

Development Permit

Permit Number: DP PL2025-10092

Property Owner
Property 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 2 District Lot 2 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)
District Plan 3520
 - Civic: 680 Westminster Avenue W
 - PID: 002-833-646
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of two duplexes, one with suites, as shown in the plans attached in Schedule 'A', and to vary the following sections of Zoning Bylaw No. 2024-22:
 - a. Section 5.2 to reduce the landscape buffer requirement.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$_____ must be deposited before issuance of this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
 - a. The permit has lapsed as described under Condition 8, or
 - b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department.

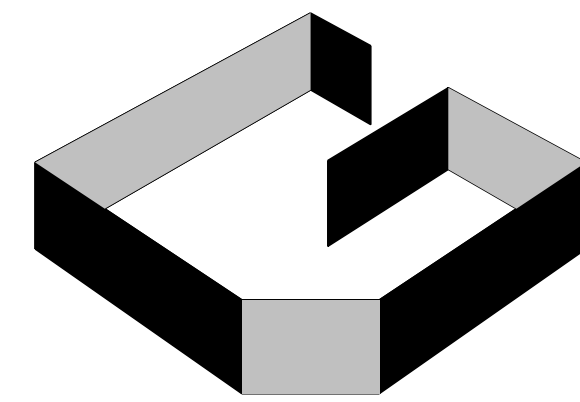
Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

General Conditions

7. In accordance with Section 501(2) 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'.
8. 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.
9. If this permit has not been issued within 3 months of approval, the permit shall be deemed to have been refused, and the file will be closed.
- 10. 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.**
11. 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.
12. 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 ____ day of _____, 2026.

Angela Collison
Corporate Officer



GIROUX DESIGN GROUP

Quality Home and Building Design Since 1950.

