

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

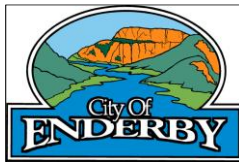
File: 0088-26-DVP-END

Applicant: Brandon Mazur

Owners: Summit Ridge Developments Ltd. & Mary Barker

Location: 101, 102 & 103 806 Cliff Avenue





DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0093-26-DVP-END

To: Brandon Mazur
Summit Ridge Developments Ltd.
Mary Barker

Address: 101-806 Cliff Avenue, Enderby BC
102-806 Cliff Avenue, Enderby BC
103-806 Cliff Avenue, 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 Descriptions:

STRATA LOT 1, PLAN EPS8273, SECTION 26, TOWNSHIP 18, RANGE 9, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

STRATA LOT 2 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

STRATA LOT 3 SECTION 26 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN EPS8273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PIDs:

031-784-038
031-784-046
031-784-020

Civic Addresses:

101-806 Cliff Avenue, Enderby BC
102-806 Cliff Avenue, Enderby BC

103-806 Cliff Avenue, 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 309.2(f) by increasing the maximum height of a retaining wall from 1.2 m (3.94 feet) to 3.05 m (10 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 , 2026.

ISSUED THIS DAY OF , 2026.

Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

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



BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5

250-832-9701 | office@brownejohnson.com

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Oak Valley Homes Ltd
c/o Brandon Mazur
112 Brash Allen Rd
Enderby, BC V0E 1V4

Re: SL Lot 2 & 3, Sec 26, Tp 18, Rge 9,
W6M, KDYD, Strata Plan EPS8273

Parcel Identifier (PID): 031-784-038 & 031-784-046

Civic Address: 102 & 103 - 806 Cliff Ave, Enderby

List of documents registered on title which may affect
the location of improvements:

