

## DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0064-23-DVP-END

To: Ed Hagman (GEM Quality Homes)  
Derek and Denise Bevan

Address: 110 West Enderby Road, 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 9 SECTIONS 26 AND 27 TOWNSHIP 18 RANGE 9 WEST OF THE  
6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 28806

PID:

004-486-366

Civic Address:

110 West Enderby Road, Enderby BC

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
  - Section 602.10.b by reducing the minimum front yard setback for a single-family dwelling from 6 m (19.68 feet) to 0.15 m (0.49 feet), as shown on the attached Schedule 'A'; and
  - Section 308.5.a.i by reducing the minimum special building line setback from the centreline of West Enderby Road from 15 m (49.21 feet) to 10.3 m (33.79 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**

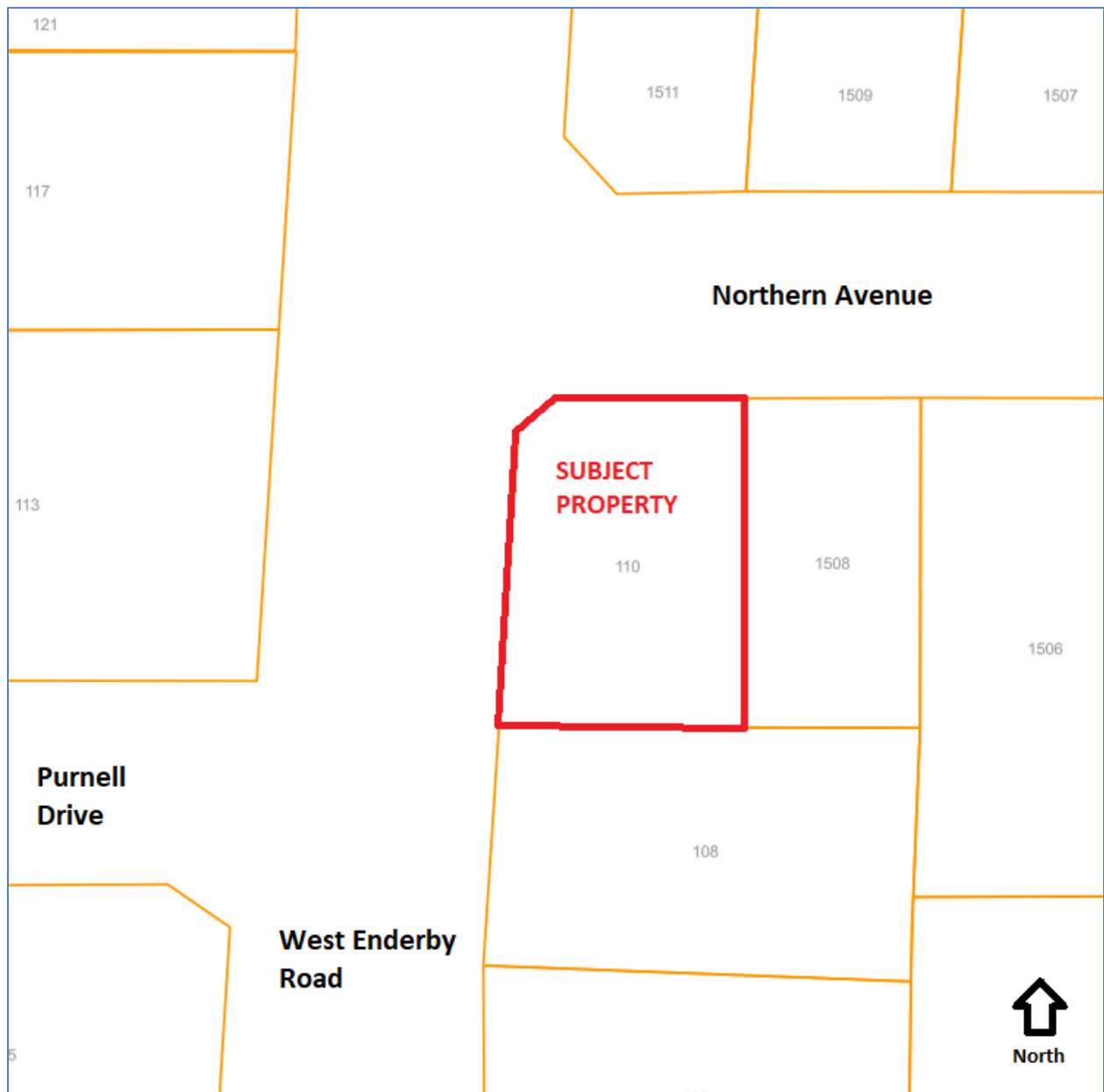
**File:** 0064-23-DVP-END (GEM Quality Homes)