ANIL MEGHJANI
680 WESTMINSTER AVE, PENTICTON, BC

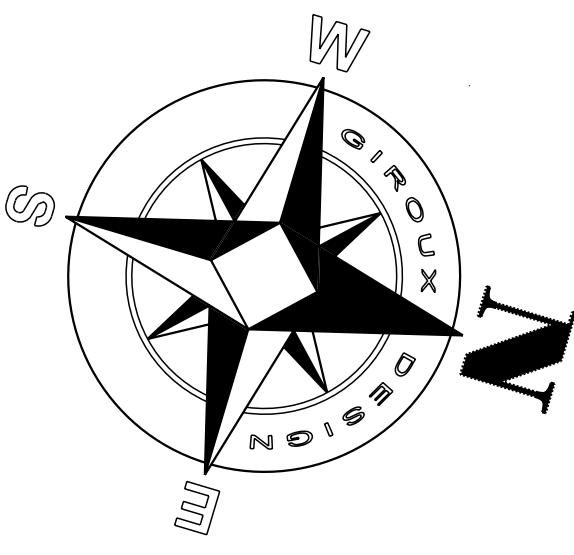


WP-5871-A

www.girouxdesigngroup.com



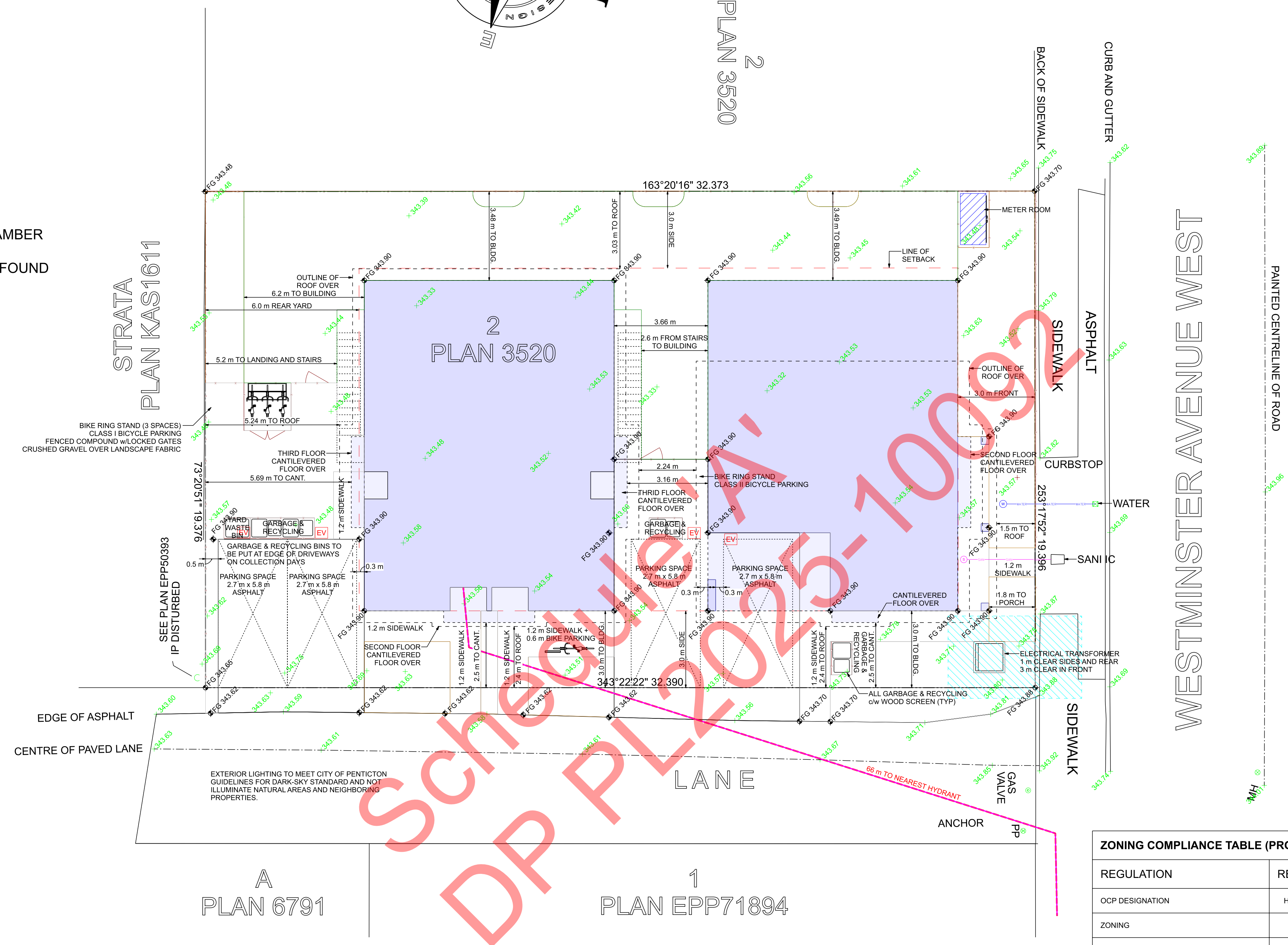
COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE



PLAN 3520
2

LEGEND

- SANI IC - SANITARY INSPECTION CHAMBER
- ⊙ - STANDARD IRON POST (IP) FOUND
- PP ⊗ - POWER POLE
- ⊗ - POWER POLE ANCHOR
- ⊙ - GAS SERVICE LOCATION
- ⊙ - GAS VALVE
- ⊙ - CLEANOUT PIPE
- ⊙ - POWER METER
- MH ⊗ - MANHOLE
- ⊙ - SPOT ELEVATION



SITE PLAN
 SCALE: 1:100
 CIVIC ADDRESS: 680 WESTMINSTER AVENUE WEST, PENTICTON, B.C.
 LEGAL DESCRIPTION: LOT 2, DL 2, Gp 7, SDY(Y-LJ), PLAN 3520
 PID: 002-833-646
 PROPOSED ZONING: RM2
 OCP: HIGH DENSITY RESIDENTIAL

ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTv2.0)
 DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP)
 BASED ON A FIELD SURVEY COMPLETED ON THE 11th DAY OF JUNE, 2025. BY MANDEVILLE LAND SURVEYING INC. PROFESSIONAL B.C. AND CANADA LAND SURVEYORS FILE: 25-084

ZONING COMPLIANCE TABLE (PROPOSED ZONING RM2)

