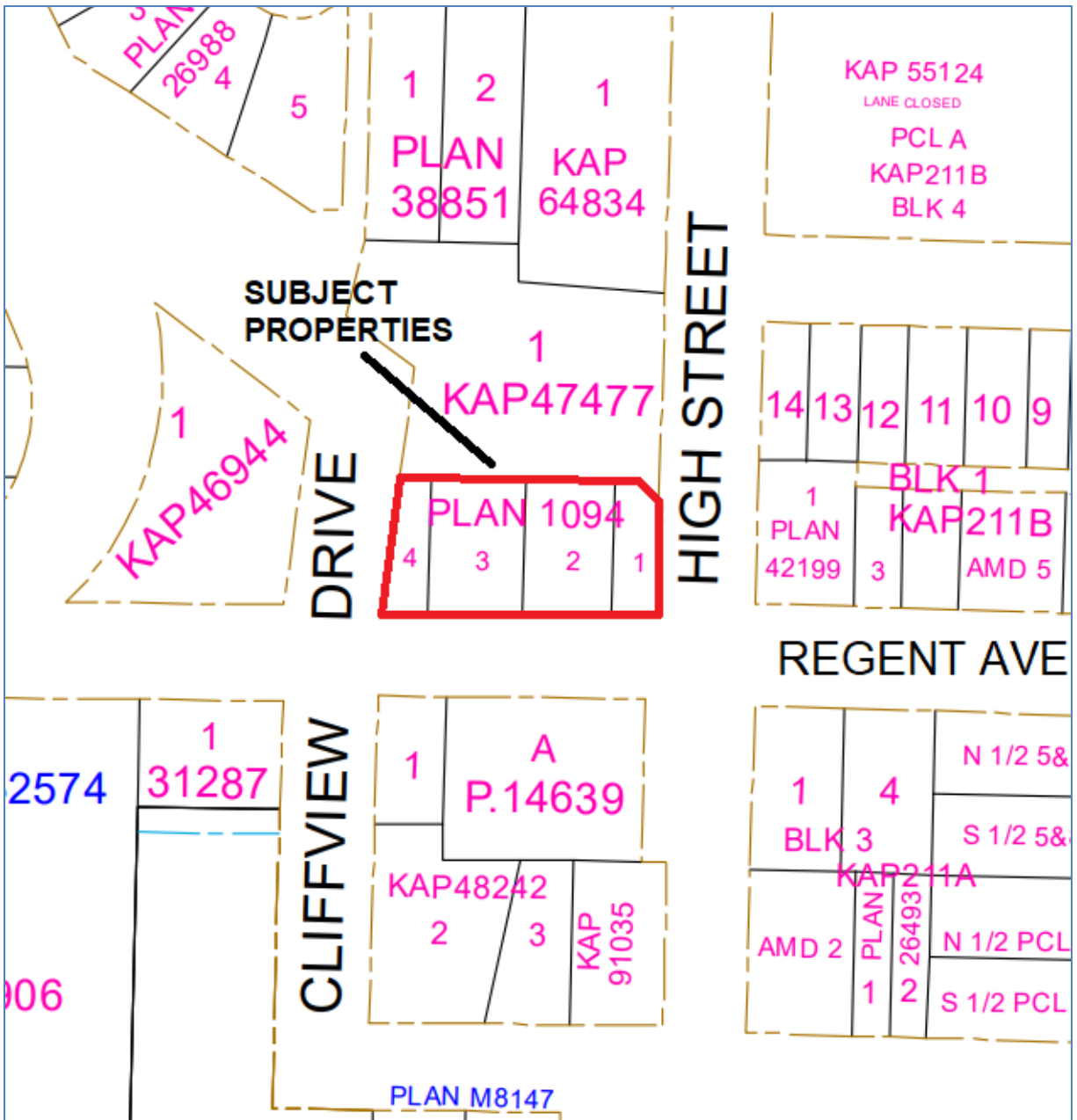
THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

File: 0061-22-DVP-END

Applicant: James Kay

Owner: Teri Robson and Andrew Kivari

Location: 117 Cliffview Drive, 902 Regent Avenue, and 906 Regent Avenue Enderby BC

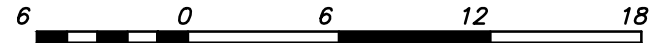


SUBDIVISION PLAN OF LOT 1, EXCEPT PLAN M13332, LOT 2, LOT 3, AND LOT 4, EXCEPT PLAN M8147; ALL OF BLOCK 1, SEC 26, TP 18, R9, W6M, KDYD, PLAN 1094.