Permit: CB380288

Statutory Building Scheme: CB191312

Covenant: CB191274, CB191280, CB379218

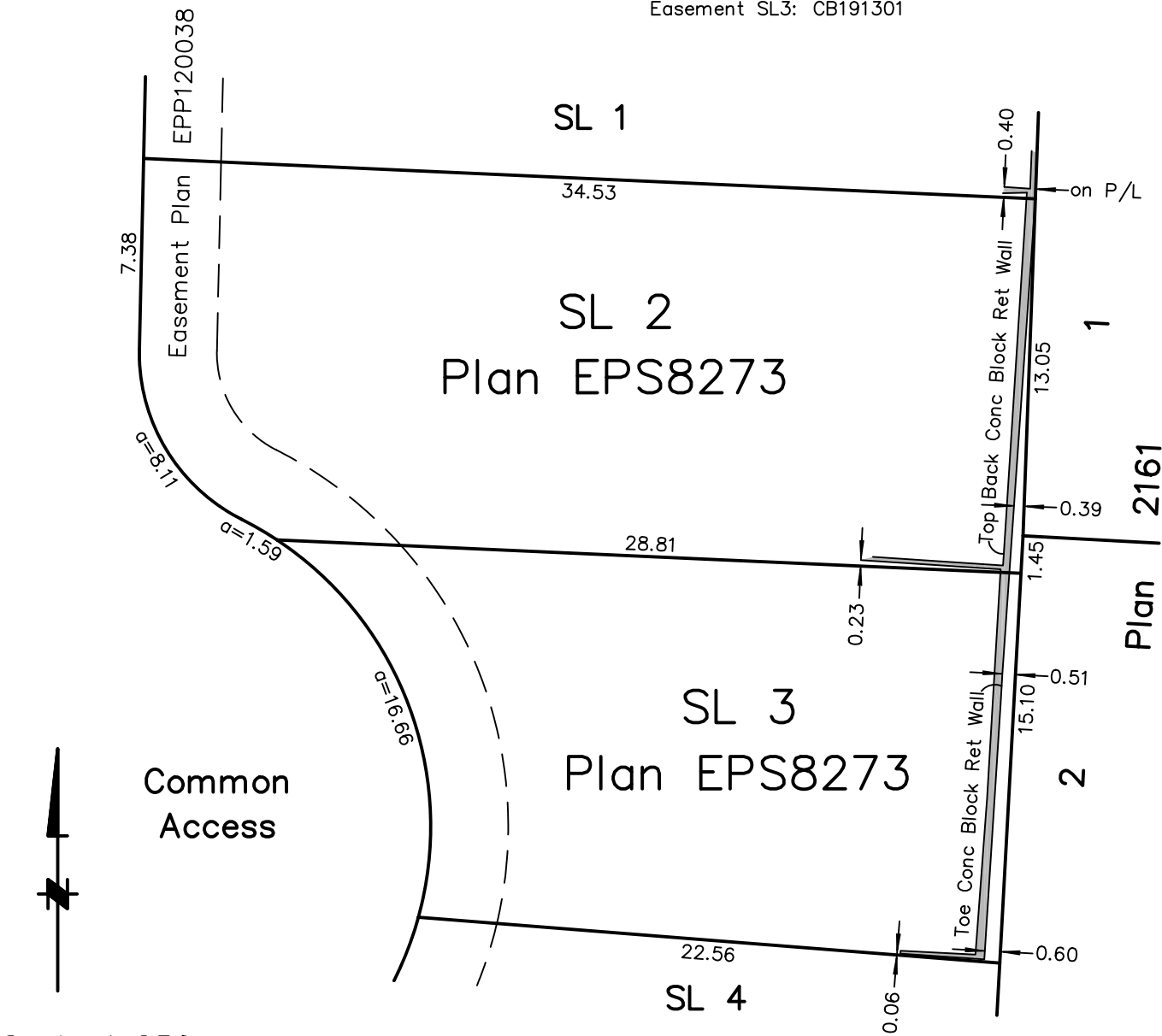
Easement: LA170760

Right of Way: 53848E

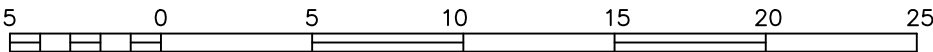
Statutory Right of Way: CA8815086, CA9664652,
CA9664653, CB191277, CB191279

Easement SL2: CB191300

Easement SL3: CB191301



Scale 1:250



All distances are in metres.

Dimensions derived from Plan EPS8273

Offsets from property line to building are
measured from concrete.

The signatory accepts no responsibility or liability for any damages that
may be suffered by a third party as a result of any decisions made, or
actions taken based on this document.

This plan was prepared for inspection purposes and is for the exclusive
use of our client. 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 boundaries.

This building location certificate has
been prepared in accordance with
the Professional Reference Manual
and is certified correct this 3rd day
of March, 2026.

BCLS

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LAND SURVEYORS

All rights reserved. No person may
copy, reproduce, transmit or alter this
document in whole or in part without
the prior written consent of
BROWNE JOHNSON LAND SURVEYORS.

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY or DIGITALLY SIGNED.**

Our File: 47-26

Fb: 47-26.raw



March 11, 2026

Project #: 6903/7041/7140-01

Brandon Mazur

Oak Valley Homes Ltd.

112 Brash Allen Rd

Enderby, BC V0E 1V4

Phone: 250-308-7034

Email: oakvalley@live.ca

Regarding:

Retaining Wall

Site Location:

Lot 1, 2 & 3 – 806 Cliff Avenue, Enderby, BC

Project Description:

Proposed Single Family Dwellings

Terran Geotechnical Consultants Ltd. (TerranGeo) has been retained by the owner to provide geotechnical engineering services for the proposed development. This letter aims to provide commentary regarding the retaining walls on Lot 1, 2 and 3 806 Cliff Ave, Enderby, BC.

Retaining wall plans for Lot 2 and 3 dated May 21, 2025, were provided by TerranGeo. The drawings are attached in **Appendix A** for reference. TerranGeo confirms that the retaining walls on Lot 1, 2 and 3 are designed as an integrated system.

We trust that this meets your current requirements. If you should have any concerns or questions, please do not hesitate to contact us.

