

DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0083-25-DVP-END

To: Prime Building Design
Andri and Diana Yuz'vak

Address: 116/118 Salmon Arm Drive, 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 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP67097

PID:

024-816-001

Civic Address:

116/118 Salmon Arm Drive, 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':
 - Section 603.10.c. by reducing the minimum setback between buildings from 3 m (9.842 feet) to 2.11 m (6.92 feet); and
 - Section 603.10.d by reducing the rear yard setback for a detached secondary suite from 3.0 m (9.842 feet) to 2.94 m (9.65 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 , 2025.

ISSUED THIS DAY OF , 2025.

Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

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

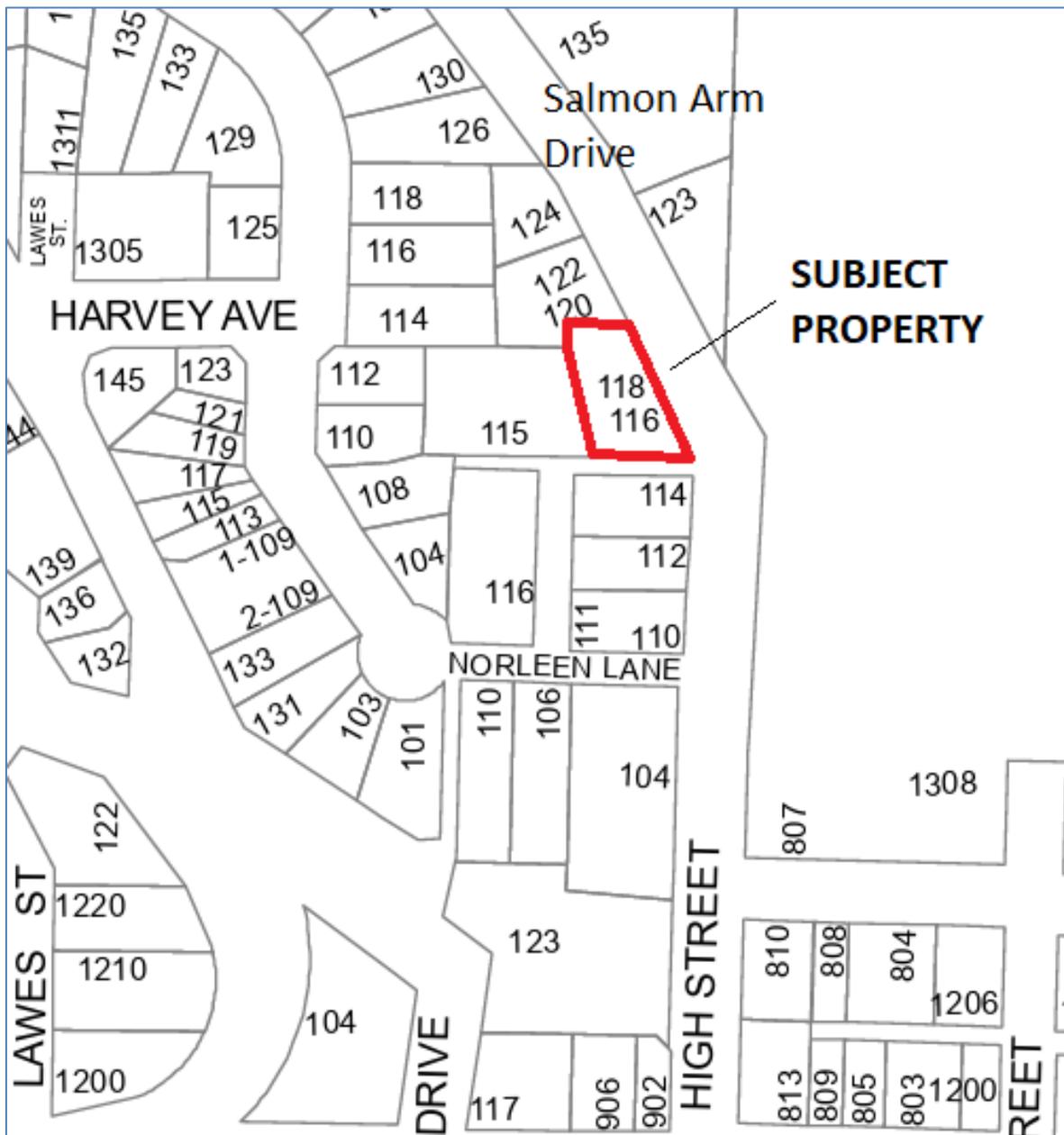
THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

