

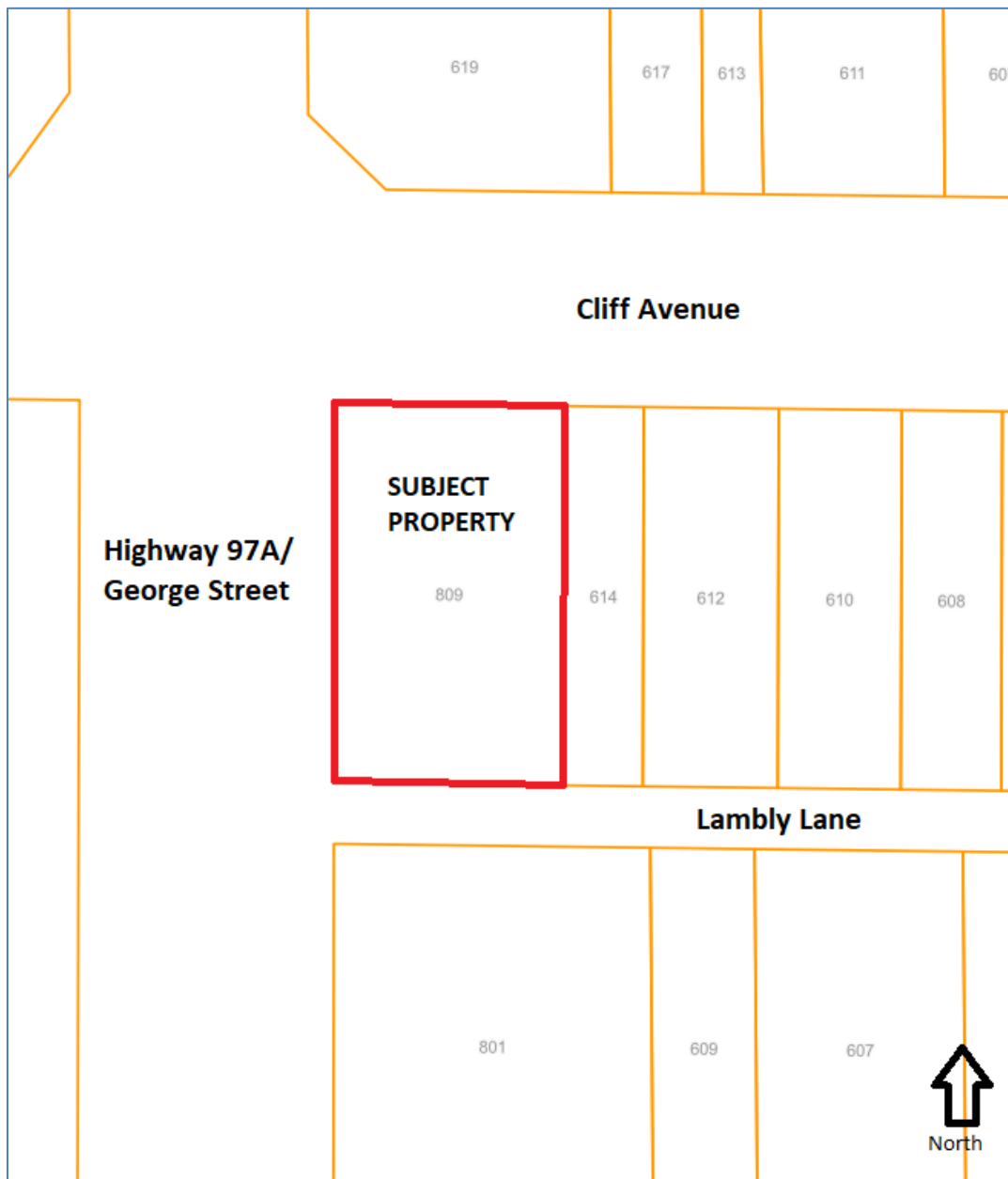
THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

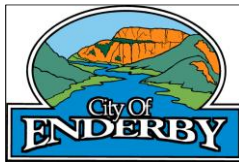
File: 0092-26-DVP-END (Netzelwood)

Applicant: Drayson Netzelwood

Owner: Post Tenebras Lux Holdings Ltd.

Location: 809 George Street, Enderby BC





DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0092-26-DVP-END

To: Drayson Netzelwood
Post Tenebras Lux Holdings Ltd.

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, as shown on the attached Schedule 'A':
 - Section 901.3 and 901.5.a by reducing the minimum number of required off-street parking spaces for a dwelling unit from 2 to 0.
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 , 2026.

ISSUED THIS DAY OF , 2026.

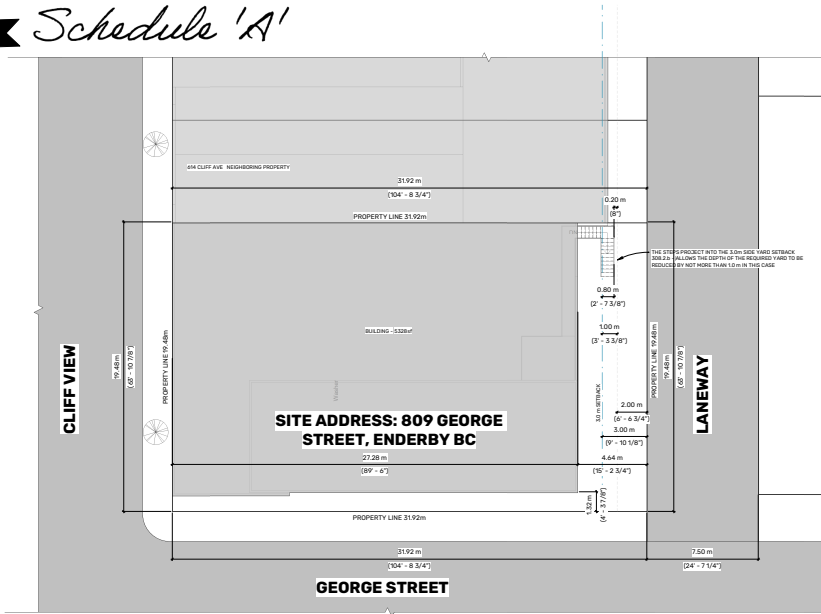
Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2026.