**Applicant:** Ed Hagman - GEM Quality Homes

**Owner:** Derek and Denise Bevan

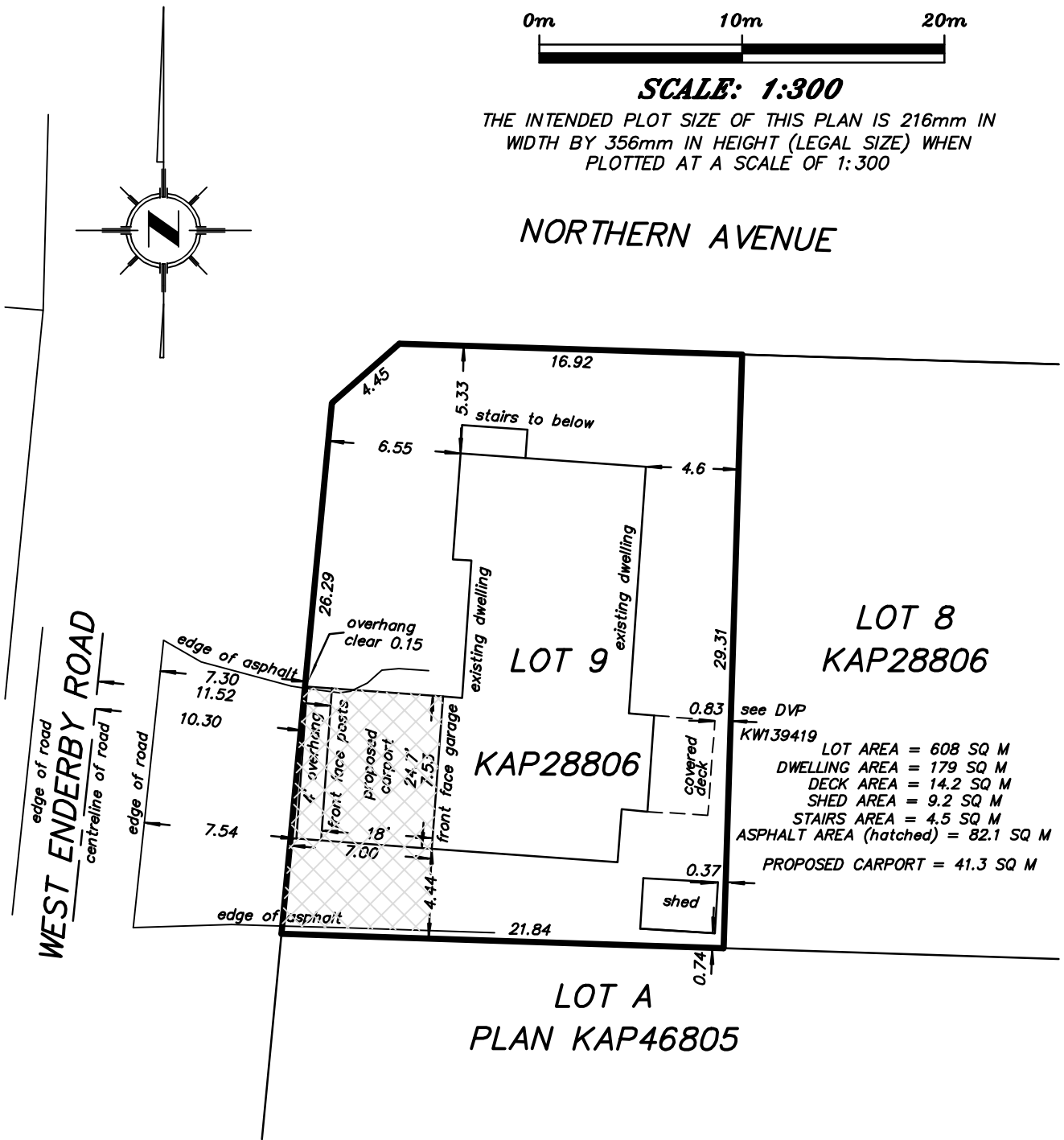
**Location:** 110 West Enderby Road, Enderby BC

