

DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0063-23-DVP-END

To: Drayson Netzelwood
Terry Ann Nadine Stebanuk

Address: 809 George Street, 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 13 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A EXCEPT THE SOUTH 8 FEET THEREOF

PID:

003-841-626

Civic Address:

809 George Street, Enderby BC

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - Section 401.11.d.i by not requiring dwellings units to be located *entirely* above and/or behind a commercial use, as shown on the attached Schedule 'A';
 - Section 401.11.d.vi by increasing the maximum percentage of the total floor area of residential dwelling units on the ground floor level as compared to the total floor area of the first storey level of the building, from 40% to 41.22%, as shown on the attached Schedule 'A'; and
 - Section 901.2.b by reducing the minimum length of an unobstructed maneuvering aisle for right-angle parking from 8 m (26.25 feet) to 4.64 m (15.22 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 , 2024.

ISSUED THIS DAY OF , 2024.

Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2024.

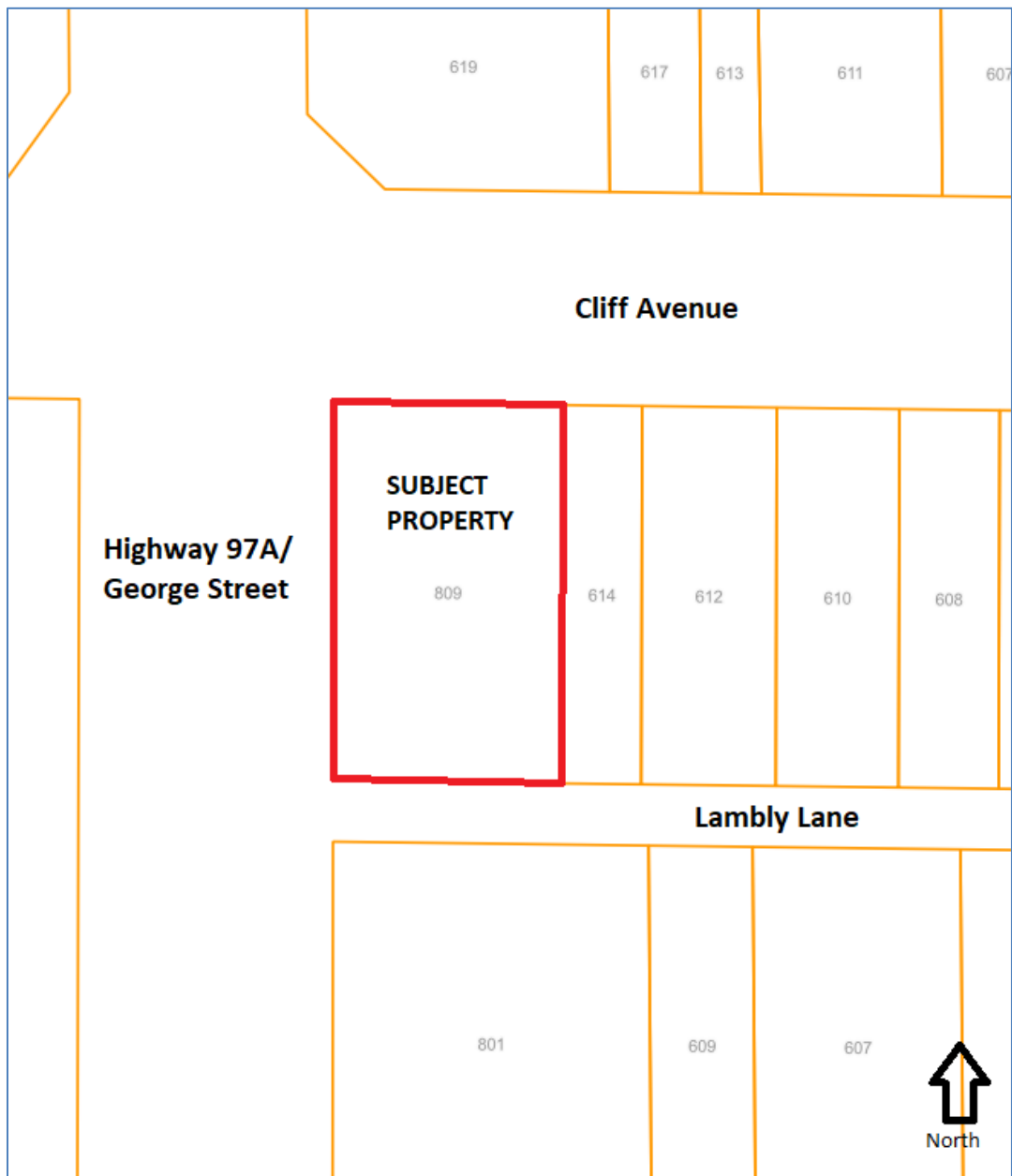
THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

