

DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0082-25-DVP-END

To: 621885 B.C. Ltd
Jeffrey Czepil
Anthony Shcartner

Address: 201 Vernon 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 A DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS)
DIVISION YALE DISTRICT PLAN KAP78580

PID:

026-383-772

Civic Address:

201 Vernon Street, Enderby BC

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows, as shown on the attached Schedule 'A': **N/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 that portion of Vernon Street adjacent to the proposed lots to be constructed to the centreline of the road;
 - Section 3.0 of Schedule "A" by not requiring the proposed new lot to be connected to the City's community water supply system;
 - Section 4.0 of Schedule "A" by not requiring the proposed new lot to be connected to the City's community sanitary sewer system;
 - Section 5.0 of Schedule "A" by not requiring the design and construction of a storm drainage system, as part of the proposed subdivision;

- Section 6.0 of Schedule “A” by not requiring the provision of street lighting as part of the proposed subdivision;
 - Section 7.0 of Schedule “A” by not requiring the provision of underground wiring for power, telephone, and cablevision as part of the proposed subdivision;
 - Section 7.0 of Schedule “A” by not requiring the provision of electrical power services as part of the proposed subdivision; and
 - Section 7.0 of Schedule “A” by not requiring the provision of telephone services as part of the proposed subdivision.
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 , 2025.

ISSUED THIS DAY OF , 2025.

Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2025.

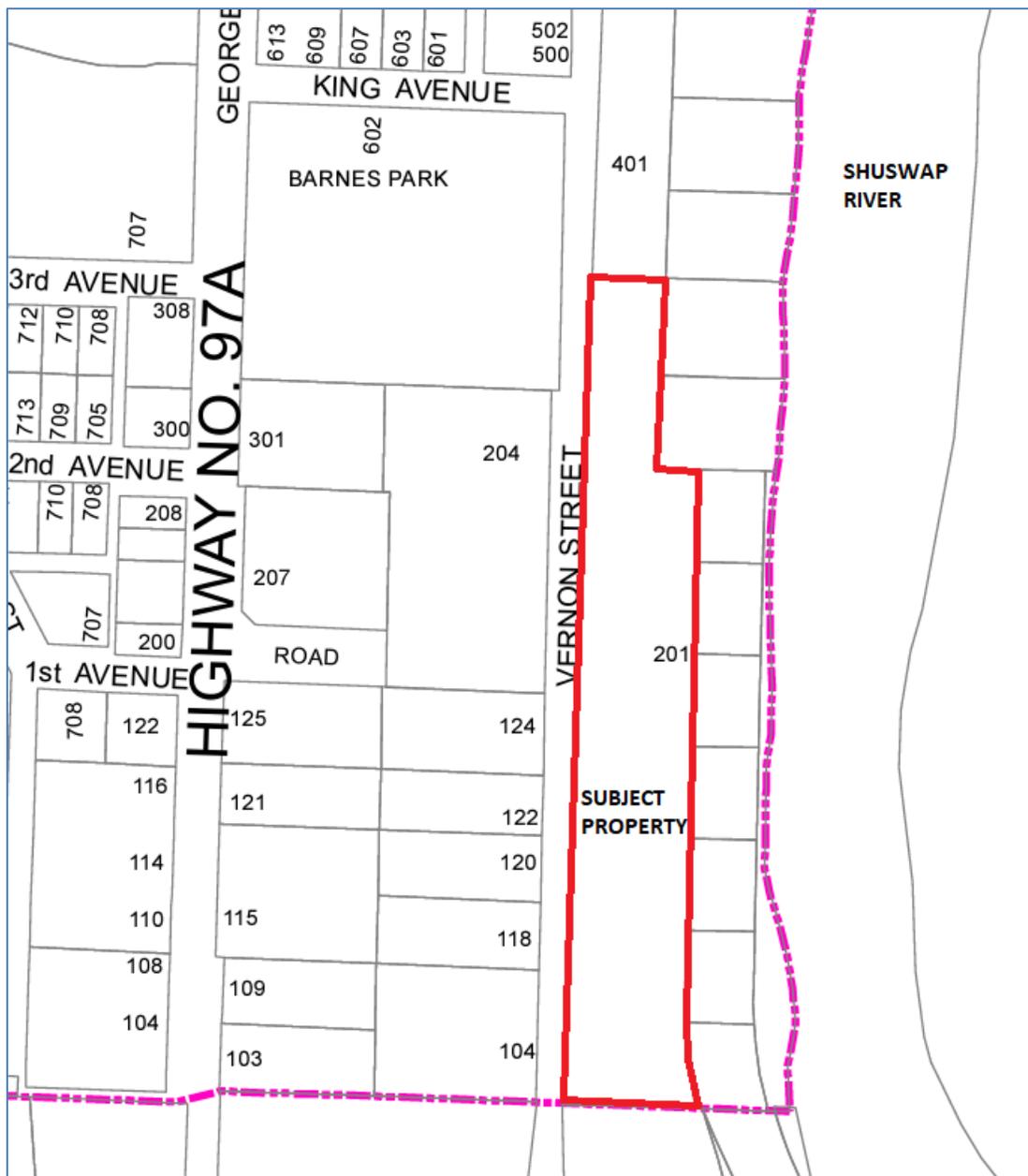
THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