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# SCHEDULE 'A'

SKETCH PLAN OF LOT 9 SECTIONS 26 AND 27  
 TOWNSHIP 18 RANGE 9 W6M KAMLOOPS DIVISION YALE  
 DISTRICT PLAN 28806  
 - FOR VARIANCE APPLICATION PURPOSES



see DVP  
 KW139419  
 LOT AREA = 608 SQ M  
 DWELLING AREA = 179 SQ M  
 DECK AREA = 14.2 SQ M  
 SHED AREA = 9.2 SQ M  
 STAIRS AREA = 4.5 SQ M  
 ASPHALT AREA (hatched) = 82.1 SQ M  
 PROPOSED CARPORT = 41.3 SQ M

**NOTES:**

ALL DISTANCES ARE IN METERS.  
 CIVIC ADDRESS: 110 WEST ENDERBY ROAD, ENDERBY, BC

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF GEM QUALITY HOMES.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

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FILE: 8227  
 DRAWING: 8227 VARIANCE SK .DWG



Fax (250) 545 5912  
 Tel. (250) 545 5990

DATE OF FIELD SURVEY: OCTOBER 25, 2023  
 ROBERT TUPPER B.C.L.S.

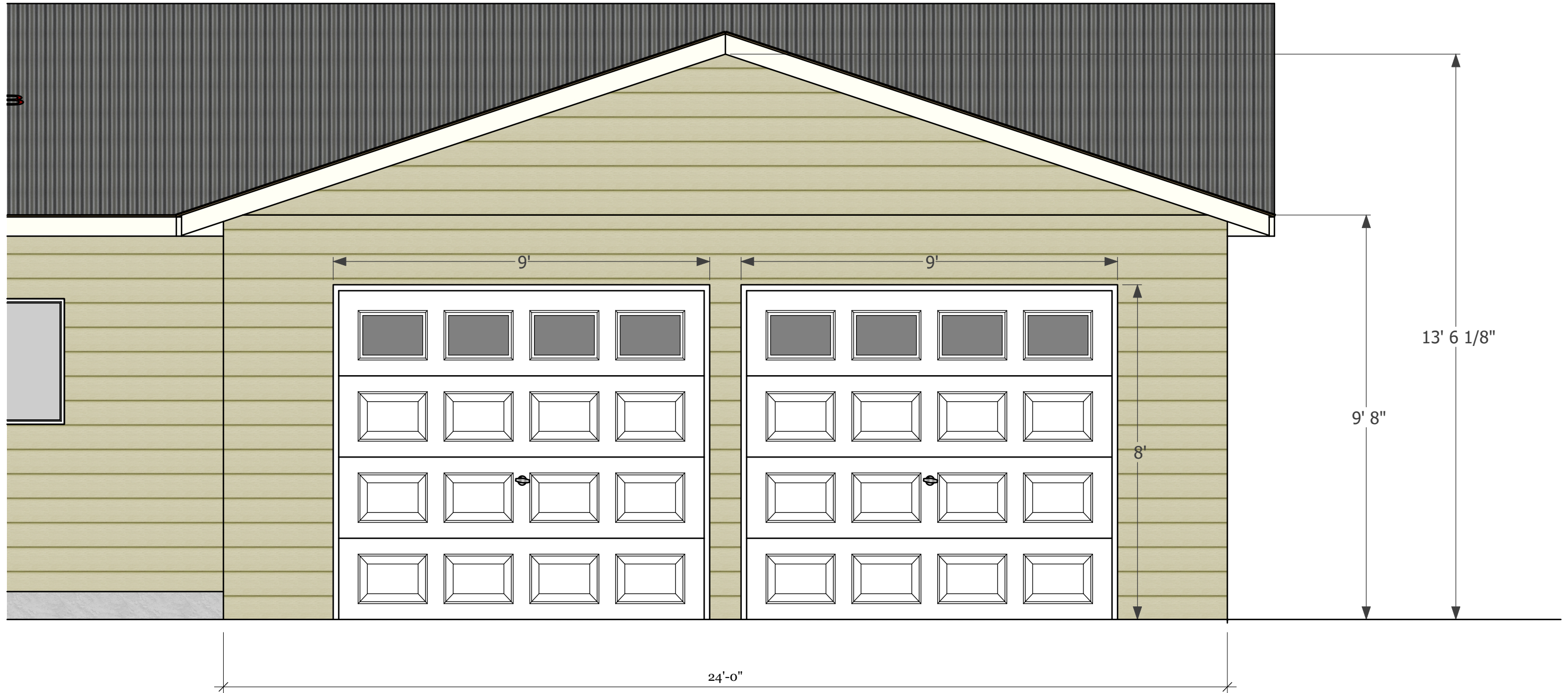
3710A 28th. Street Vernon, B.C. V1T 9X2



Bevan - Carport Addition  
110 - Enderby West Rd. - Enderby BC



October 25, 2023



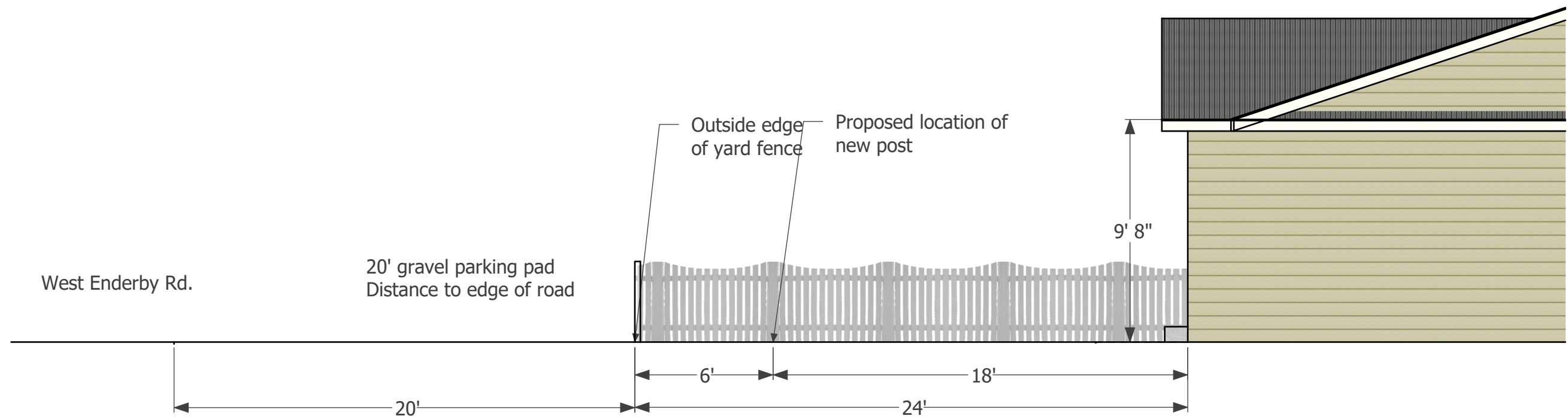
Front Elevation



Bevan Carport Addition

REVISIONS	
MM/DD/YY	REMARKS
1	... ..
2	... ..
3	... ..
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A 01