REGULATION	REQUIRED/CURRENT	PROPOSED/PROVIDED	VARIANCE REQUIRED
OCP DESIGNATION	HIGH DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	NO
ZONING	C2	RM2	YES
LOT AREA (SUBDIVISION ONLY)	540 m2	627.8 m2	N/A
MINIMUM LOT WIDTH (SUBDIVISION ONLY)	18.0 m	19.4 m	N/A
MAXIMUM LOT COVERAGE	40%	40% (253 m2)	NO
MAXIMUM DENSITY	0.80 FAR	0.94 FAR (589.7 m2)	YES
MAXIMUM HEIGHT	12 m	9.8 m	NO
MINIMUM FRONT YARD	3.0 m	3.0 m	NO
MINIMUM INTERIOR SIDE YARD	3.0 m	3.0 m	NO
MINIMUM EXTERIOR SIDE YARD	4.5 m	4.5 m	NO
MINIMUM REAR YARD	6.0 m	6.0 m	NO
PARKING SPACES (1 PER UNIT+0.20 GUEST)	4	4	NO
BICYCLE PARKING (CLASS I/CLASS II)	3/1	3/1	NO
AMENITY AREA (20 m2 PER UNIT)	120 m2	139 m2	NO

AMENITY SPACE
 AMENITY SPACE SHALL BE PROVIDED AT THE RATE OF 20 M2 FOR EACH DWELLING UNIT.
 25% OF THE REQUIRED AMENITY SPACE MUST BE PROVIDED AT THE GROUND FLOOR LEVEL.
 A MAXIMUM OF 20% OF THE TOTAL REQUIRED AMENITY SPACE MAY BE PROVIDED AS AMENITY SPACE, INDOOR.

**COPYRIGHTED DOCUMENTS
 ILLEGAL TO REPRODUCE**

ANIL MEGHJANI
 680 WESTMINSTER AVE
 PENTICTON, BC
 DESIGN BY: AJG
 DRAWN BY: AJG
 DATE: 2025-12-19
 REVISED:

© Giroux Design Group Inc. All Rights Reserved
 Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written consent of Giroux Design Group Inc. is prohibited. The drawings are provided to the buyer for a limited purpose to use the drawings for the construction of the project. The drawings are not to be used for any other purpose. The purchaser of these drawings shall be responsible for obtaining all necessary permits and approvals. The drawings are not to be used for any other purpose. The purchaser of these drawings shall be responsible for obtaining all necessary permits and approvals. The drawings are not to be used for any other purpose. The purchaser of these drawings shall be responsible for obtaining all necessary permits and approvals.