Kind Regards,

Terran Geotechnical Consultants Ltd.,

Kin Ling Kenny Pak, *P.Eng.*

Geotechnical Engineer

Thanh V. Le, *P.Eng.*

Principal | Geotechnical Engineer



Appendix A





DESIGN AND CONSTRUCTION SPECIFICATIONS

THE FOLLOWING NOTES LIST THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR THE CONSTRUCTION OF THE PROPOSED SEGMENTAL BLOCK RETAINING WALL AT LOT 2 806 CLIFF AVENUE, ENDERBY, BC. THESE NOTES MUST BE READ IN CONJUNCTION WITH THE RETAINING WALL PLAN AND THE MANUFACTURERS SPECIFICATIONS. RESPONSIBILITIES OF THE OWNER, CONTRACTOR AND ENGINEER, ARE ALSO DETAILED.

PROPOSED RETAINING WALL HAS BEEN DESIGNED IN ACCORDANCE WITH BRITISH COLUMBIA BUILDING CODE 2024 (BCBC 2024).

PROPOSED RETAINING WALL HAS BEEN DESIGNED IN ACCORDANCE WITH ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA PROFESSIONAL PRACTICE GUIDELINES - RETAINING WALL DESIGN.

MATERIALS AND CONSTRUCTION:

1. SEGMENTAL BLOCKS THAT ARE TO BE USED ARE VERTIBLOCKS
2. WHERE EXCAVATION EXCEEDS A DEPTH OF 1.2m, *WORKSAFE B.C. REGULATIONS* FOR STABLE EXCAVATIONS SHALL BE FOLLOWED TO ENSURE A SAFE WORKING AREA.
3. ALL LOOSE, SATURATED, AND/OR DELETERIOUS SOIL MUST BE REMOVED FROM BENEATH THE FOOTPRINT OF THE PROPOSED RETAINING WALL TO EXPOSE UNDISTURBED NATIVE SOIL. THE EXCAVATED SURFACE MUST BE REVIEWED AND APPROVED BY TERRANGEIO PRIOR TO PLACEMENT OF ANY FILL, LEVELING COURSE, AND/OR BLOCKS. A MINIMUM EXCAVATION DEPTH OF NO LESS THAN 300mm OR 1/10 THE HEIGHT OF WALL, WHICHEVER IS GREATER, IS REQUIRED.
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5. A MINIMUM 150mm THICK BEDDING OR LEVELING LAYER OF 19mm CLEAR CRUSHED GRAVEL OR APPROVED EQUIVALENT SHALL BE PLACED ON THE EXCAVATED (APPROVED) SURFACE. 'PEA' GRAVEL AND/OR SAND IS NOT AN ACCEPTABLE MATERIAL FOR THIS PURPOSE. THE BEDDING MUST BE PROPERLY COMPACTED ACCORDING TO THE REQUIREMENTS OF TERRANGEIO.
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12. ALL BACKFILL AND ENGINEERED FILL MATERIAL MUST BE PROPERLY COMPACTED TO THE SPECIFICATIONS OF TERRANGEIO, WHICH IS AT LEAST 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) VALUE.
13. ± TOLERANCES = 50mm.

RESPONSIBILITIES:

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NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

TERRAN GEOTECHNICAL CONSULTANTS LTD.
PERMIT TO PRACTICE: 1002891
1597 E KENT AVE NORTH,
VANCOUVER, BC V5P 4Y7
604-421-3288
INFO@TERRANGEIO.COM