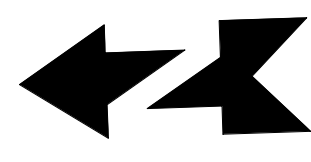
File: 0063-23-DVP-END (Netzelwood)

Applicant: Drayson Netzelwood

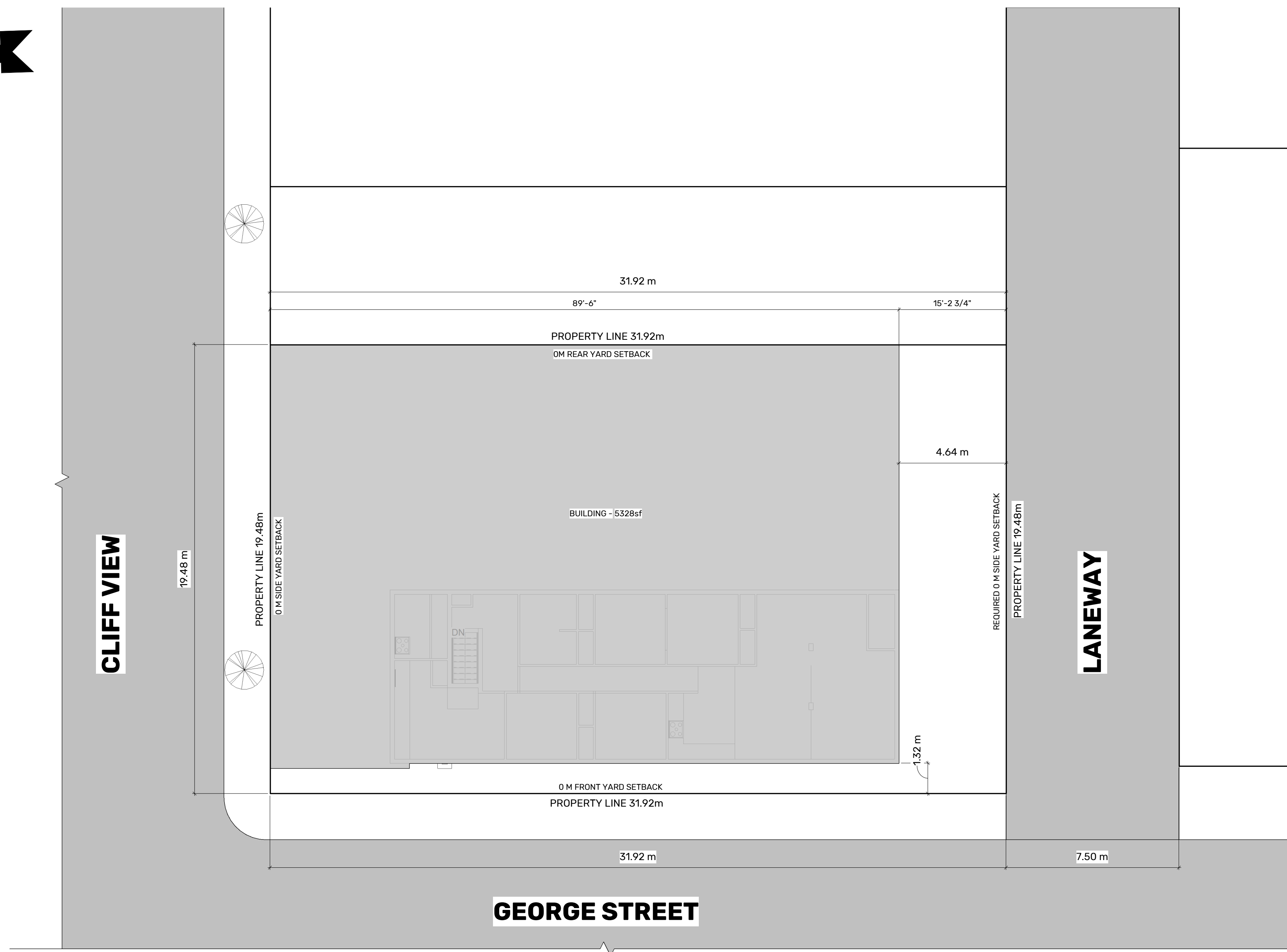
Owner: Terry Ann Nadine Stebanuk

Location: 809 George Street, Enderby BC





SCHEDULE 'A'



1.0 SITE PLAN 1" = 10'-0"

SITE SPECIFIC INFORMATION

LEGAL DESCRIPTION:
 LOT 1, BLOCK 13, PLAN KAP211A DISTRICT LOT 150 KOOTENAY LAND DISTRICT
 CIVIC ADDRESS: 809 GEORGE ST, ENDERBY B.C.