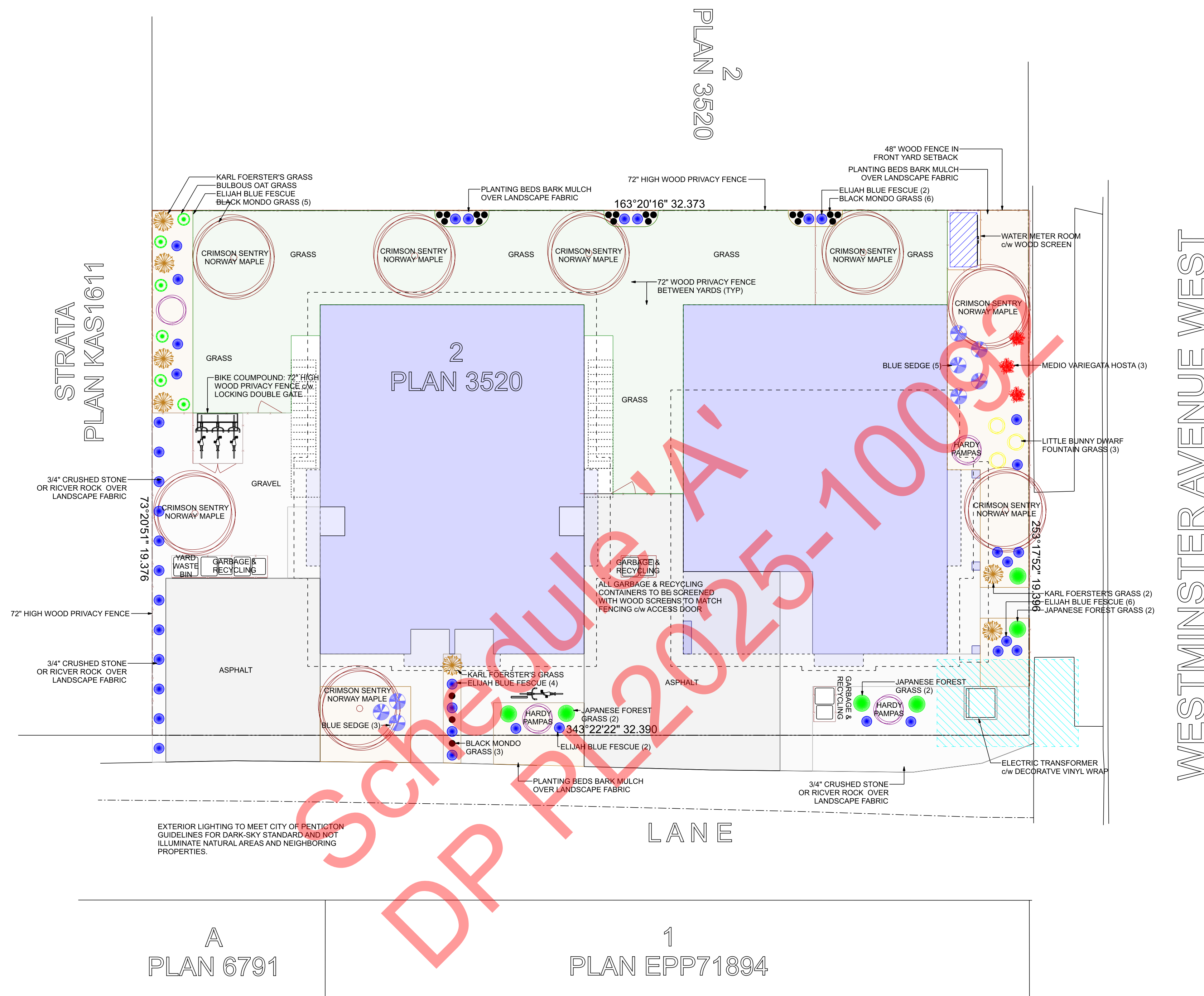
Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for any other purpose. The purchaser of these drawings shall be responsible for obtaining all necessary permits and approvals. The drawings are not to be used for any other purpose. The purchaser of these drawings shall be responsible for obtaining all necessary permits and approvals. The drawings are not to be used for any other purpose. The purchaser of these drawings shall be responsible for obtaining all necessary permits and approvals.

GIROUX DESIGN GROUP
 Custom Home and Building Design Since 1950.
 Giroux Design Group Inc.
 phone: 250.276.4373 e-mail: contact@grouxdesigngroup.com
 web: www.grouxdesigngroup.com

PLAN NO.
WP-5871-A
 SHEET NO.
A1

www.grouxdesigngroup.com - www.westhomeplanners.com - www.houseplanners.com

Site Plan



LANDSCAPE SCHEDULE

PLANTINGS:

- Black Mondo Grass (*Ophiopogon planiscapus* 'Nigrescens') 21 qty.
- Blue Sedge (*Carex flacca*) 8 qty.
- Bulbous Oat Grass (*Ariatherium bulbosum* 'Variegatum') 6 qty.
- Elijah Blue Fescue (*Festuca glauca* 'Elijah Blue') 38 qty.
- Hardy Pampas (*Erianthus ravennae*) 4 qty.
- Japanese Forest Grass (*Hakonechloa macra* 'Fubuki') 6 qty.
- Karl Foerster's Grass (*Calamagrostis x acutiflora* Karl Foerster) 7 qty.
- Little Bunny Dwarf Fountain Grass (*Pennisetum alopecuroides* 'Little Bunny') 3 qty.
- Medio Variegata Hosta (*Hosta undulata* 'Mediovariegata') 3 qty.

TREES:

- Crimson Sentry Norway Maple (*Acer platanoides* 'Crimson Sentry') 8 qty.

GARBAGE DISPOSAL:

- Garbage Container: 240 L Garbage Container 4 qty.
- Recycling Container: 120 L Recycling Container 4 qty.
- Yard Waste Container: 360 L Waste Container 1 qty.