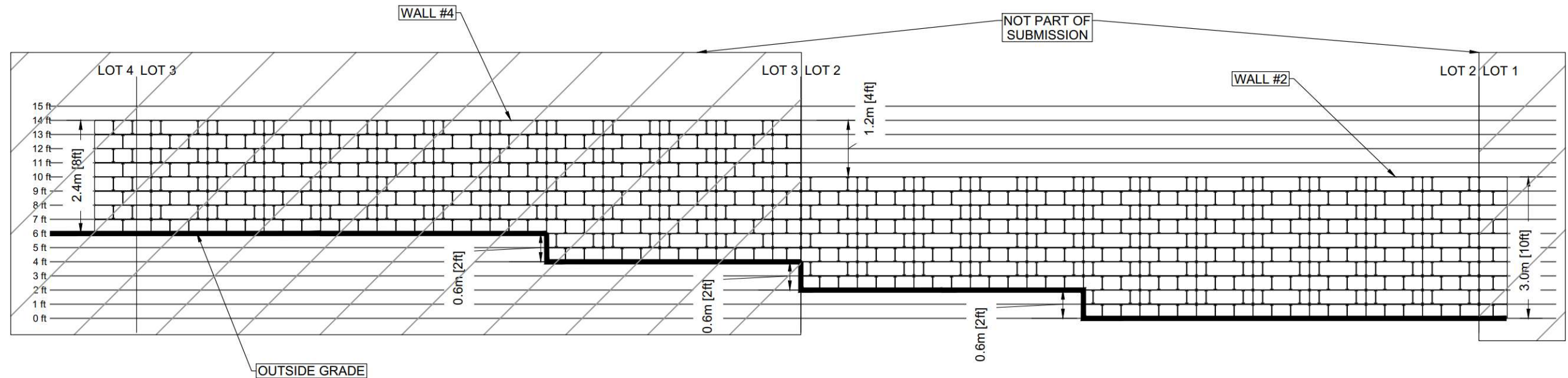
PREPARED FOR

SUMMIT RIDGE DEVELOPMENTS
LOT 2 RETAINING WALL PLAN
LOT 2 806 CLIFF AVENUE, ENDERBY, BC

NO	DATE	REVISIONS

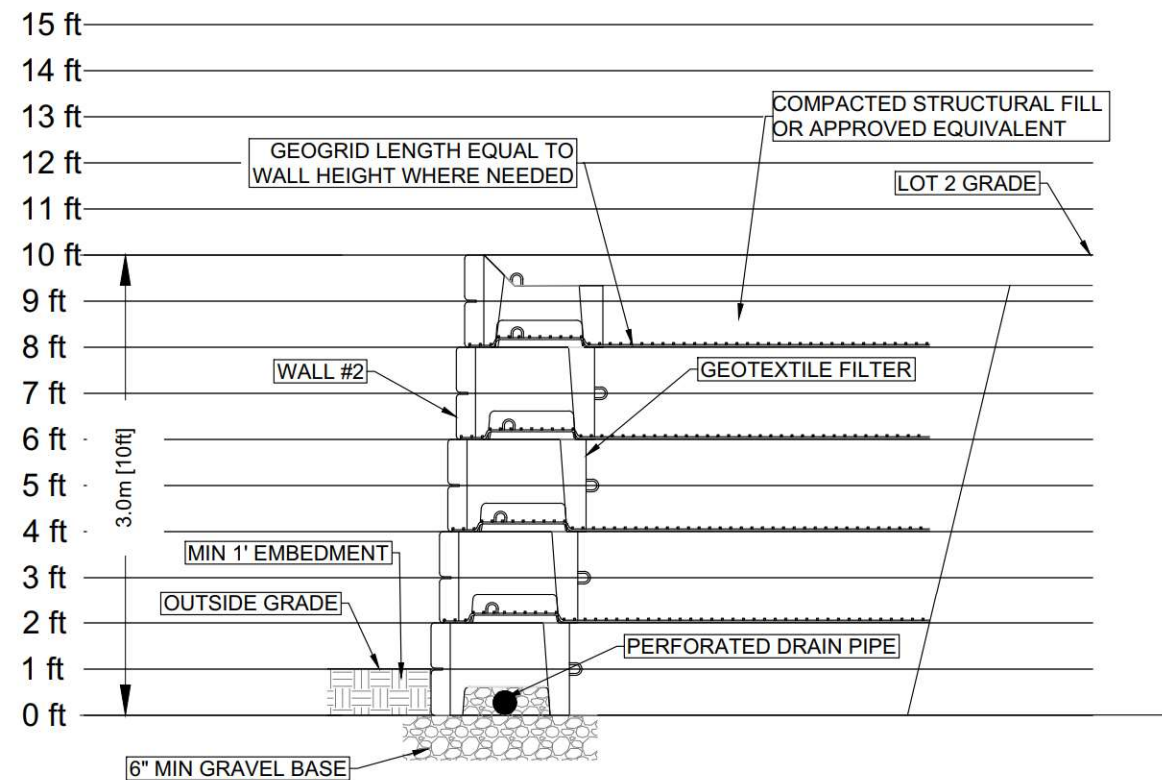
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DATE CREATED: 2025-03-19
DATE REVISED: -
DRAWN BY: N.HORNG
REVIEWED BY: K.PAK
SCALE: AS SHOWN