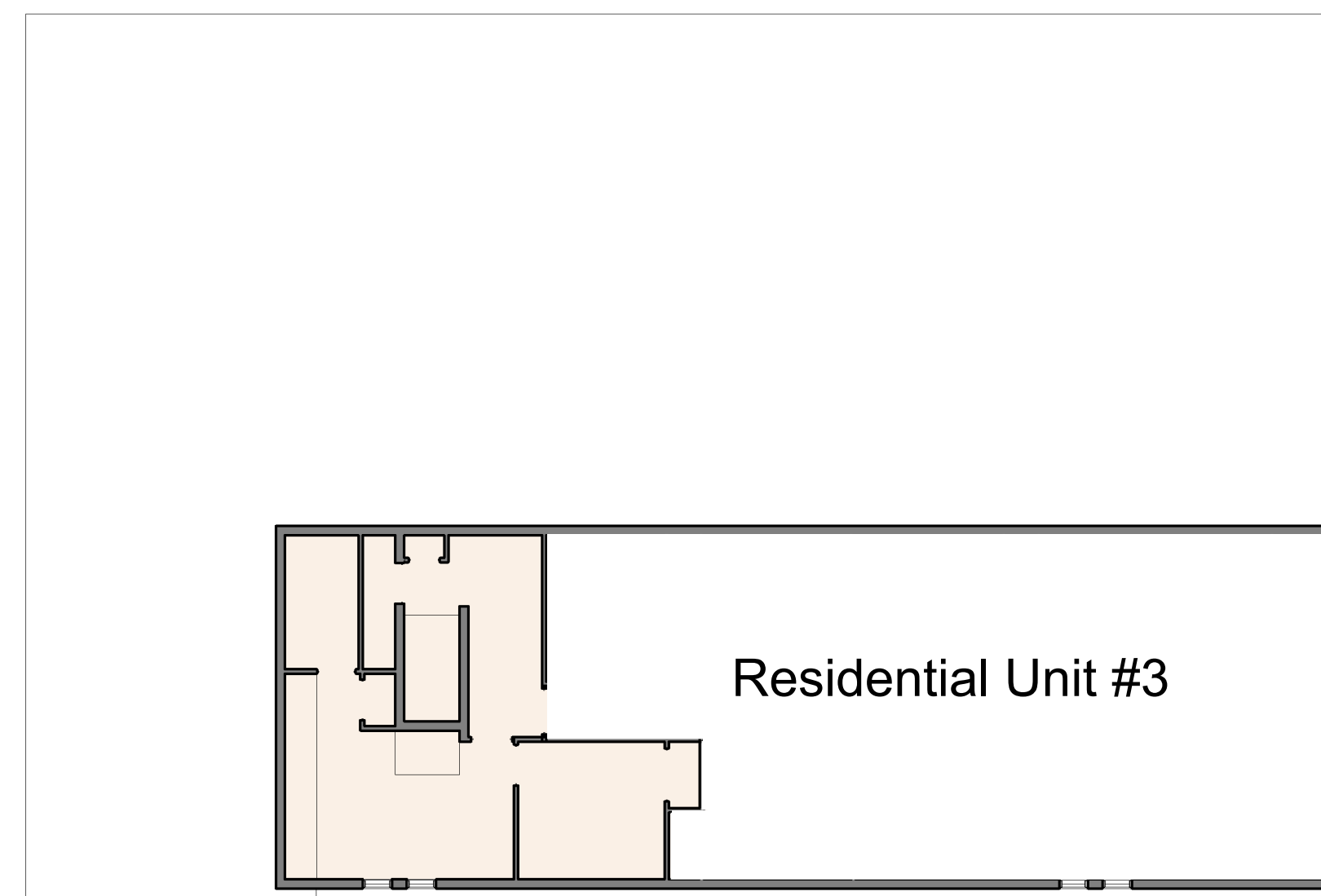
ZONE: C1, (DOWNTOWN DESIGNATED PARKING AREA)
 DISTRICT: ENDERBY
 NOT IN ALR

PRIMARY USE: COMMERCIAL AND RESIDENTIAL

LOT AREA: 6693 SF / .062 ha
 LOT COVERAGE - BUILDINGS 5328 SF (79.60%)(MAX 90%)