GROUND COVER/HARD SURFACES:

- Property Area (13,271 sq.ft.)
- Asphalt (1097 sq.ft.)
- Grass (1388 sq.ft.)
- Planting Beds-Bark Mulch (784 sq.ft.)
- 3/4 Crushed Stone or River Rock (582 sq.ft.)
- Landscape Fabric (1366 sq.ft.)
- Sidewalk/Patio (472 sq.ft.)

FENCING:

- 4' High Wood Fence (90 lin.ft.)
- 6' High 'Good Neighbour' Privacy Fence (318 lin.ft.)

LANDSCAPE NOTES:

- SHRUBS SHALL BE A MIN OF NO.2 POT SHRUBS
- ALL TREES ARE TO BE A MINIMUM CALIPER OF 60mm WITH A CLEAR STEM HEIGHT OF 1.5 m
- NO TREES, FENCES OR STRUCTURES WITHIN ROAD DEDICATION
- NO RETAINING WALLS OVER 1.2 m IN HEIGHT ARE PERMITTED WITHIN ANY SETBACK AREA
- LANDSCAPED AREAS TO BE EQUIPPED WITH UNDERGROUND IRRIGATION SYSTEM COMPLETE WITH MOISTURE SENSORS & TIMERS.
- LANDSCAPING AND IRRIGATION TO EXTEND TO EDGE OF CITY SIDEWALKS, CURBS, ASPHALT, (INCLUSIVE OF LANDSCAPING ON CITY BOULEVARD)
- DRIVEWAY ASPHALT TO EXTEND TO STREET AND LANE ASPHALT.

SCALE: 1:100
 CIVIC ADDRESS: 680 WESTMINSTER AVENUE WEST, PENTICTON, B.C.
 LEGAL DESCRIPTION: LOT 2, DL 2, Gp 7, SDY(Y-L)D, PLAN 3520
 PID: 002-833-846
 PROPOSED ZONING: RM2
 OCP: HIGH DENSITY RESIDENTIAL

ELEVATIONS ARE GEODETIC (ORTHOMETRIC CGVD28 HTv2.0)
 DERIVED FROM GNSS OBSERVATION AND PRECISE POINT POSITIONING (PPP)
 BASED ON A FIELD SURVEY COMPLETED ON THE 11th DAY OF JUNE, 2025. BY MANDEVILLE LAND SURVEYING INC. PROFESSIONAL B.C. AND CANADA LAND SURVEYORS FILE: 25-084

ANIL MEGHJANI
 680 WESTMINSTER AVE
 PENTICTON, BC
 DESIGN BY: AIG
 DRAWN BY: AIG
 DATE: 2025-12-19
 REVISED:

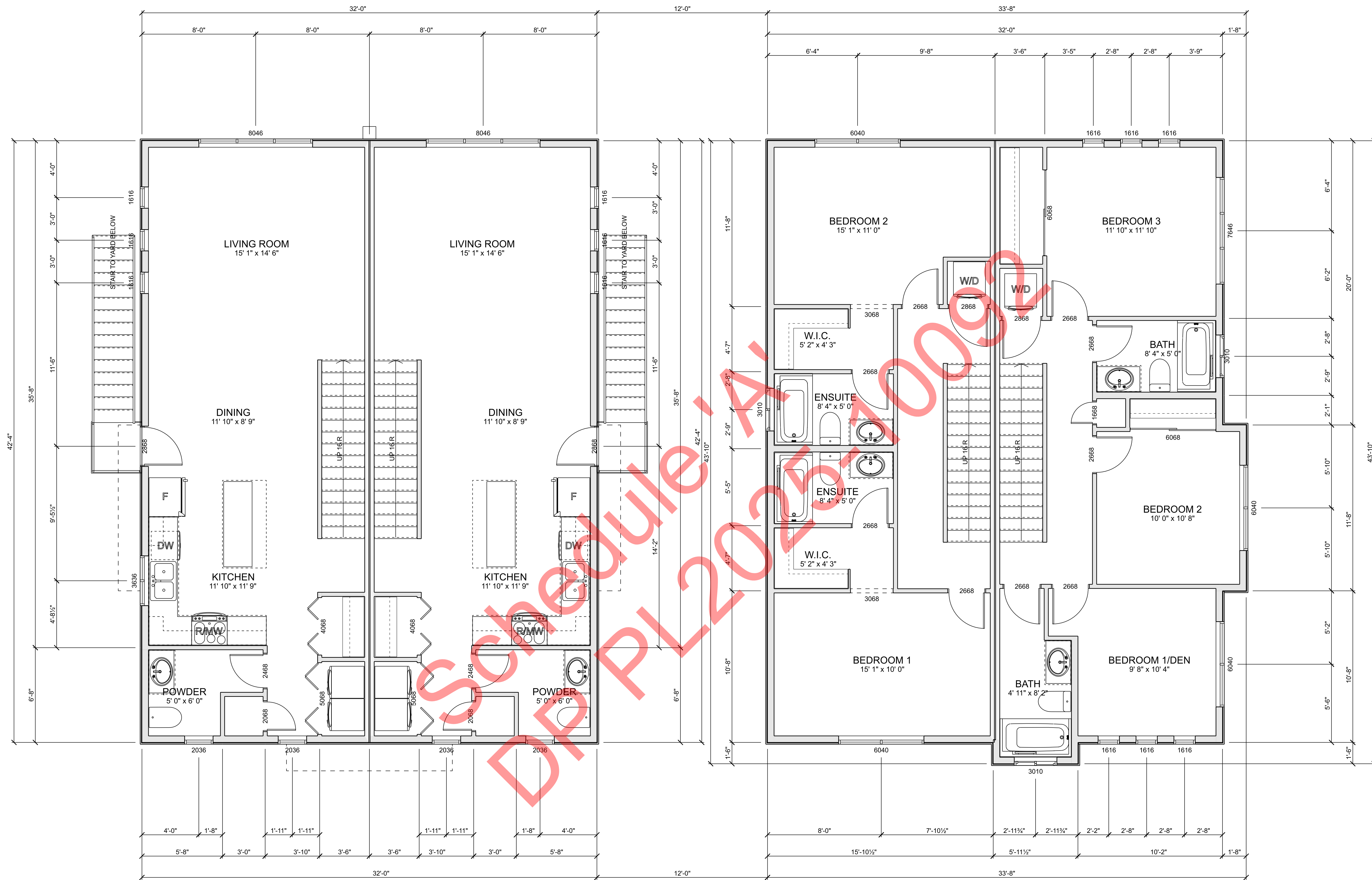
© Giroux Design Group Inc. All Rights Reserved
 Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written consent of the designer is prohibited. The purchaser of these drawings shall be deemed to have accepted the design and shall be responsible for the construction of the same. The purchaser shall be responsible for the construction of the same. The purchaser shall be responsible for the construction of the same. The purchaser shall be responsible for the construction of the same.

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the jurisdiction of a building in all localities. Consequently, these drawings are not to be used in any other jurisdiction without the express written consent of the designer. Additionally, Giroux Design Group is unable to accept any liability for the accuracy of these drawings. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

GIROUX DESIGN GROUP
 Custom Home and Building Design Since 1950.
 Giroux Design Group Inc.
 phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
 web: www.girouxdesigngroup.com

PLAN NO.
WP-5871-A
 SHEET NO.
A2

Landscape Plan



BUILDING B-SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BUILDING B-TOTAL LIVING AREA: 1279 sq ft.

BUILDING A-SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 BUILDING A-TOTAL LIVING AREA: 1279 sq ft.

© Giroix Design Group Inc. MXXV. All Rights Reserved
 Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written consent of Giroix Design Group Inc. is prohibited. The drawings are prepared for the buyer except for a limited license to use the drawings for the construction of the site and only one from the original set of drawings. The purchaser of multiple sets of these drawings not entitle the buyer with license to construct more than one dwelling unit.