DESIGN DRAWINGS
NOTES
REVISION NO.: - SHEET 1 / 3



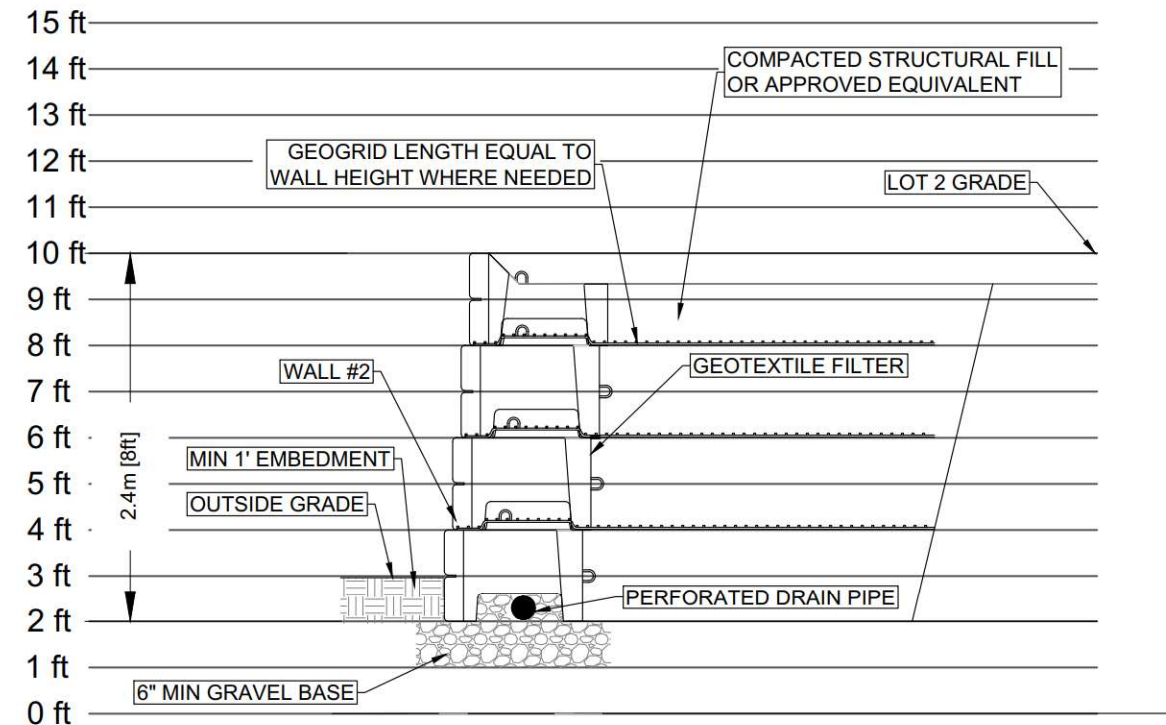
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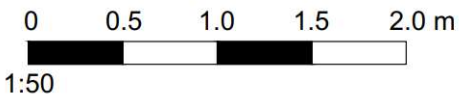
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SECTION D-D

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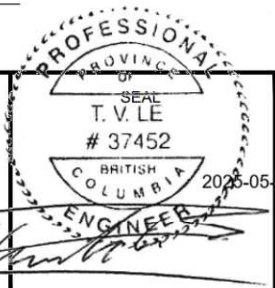


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INFO@TERRANGE.CO.COM



PREPARED FOR

SUMMIT RIDGE DEVELOPMENTS
LOT 2 RETAINING WALL PLAN

LOT 2 806 CLIFF AVENUE, ENDERBY, BC

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DESIGN DRAWINGS
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PREPARED FOR
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LOT 3 RETAINING WALL PLAN