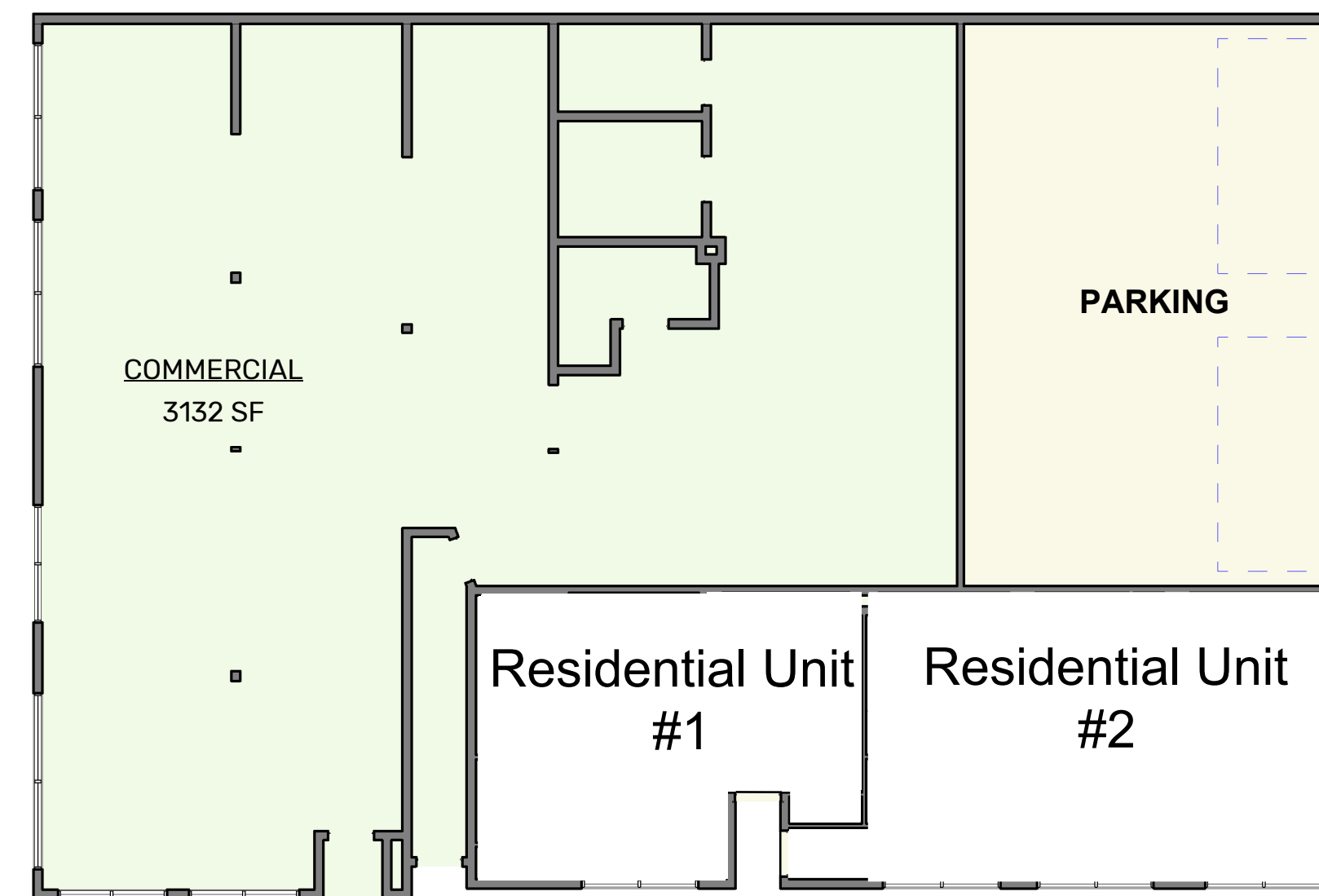
HEIGHT OF THE BUILDING:
 MAX 12.0 M

PROPERTY SETBACKS:
 MIN. FRONT YARD - 0M
 MIN. REAR YARD - 0M
 MIN. SIDE YARD - 0M



UPPER FLOOR GROSS AREA

1786 SF



MAIN FLOOR GROSS AREA

2196 SF

3132 SF

* PROPERTY LOT AREA AND REFERENCING MEASUREMENTS ARE APPROXIMATE. LOT SIZE IS BASED ON GIS MAP, RDNO INTERACTIVE MAP

No.	Description	Date
01	Issued for Review	2023-12-07

809 GEORGE STREET
 ENDERBY

809 GEORGE STREET,
 ENDERBY, B.C.

