



## Development Variance Permit

Permit Number: DVP PL2025-10062

Owner Name  
Owner Address

### Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
  - Legal: Lot 4 District Lot 251 Similkameen Division Yale District Plan 10536
  - Civic: 101 Secrest Place
  - PID: 007-396-147
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2024-22 to allow for the construction of a carriage house, as shown in the plans attached in Schedule 'A':
  - a. Section 8.2.3.3 to increase the maximum carriage house building footprint in an urban zone from 90m<sup>2</sup> to 137.37m<sup>2</sup>.

### General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 4th day of November, 2025.

Issued this \_\_\_\_ day of November, 2025.

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Angela Collison  
Corporate Officer

DRAFT

**ZONING R4-L**

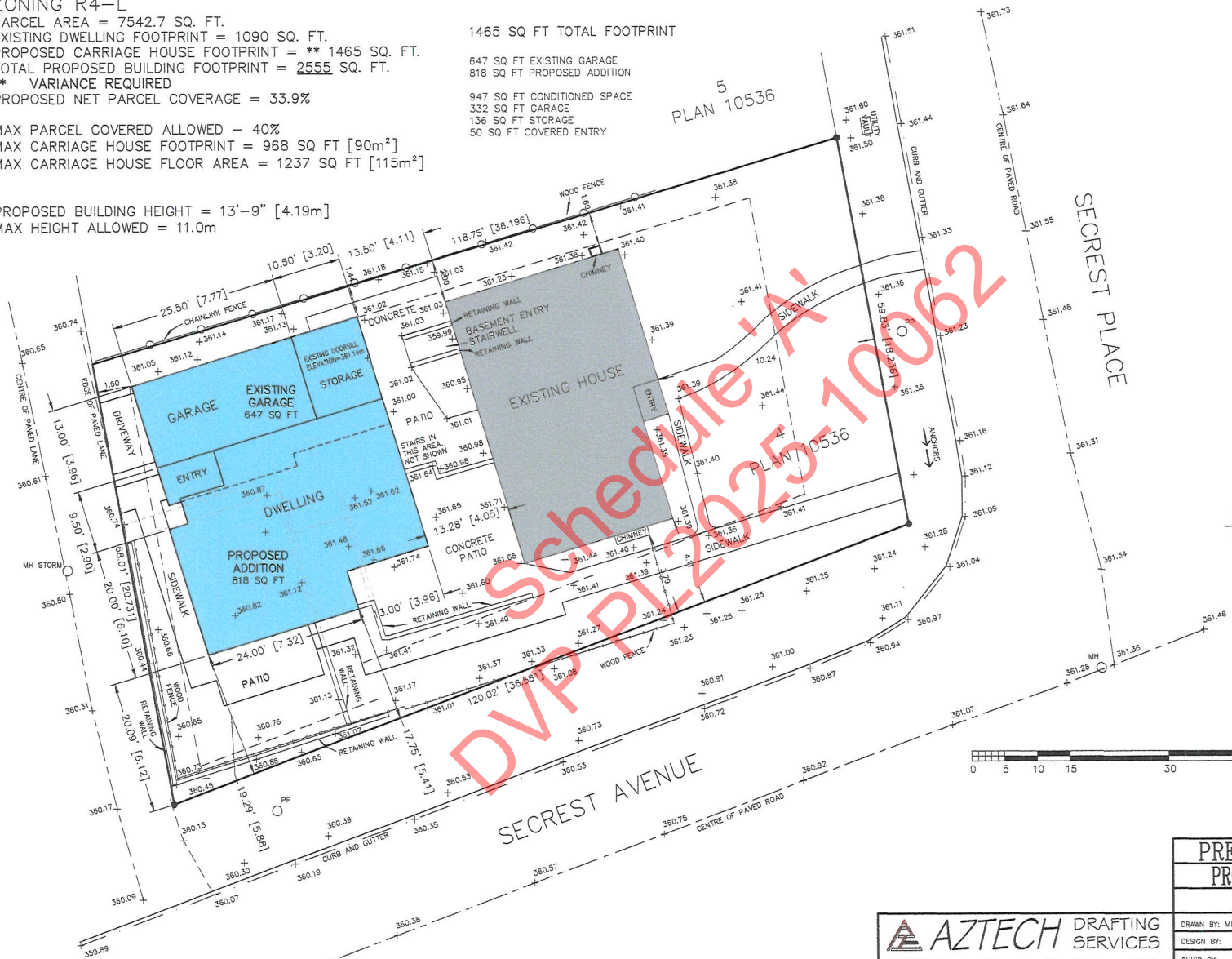
PARCEL AREA = 7542.7 SQ. FT.  
 EXISTING DWELLING FOOTPRINT = 1090 SQ. FT.  
 PROPOSED CARRIAGE HOUSE FOOTPRINT = \*\* 1465 SQ. FT.  
 TOTAL PROPOSED BUILDING FOOTPRINT = 2555 SQ. FT.  
 \*\* VARIANCE REQUIRED  
 PROPOSED NET PARCEL COVERAGE = 33.9%

MAX PARCEL COVERED ALLOWED - 40%  
 MAX CARRIAGE HOUSE FOOTPRINT = 968 SQ FT [90m<sup>2</sup>]  
 MAX CARRIAGE HOUSE FLOOR AREA = 1237 SQ FT [115m<sup>2</sup>]

PROPOSED BUILDING HEIGHT = 13'-9" [4.19m]  
 MAX HEIGHT ALLOWED = 11.0m

**1465 SQ FT TOTAL FOOTPRINT**

647 SQ FT EXISTING GARAGE  
 818 SQ FT PROPOSED ADDITION  
 947 SQ FT CONDITIONED SPACE  
 332 SQ FT GARAGE  
 136 SQ FT STORAGE  
 50 SQ FT COVERED ENTRY



<b>PRELIMINARY SITE PLAN</b>	
<b>PROPOSED CARRIAGE HOUSE</b>	
101 SECRET PLACE PENTICTON BC	
DRAWN BY: MBW	DATE: SEPT 17/25
DESIGN BY:	PROJECT No.: 252227
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 1 OF 1

**AZTECH DRAFTING SERVICES**  
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DVP 2025-10062  
 Schedule A