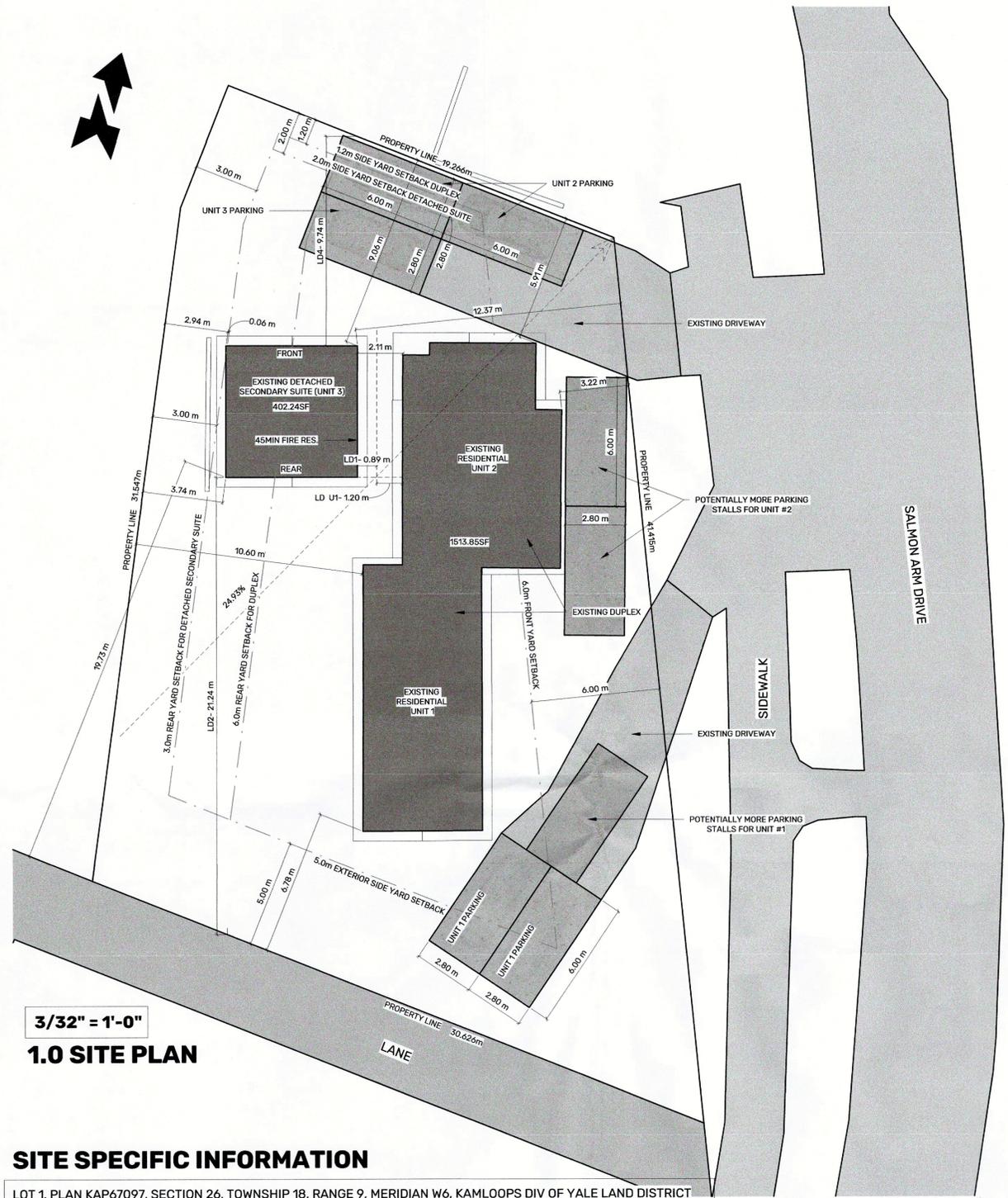
File: 0083-25-DVP-END

Applicant: Prime Building Design

Owners: Andri and Diana Yuz'vak

Location: 116/118 Salmon Arm Drive , Enderby BC





3/32" = 1'-0"
1.0 SITE PLAN

SITE SPECIFIC INFORMATION

LOT 1, PLAN KAP67097, SECTION 26, TOWNSHIP 18, RANGE 9, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT
 ZONE: R2
 DISTRICT: ENDERBY
 NOT IN ALR