File: 0082-25-DVP-END

Applicant: Jeffrey Czepil and Anthony Schartner

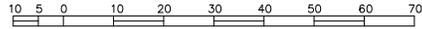
Owner: 621885 B.C. LTD

Location: 201 Vernon Street, Enderby BC

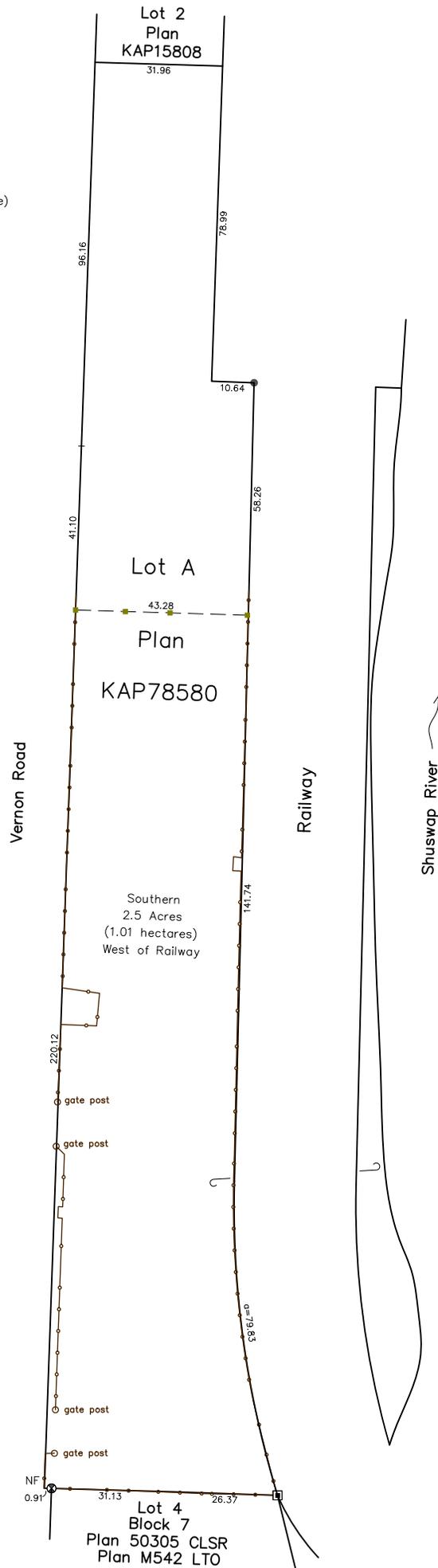


Sketch Plan of Survey of Part of Lot A, DL 150, KDYD, Plan KAP78580

BCGS 82L.055



All distances are in metres.
The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:750



LEGEND

- ⊗ Standard Capped Post Found
- ▣ Old Pattern Dominion Iron Post Found
- Standard Iron Post Found
- NF Denotes nothing found
- Stake placed
- chainlink fence
- Date of Survey: June 3, 2024
- Dimensions derived from Plan EPP107041 & KAP78580
- Civic Address: 201 Vernon Street, Enderby
- Parcel Identifier(PID): 026-383-772
- List of documents registered on title which may affect the location of improvements:
 - Permit CA4794321
 - Statutory Right Of Way CA5575238, CA5575239
 - Lease CB869304

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July 16, 2024

BROWNE JOHNSON LAND SURVEYORS
B.C. AND CANADA LANDS
SALMON ARM, B.C. 250-832-9701
File: 128-24 128-24.raw