SITE PLAN
 GROSS AREA

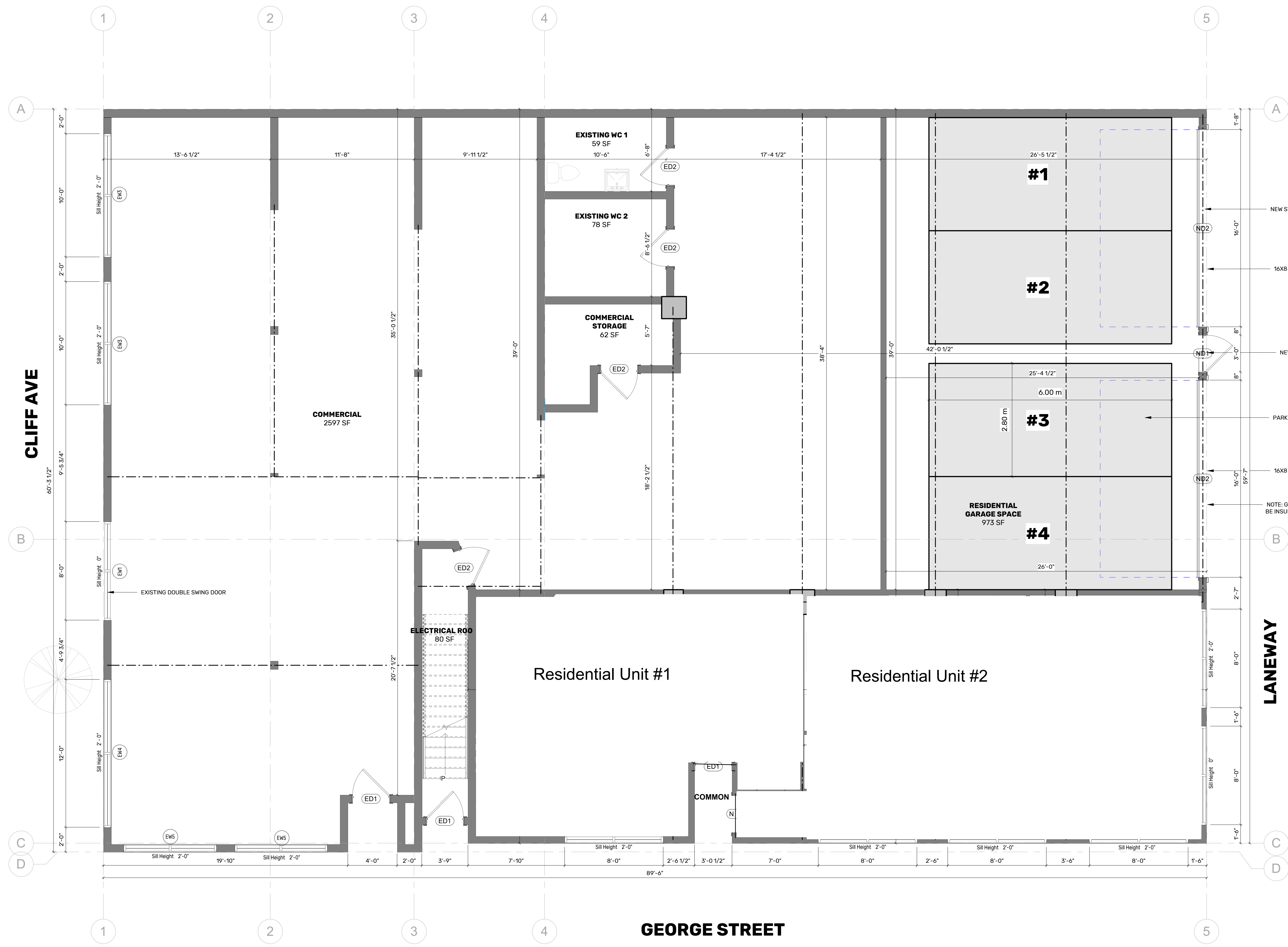
Project Number 23-055

Date 2023-12-01

Designed By PW

A01

Scale As indicated



Total Area: 5328sf
 Commercial: 3132sf/58.8% - (min. permitted is 3090sf - 58%)
 Residential: 2196sf/41.2% - (max. permitted is 2,238sf - 42%)

CITY OF ENDERBY ZONING BYLAW 1650
 DIVISION FOUR - COMMERCIAL ZONES C1

3.a
 The sum of the gross floor area of dwelling units located on the first storey level and entirely behind the commercial use must not exceed the gross floor area of the commercial use on the first storey level.

4.3 MAIN FLOOR COMPLETE 1/4" = 1'-0"

WINDOWS					
Type Mark	Length	Height	Sill Height	Type Comments	Comments
EW1	8'-0"	9'-0"	0"		
EW2	8'-0"	7'-0"	2'-0"		
EW3	3'-6"	9'-0"	0"		
EW4	8'-0"	4'-0"	3'-0"		
EW5	10'-0"	7'-0"	2'-0"		
EW6	12'-0"	7'-0"	2'-0"		
EW7	7'-6"	7'-0"	2'-0"		
EW8	7'-0"	7'-0"	2'-0"		
EW9	2'-0"	5'-0"	2'-0"		
W1	<varies>	3'-0"	4'-0"		
W2	3'-0"	2'-6"	4'-6"		