ZONING BYLAW

PROPERTY SETBACKS:
 FRONT YARD REQUIRED = 6.0m
 PROVIDED = 3.22m FOR EXISTING DUPLEX, 12.37m FOR EXISTING DETACHED SECONDARY SUITE
 REAR YARD REQUIRED = 6.0m FOR EXISTING DUPLEX, 3.0m FOR EXISTING DETACHED SECONDARY SUITE
 PROVIDED = 10.60m FOR EXISTING DUPLEX, 2.97m FOR EXISTING DETACHED SECONDARY SUITE
 EXTERIOR SIDE YARD REQUIRED = 5.0m
 PROVIDED = 6.78m FOR EXISTING DUPLEX, 19.73m FOR EXISTING DETACHED SECONDARY SUITE
 SIDE YARD REQUIRED = 1.2m FOR EXISTING DUPLEX, 3.0m FOR EXISTING DETACHED SECONDARY SUITE
 PROVIDED = 5.91m FOR EXISTING DUPLEX, 9.06m FOR EXISTING DETACHED SECONDARY SUITE

HEIGHT OF THE BUILDING:
 MAXIMUM HEIGHT = 9.0m OR TWO STOREYS FOR EXISTING DUPLEX, 4.5m FOR EXISTING DETACHED SECONDARY SUITE
 PROVIDED = 4.32m FOR EXISTING DETACHED SECONDARY SUITE

LOT COVERAGE:
 MAX 50.0%

LOT AREA: 10,114.27sf (0.0939ha)
 LOT COVERAGE - BUILDINGS: 1,916.09sf (18.94%)(MAX 50%)
 LOT COVERAGE - BUILDINGS AND DRIVEWAYS: 3,658sf (36.16%)(MAX 60%)