PLAN EPP

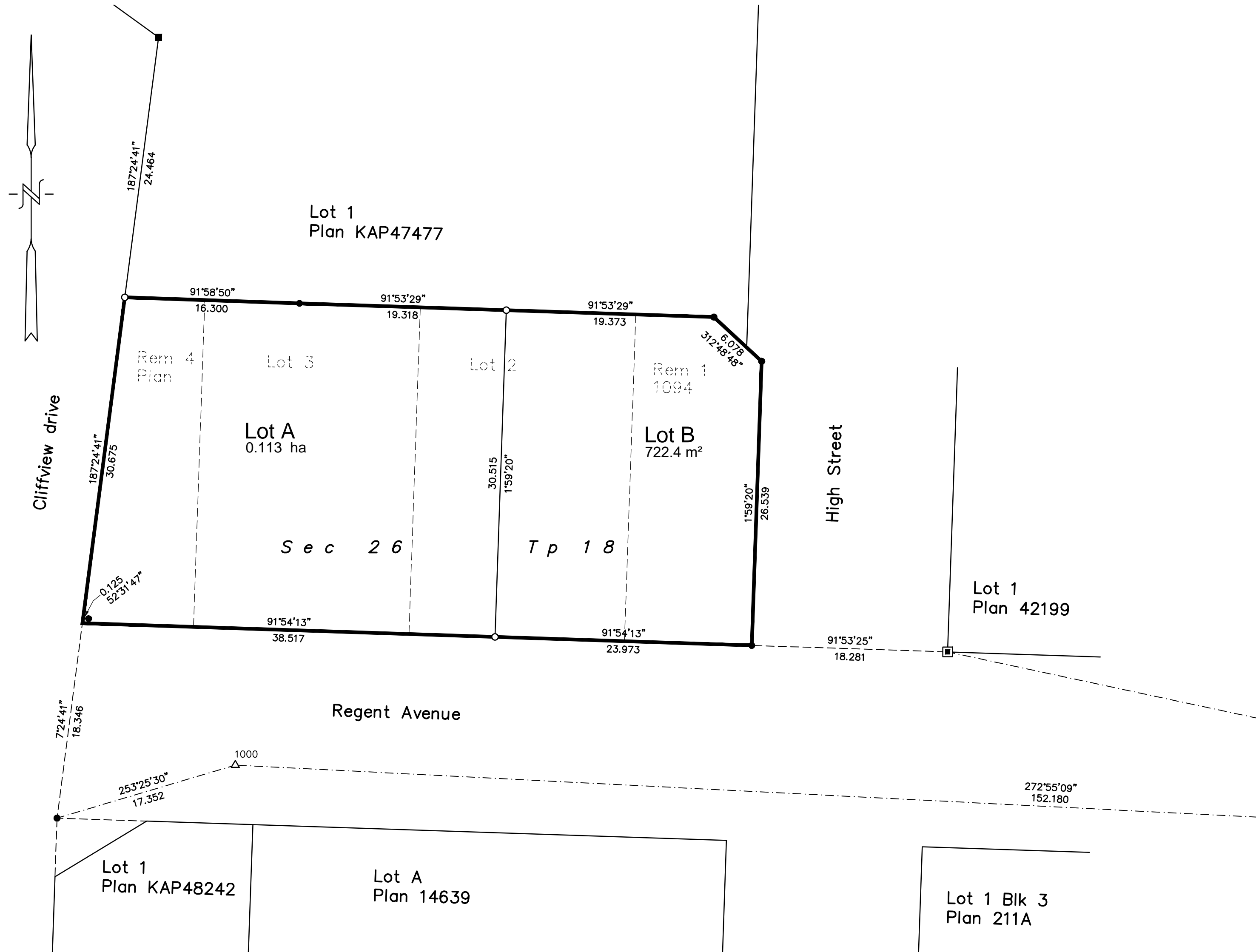
BCGS 82L.055

SCHEDULE 'B'



All distances are horizontal ground level, in metres and decimals thereof

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH by 432mm IN HEIGHT (C size) WHEN PLOTTED AT A SCALE OF 1:300



LEGEND

- DENOTES LEAD PLUG FOUND
- ▣ DENOTES DOMINION IRON POST FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- △ DENOTES TRAVERSE HUB SET

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL CARRIER PHASE GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11 NORTH.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED USING 3 HOURS OF GNSS DUAL FREQUENCY OBSERVATIONS AND POST PROCESSED USING THE CSRS-PPP ONLINE PROCESSING PROVIDED BY NATURAL RESOURCES CANADA.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9998279. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 353 METRES.

REFERENCE POINT 1000	
UTM NORTHING.....	5602288.676
UTM EASTING.....	348037.250
DATUM.....	NAD83 (CSRS)(2002), UTM Zone 11
ESTIMATED ABSOLUTE ACCURACY IS	0.05m
COMBINED FACTOR IS	0.9998262
REFERENCE POINT 1005	
UTM NORTHING.....	5602326.357
UTM EASTING.....	348086.371
DATUM.....	NAD83 (CSRS)(2002), UTM Zone 11
ESTIMATED ABSOLUTE ACCURACY IS	0.05m
COMBINED FACTOR IS	0.9998296

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 ___ DAY OF FEBRUARY, 2023.
JASON RUSSELL SHORTT, BCLS # 770

russell shortt
land SURVEYORS
2801-32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545-0511 Email: jasons@jrshortt.ca
F.B. File: 27619 ECR #_mmdddy