DOORS						
Type Mark	Width	Height	Function	Count	Type Comments	Description
ED1	3'-0"	6'-8"	Exterior	3		
ED2	3'-0"	6'-8"	Interior	4		
ED3	2'-8"	6'-8"	Interior	5		
ED4	2'-0"	6'-8"	Interior	1		
ED5	4'-0"	6'-8"	Interior	3		
ED6	3'-6"	6'-8"	Interior	4		
ED7	3'-0"	6'-8"	Interior	2		
ND1	3'-0"	6'-8"	Exterior	2		
ND2	16'-0"	8'-0"	Interior	2		
ND3	4'-0"	6'-8"	Interior	2		
ND4	4'-0"	6'-8"	Interior	1		
ND5	2'-8"	6'-8"	Interior	7		
ND6	2'-6"	6'-8"	Interior	2		
ND9	3'-0"	6'-8"	Interior	1		
Grand total				37		

ROOM	
Name	Area
4.2 MAIN FLOOR NEW CONSTRUCTION	
COMMERCIAL	2597 SF
COMMERCIAL STORAGE	62 SF
EXISTING WC 2	78 SF
BEDROOM 2	129 SF
BEDROOM 1	123 SF
OPEN LIVING SPACE	331 SF
BATH	37 SF
ELECTRICAL ROOM	80 SF
EXISTING WC 1	59 SF
RESIDENTIAL GARAGE SPACE	973 SF
OPEN LIVING	411 SF
BATH	47 SF
	4928 SF
5.3 UPPER FLOOR COMPLETE	
BED 1	112 SF
DINING	479 SF
OFFICE	105 SF
BED 2	111 SF
BED 3	105 SF
KITCHEN	109 SF
BATH	91 SF
CLOSET	29 SF
HALLWAY	89 SF
OPEN OFFICE	184 SF
BATH	46 SF
COMMON HALLWAY	93 SF
MECHANICAL	20 SF
	1571 SF
TOTAL AREA	6499 SF

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809 GEORGE STREET
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MAIN FLOOR COMPLETE