Side Elevation

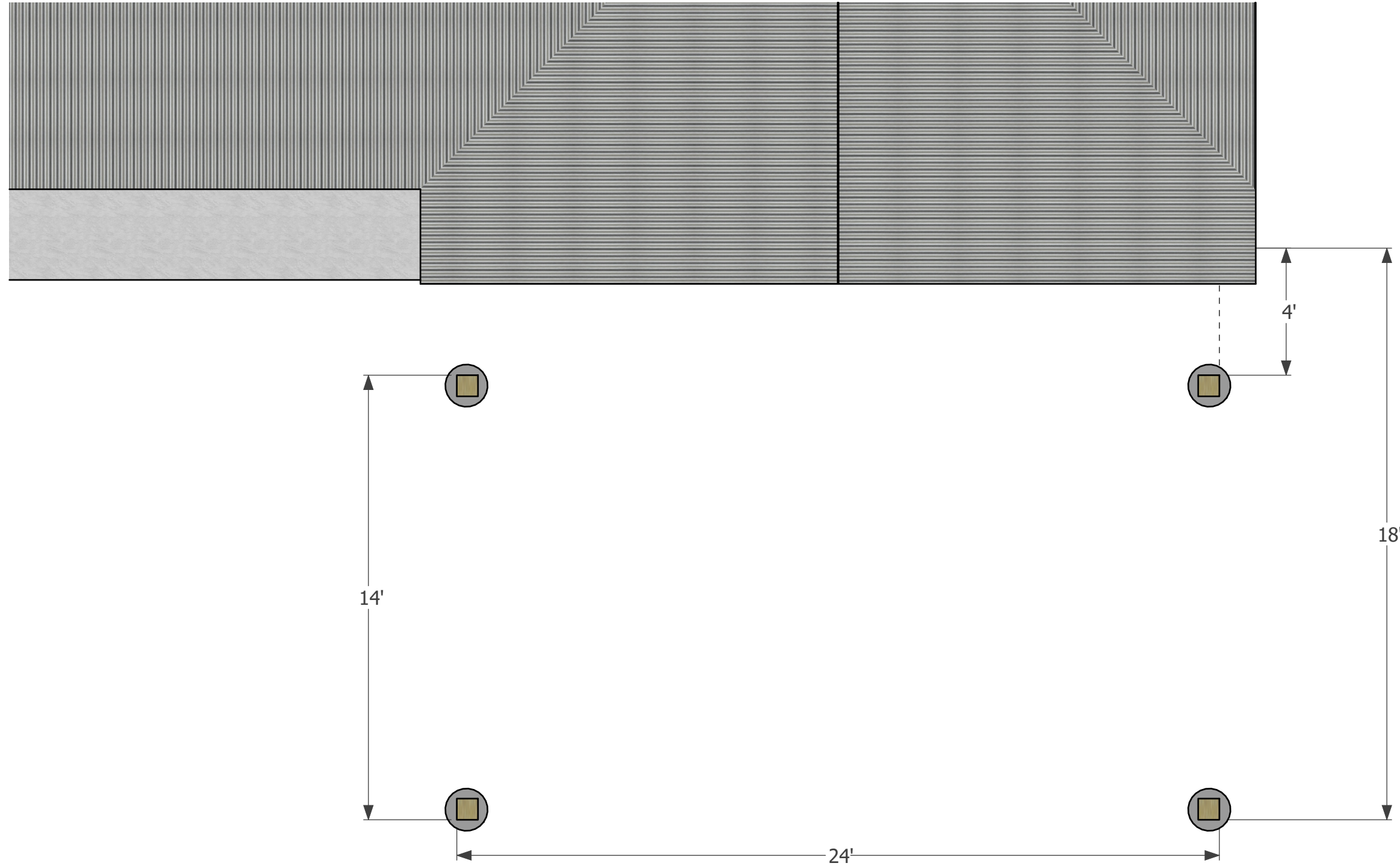


Bevan Carport Addition

REVISIONS	
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A 02

A



Screw Pile/ Post Layout

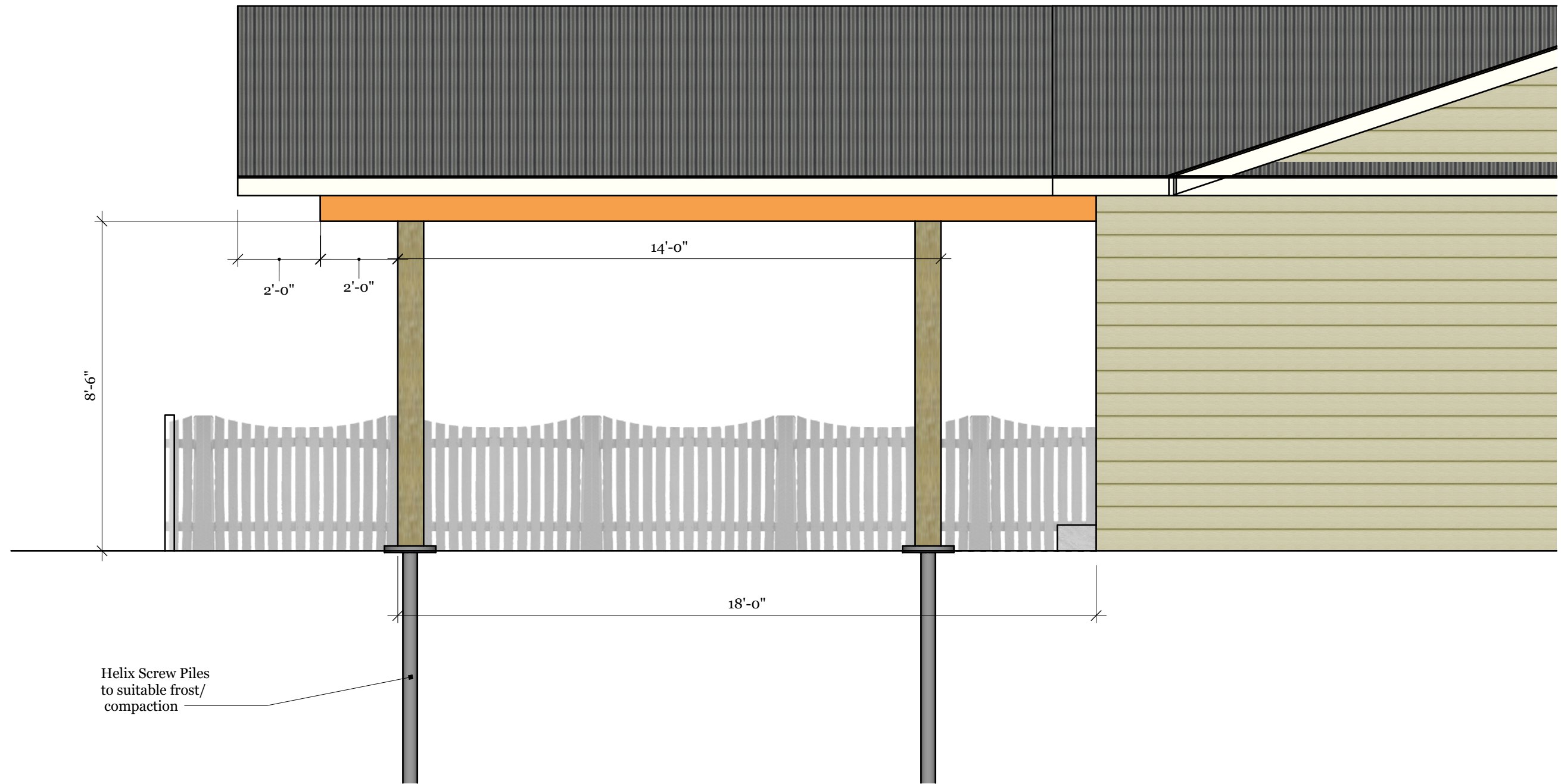


Bevan Carport Addition

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A 03





Side Elevation

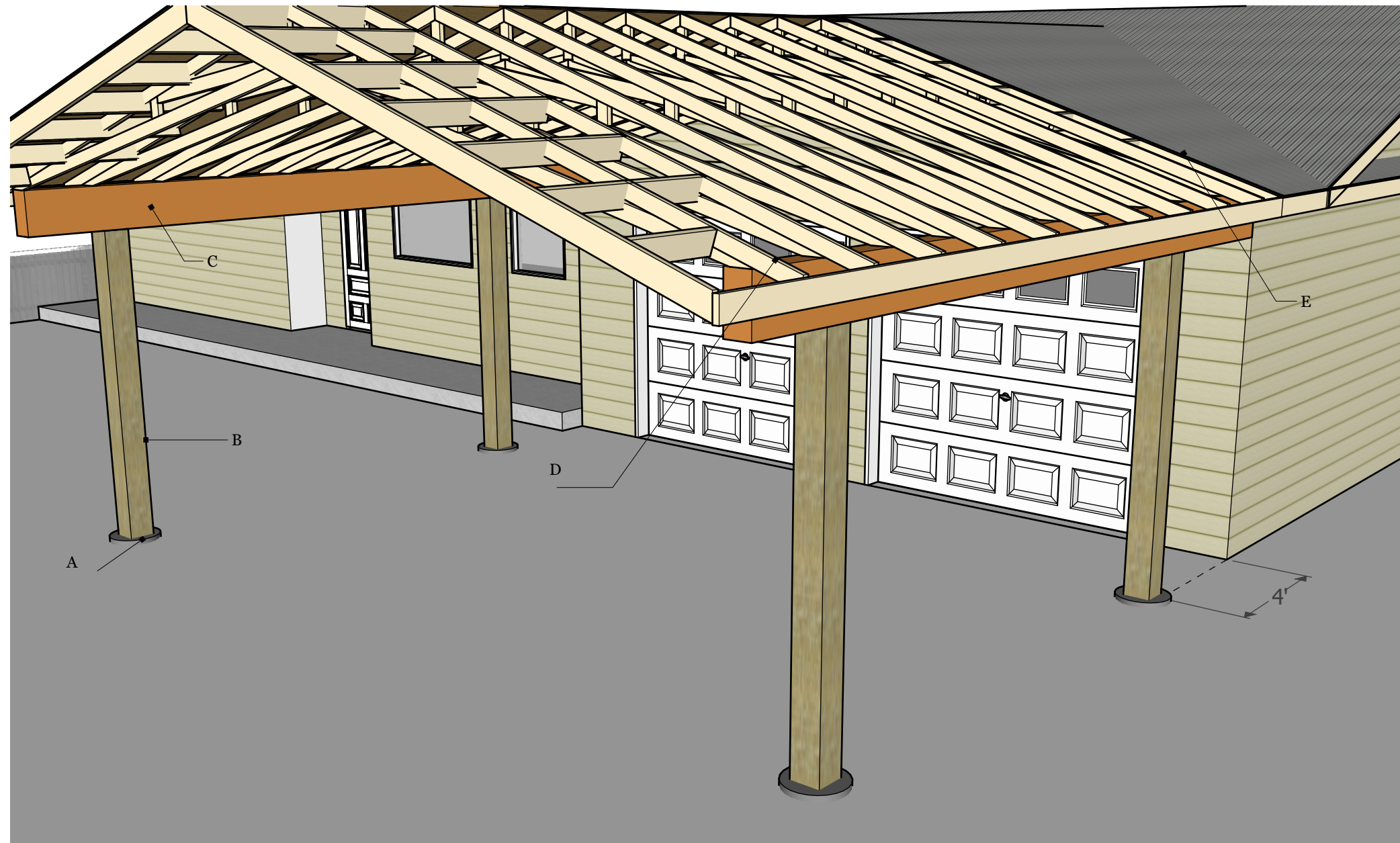


Bevan Carport Addition

REVISIONS

	MM/DD/YY	REMARKS
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A 04



A	Helix Screw Pile - Set to frost protected depth and torqued to engineered specs. Line Location required, hand dig where necessary to locate services
B	8x8 Treated post - See engineered anchorage detail to pile - c/w Simpson strong tie post to beam connectors
C	20' 4 ply 14" lvl post - Follow engineered drawings
D	Engineered scissor truss roof - 2' o/c - c/w 24" o/h - c/w Simpson truss to beam connector each side
E	3/4" strapping, metal roofing to match - tie into roof line - extend roof strapping under existing metal roofing and into existing truss system
F	
G	

Perspective / Details



Bevan Carport Addition

REVISIONS

	MM/DD/YY	REMARKS
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2	---/---/---	...
3	---/---/---	...
4	---/---/---	...
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A 05