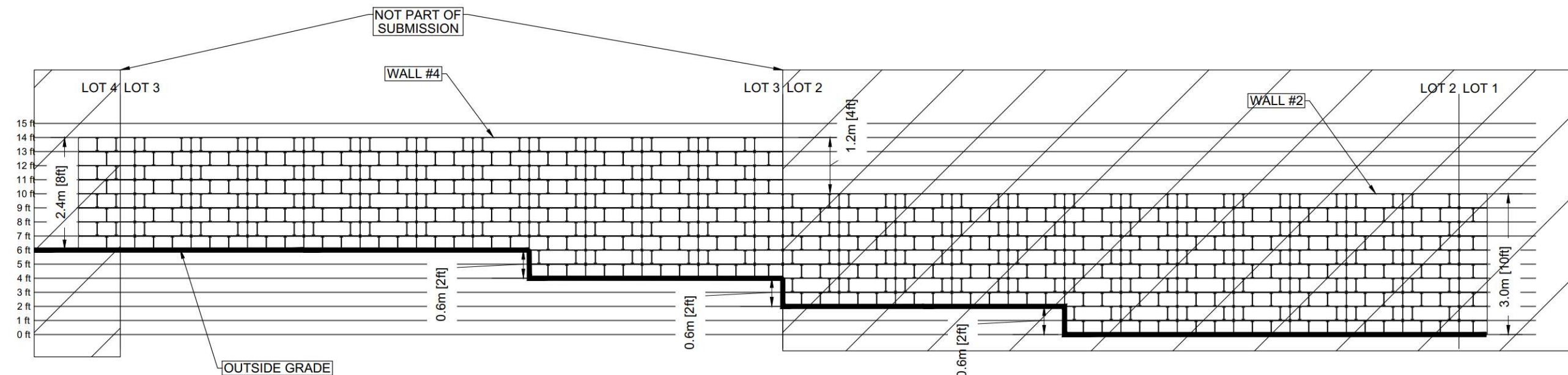
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NO	DATE	REVISIONS

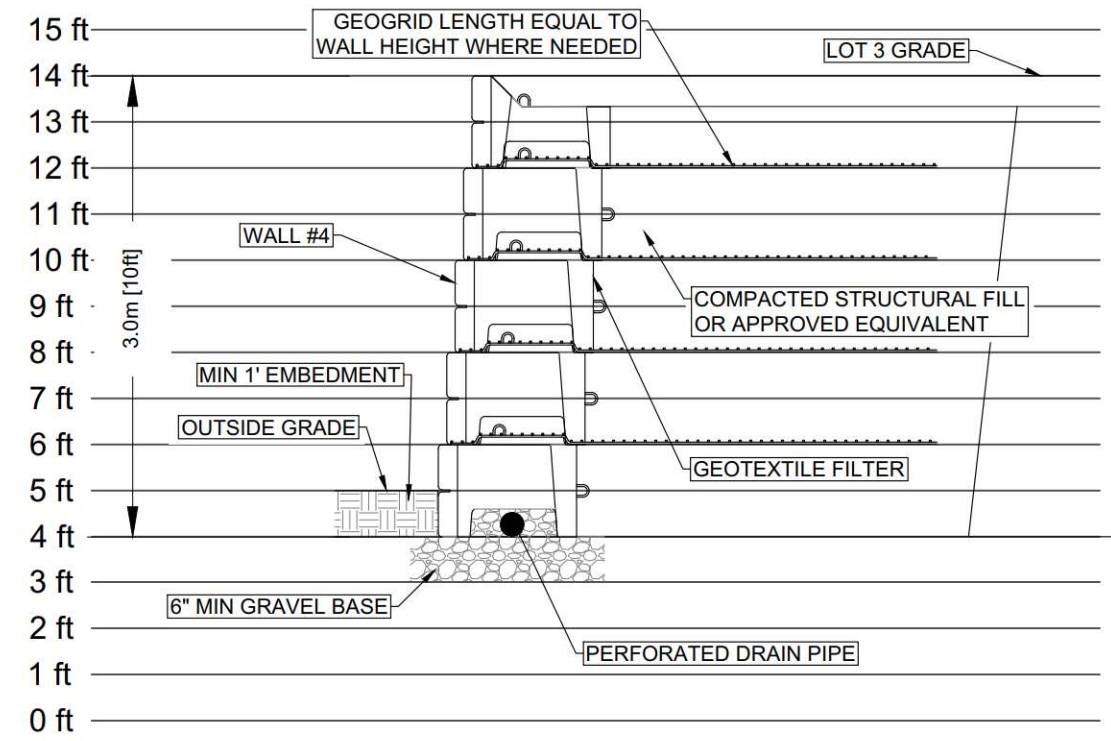
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SCALE: AS SHOWN