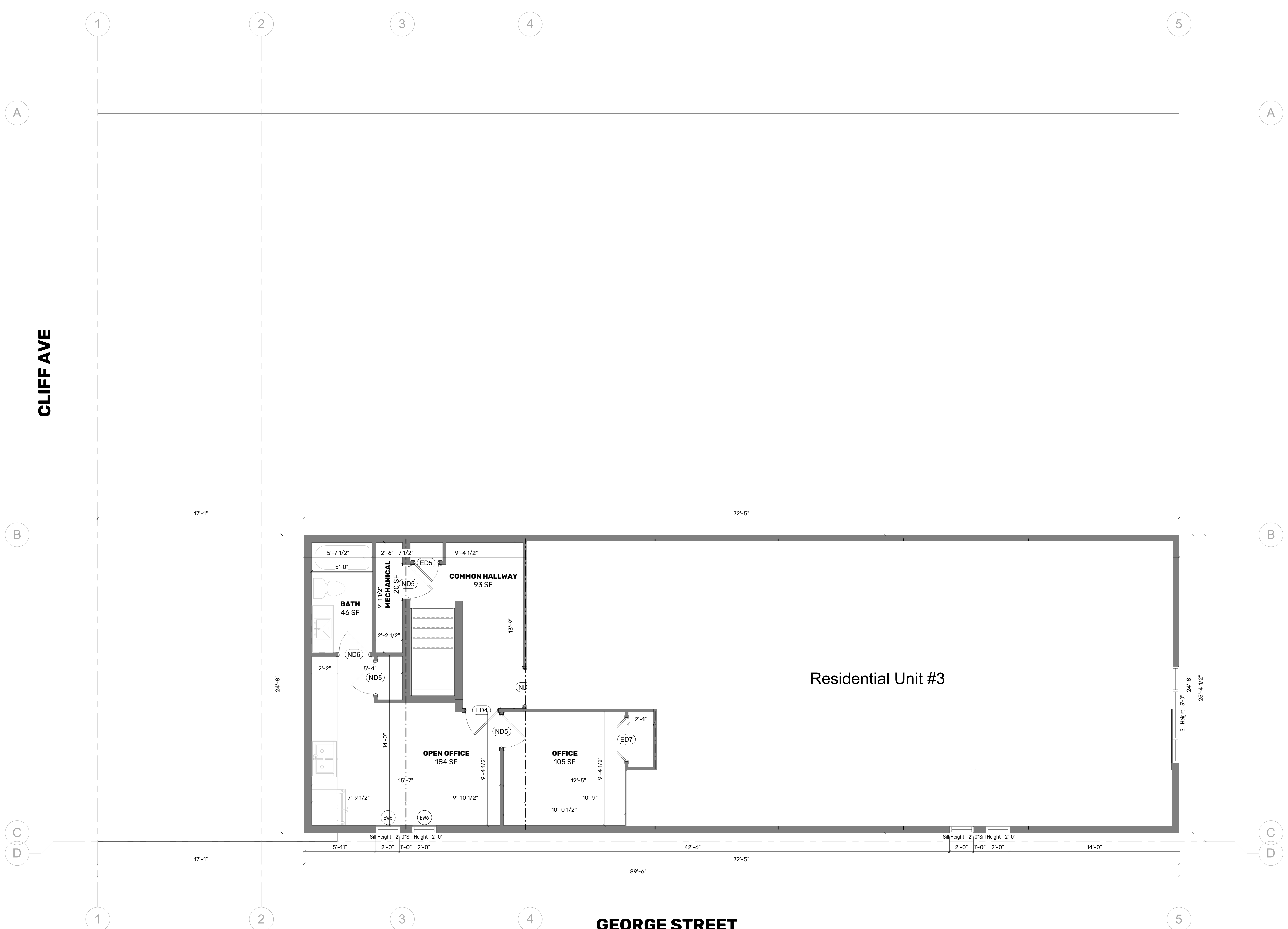
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Designed By PW

A05

Scale 1/4" = 1'-0"



5.3 UPPER FLOOR COMPLETE 1/4" = 1'-0"

WINDOWS					
Type Mark	Length	Height	Sill Height	Type Comments	Comments
EW1	8' - 0"	9' - 0"	0"		
EW2	8' - 0"	7' - 0"	2' - 0"		
EW3	3' - 6"	9' - 0"	0"		
EW4	8' - 0"	4' - 0"	3' - 0"		
EW5	10' - 0"	7' - 0"	2' - 0"		
EW6	12' - 0"	7' - 0"	2' - 0"		
W1	7' - 6"	7' - 0"	2' - 0"		
W1	<varies>	3' - 0"	4' - 0"		
W1	3' - 0"	2' - 6"	4' - 6"		

DOORS						
Type Mark	Width	Height	Function	Count	Type Comments	Description
ED1	3' - 0"	6' - 8"	Exterior	3		
ED2	3' - 0"	6' - 8"	Interior	4		
ED4	2' - 8"	6' - 8"	Interior	5		
ED5	2' - 0"	6' - 8"	Interior	1		
ED6	4' - 0"	6' - 8"	Interior	3		
ED7	3' - 6"	6' - 8"	Interior	4		
ND1	3' - 0"	6' - 8"	Exterior	2		
ND2	16' - 0"	8' - 0"	Interior	2		
ND3	4' - 0"	6' - 8"	Interior	2		
ND4	4' - 0"	6' - 8"	Interior	1		
ND5	2' - 8"	6' - 8"	Interior	7		
ND6	2' - 6"	6' - 8"	Interior	2		
ND9	3' - 0"	6' - 8"	Interior	1		
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UPPER FLOOR
COMPLETE

Project Number 23-055

Date 2023-12-01

Designed By PW

A09

Scale 1/4" = 1'-0"