GENERAL NOTES

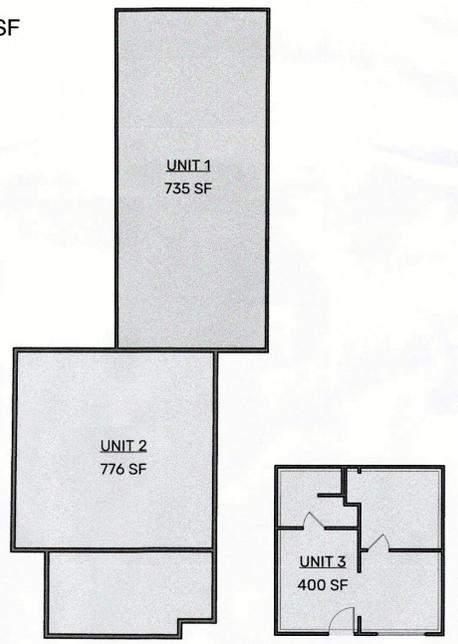
1. ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE B.C. BUILDING CODE, AND LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
3. THE BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL INFORMATION, DIMENSIONS, AND SPECIFICATION REGARDING THESE PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION
4. THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SURVEYING, & SITING OF PROPOSED BUILDING ON THE PROPERTY.
5. GRADE LEVELS SHOWN ON THESE DRAWINGS ARE ESTIMATES ONLY. ADJUSTMENTS AS REQUIRED ARE TO BE MADE ON SITE.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION, MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES, ZONING AND BYLAWS THAT MAY APPLY. IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO ENSURE THE DRAWINGS CONFORM TO ALL REGULATIONS.
2. THE CONTRACTOR AND ALL SUB TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIAL, AND SHALL REPORT ANY DISCREPANCIES THAT AFFECT DESIGN TO PRIME BUILDING DESIGN IMMEDIATELY.
3. ALL FRAMING MATERIAL TO BE S.P.F.#2 OR BETTER. ALL FRAMING HAS TO BE MIN 6" FROM GRADE AS PER B.C. BUILDING CODE 2018
4. CONCRETE FOOTINGS AND WALLS TO BE MINIMUM 28MPA @ 28 DAYS; FLOOR SLABS AND SIDEWALKS TO BE MINIMUM 32MPA @ 28 DAYS.
5. ALL CONCRETE FOOTINGS TO BE PLACED ON ORIGINAL UNDISTURBED GROUND, FREE OF ALL ORGANIC, FROZEN OR FROSTY MATERIAL.
6. DAMPPROOFING FOUNDATION WALLS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
7. 6 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER ON A) 4" OF GRANULAR COMPATIBLE FILL UNDER EXTERIOR OR GARAGE SLABS OR B) 4" OF 3/4" DRAIN ROCK OR OTHER MATERIAL SUITABLE FOR MOVEMENT OF RADON GAS UNDER INTERIOR SLABS
8. ALL FOUNDATION DRAINS TO BE 4" PERFORATED P.V.C. WITH FILTER CLOTH AND MINIMUM 6" DRAIN ROCK, DRAINED TO MUNICIPAL SERVICES ACCORDING TO LOCAL STANDARDS
9. GRADE TO BE SLOPED AWAY FROM BUILDING AT ALL LOCATIONS ADJACENT TO BUILDING
10. ALL TRUSSES, I-JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS NOT COVERED IN B.C. BUILDING CODE TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO ANY FABRICATION
11. CONTRACTOR TO VERIFY ALL PROPERTY & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING FOOTINGS OR RUNNING SERVICES WITHIN BUILDING ENVELOPE.
12. ALL ROOF SPACES TO BE VENTILATED WITH SOFFIT AND ROOF VENTS WITH A MINIMUM DISTRIBUTION AREA OF 1/300. A MINIMUM OF 25% OF VENTS TO BE LOCATED AT ROOF, AND MINIMUM 25% TO BE LOCATED AT SOFFIT
13. DOOR FRAMES AT ENTRANCES AND EXTERIOR SPACES TO DWELLING UNITS SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND STUDS AT THE HEIGHT OF THE DEADBOLT TO RESIST SPREADING
14. ALL GLASS IN DOORS, SIDELITE OR WINDOWS WITHIN 18" OF FINISHED FLOOR TO BE CONSTRUCTED OF SAFETY GLASS.
15. RAINWATER LEADERS NOT SHOWN ON PLAN. CONTRACTOR TO DETERMINE EXACT LOCATION SUITABLE TO SITE AND MUNICIPAL DRAINAGE
16. ELECTRICAL LOCATIONS TO BE DETERMINED BY ELECTRICAL CONTRACTOR WITH THE APPROVAL OF HOMEOWNER OR GENERAL CONTRACTOR AND IN ACCORDANCE WITH CURRENT ELECTRICAL CODE.
17. APPROVED SMOKE ALARMS TO BE INSTALLED WITH LOCATION APPROVED BY APPROPRIATE LOCAL MUNICIPALITY
18. REFER TO LAYOUTS AND SPECIFICATIONS FROM STRUCTURAL ENGINEER, FLOOR JOIST SUPPLIER AND ROOF TRUSS MANUFACTURER FOR BEAM, POST AND FOOTING LOCATIONS AND SIZES AND ENSURE PROPER BEARING IS PROVIDED FOR ALL POINT LOADS. ANY STRUCTURAL SPECIFICATIONS SHOWN ON PRIME BUILDING DESIGN PLANS ARE ESTIMATES ONLY AND MAY NOT ACCURATELY REPRESENT LOADING AND SIZING OR MAY NOT INCLUDE POINT LOADS OR STRUCTURAL MEMBERS DESIGNED BY OTHERS.
19. PRIME BUILDING DESIGN ACCEPTS NO LIABILITY AND SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS WITH THIS SET OF DRAWINGS THAT MAY NEGATIVELY AFFECT CONSTRUCTION. IF ERRORS ARE FOUND, PLEASE CONTACT PRIME BUILDING DESIGN AT YOUR EARLIEST CONVENIENCE

GROSS AREA

- 400 SF
- 735 SF
- 776 SF



#202 - 3704 32nd St. Vernon, BC
 +1(250) 540-3449
 philipp@primebuildingdesign.com

primebuildingdesign.com

No.	Description	Date
01	Issued for BP	2025-05-21

116/118 SALMON ARM DRIVE, ENDERBY, B.C.

YUZVAK RESIDENCE

SITE PLAN GROSS AREA

Project Number	24-069
Date	2024-12-14
Designed By	PW

A02

Scale: As indicated