DESIGN DRAWINGS
NOTES

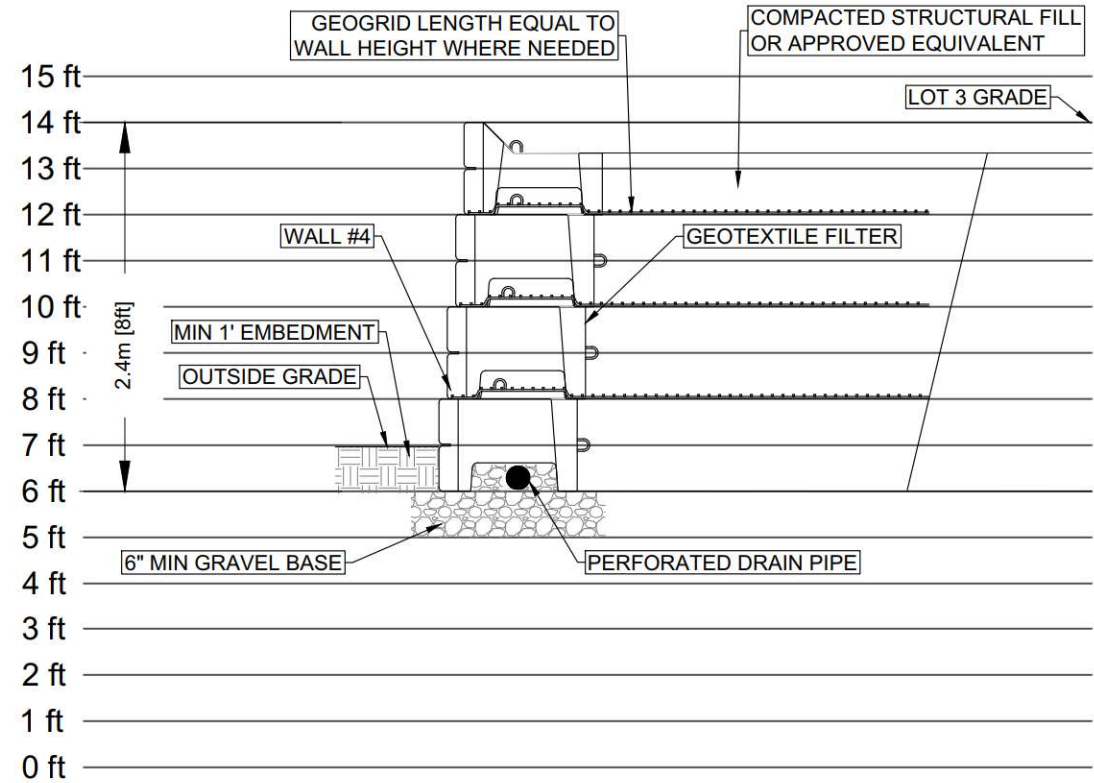
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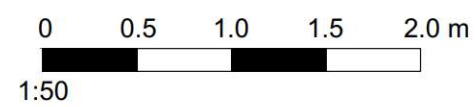
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SECTION C-C
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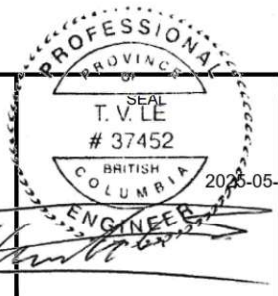


NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.



TERRAN GEOTECHNICAL CONSULTANTS LTD.
PERMIT TO PRACTICE: 1002891
1597 E KENT AVE NORTH,
VANCOUVER, BC V5P 4Y7
604-421-3288
INFO@TERRANGEO.COM



PREPARED FOR
**SUMMIT RIDGE DEVELOPMENTS
LOT 3 RETAINING WALL PLAN**
LOT 3 806 CLIFF AVENUE, ENDERBY, BC

NO	DATE	REVISIONS

PROJECT NUMBER: 7041-01
DATE CREATED: 2025-03-19
DATE REVISED: -
DRAWN BY: N.HORNG
REVIEWED BY: K.PAK
SCALE: AS SHOWN

DESIGN DRAWINGS
SECTIONS
REVISION NO.: - SHEET 3 / 3