Schedule 'A'

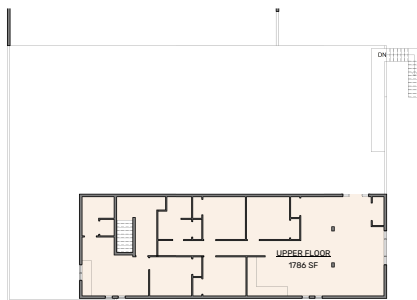


1.0 SITE PLAN 1" = 10'-0"

SITE SPECIFIC INFORMATION

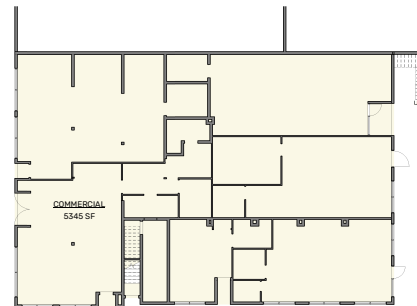
LEGAL DESCRIPTION:
LOT 1, BLOCK 15, PLAN K4P211A DISTRICT LOT 150 KOOTENAY LAND DISTRICT
CIVIC ADDRESS: 809 GEORGE ST, ENDERBY B.C.

ZONE: C1 (DOWNTOWN DESIGNATED PARKING AREA)
DISTRICT: ENDERBY
NOT IN A/LR



UPPER FLOOR GROSS AREA

1786 SF



MAIN FLOOR GROSS AREA

5345 SF

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BYLAWS AND SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CHOOSE AND VERIFY ALL SUPPLIERS AND VERIFY ALL SPECIFICATIONS AND DIMENSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS:
THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND INTERIOR DESIGN SPECIFICATIONS AND DIMENSIONS FOR CONFORMANCE WITH THE DISCIPLINES.

ARCHITECT

raffaele
architecture inc.

2642 EAST HASTINGS STREET
VANCOUVER BRITISH COLUMBIA V6K 1G8

CONSULTANT



SEAL

1 01 APRIL 2024 APPROVED FOR CONSTRUCTION

NO DATE REMARKS

809 GEORGE STREET

809 GEORGE STREET,
ENDERBY, B.C.

SITE PLAN
CODE OVERVIEW
GROSS AREA

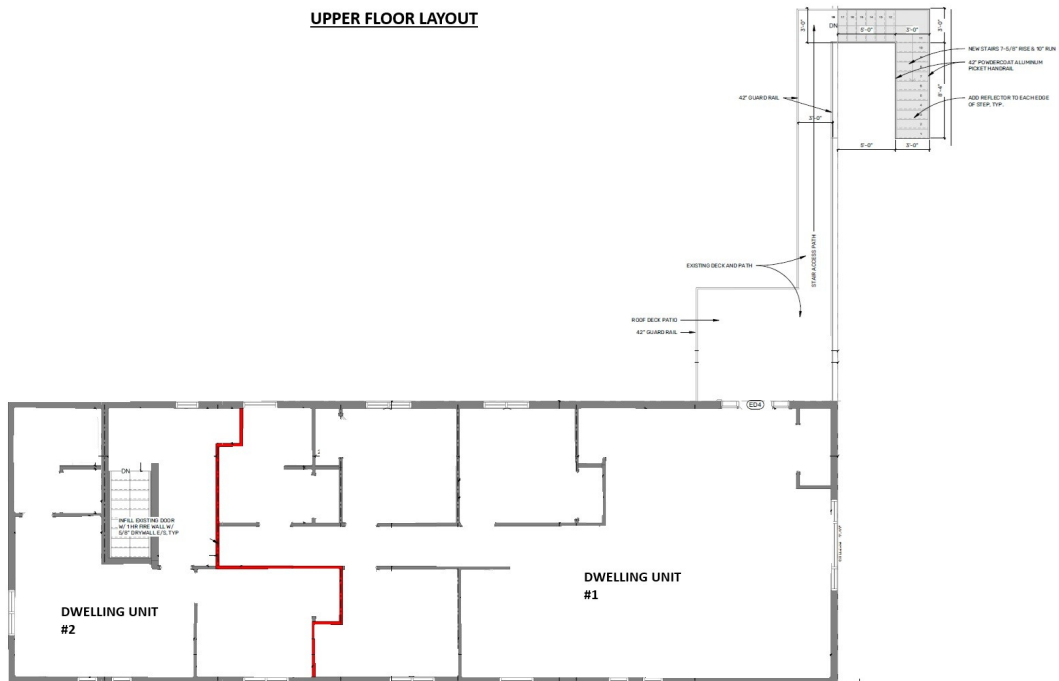
CONSTRUCTION
DRAWING

A100

SCALE: PROJECT NO. R28-001
As indicated
DRAWN BY: PW CHECKED BY: SWT
PW

CLIFF AVE

UPPER FLOOR LAYOUT



1

2

GEORGE STREET