Due to local codes, regulations and building practices and/or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for construction in any other jurisdiction without the prior written consent of Giroix Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroix Design Group Inc. is unable to accept any liability for the accuracy of these drawings. The purchaser must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

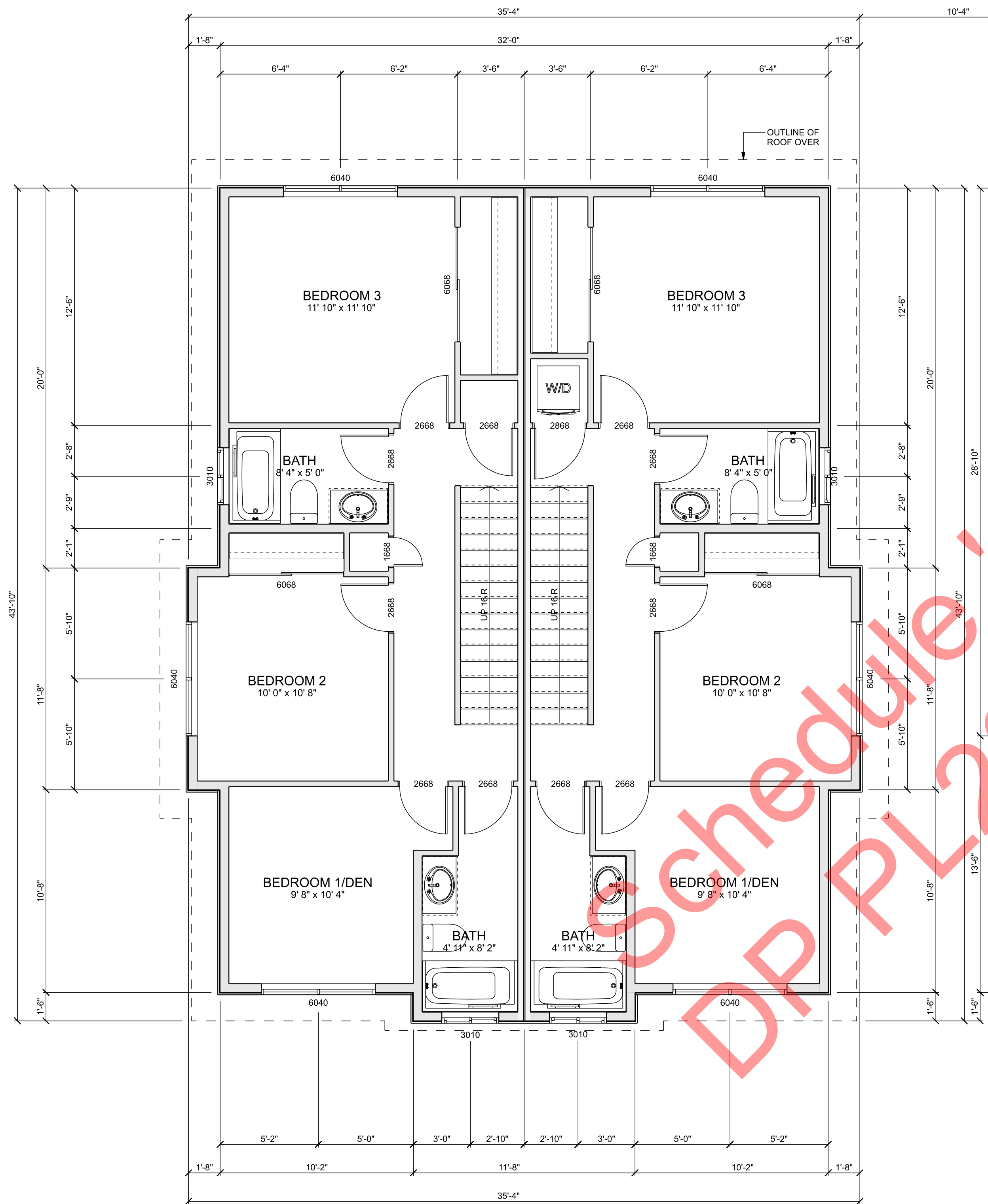
GIROUX DESIGN GROUP
 Custom Home and Building Design Since 1950.
 Giroix Design Group Inc.
 phone: 250.276.4373 e-mail: contact@giroixdesigngroup.com
 web: www.giroixdesigngroup.com

PLAN NO.
WP-5871-A
 SHEET NO.
A4

ANIL MEGHJANI
 680 WESTMINSTER AVE
 PENTICTON, BC
 DESIGN BY: AIG
 DRAWN BY: AIG
 DATE: 2025-12-19
 REVISED:

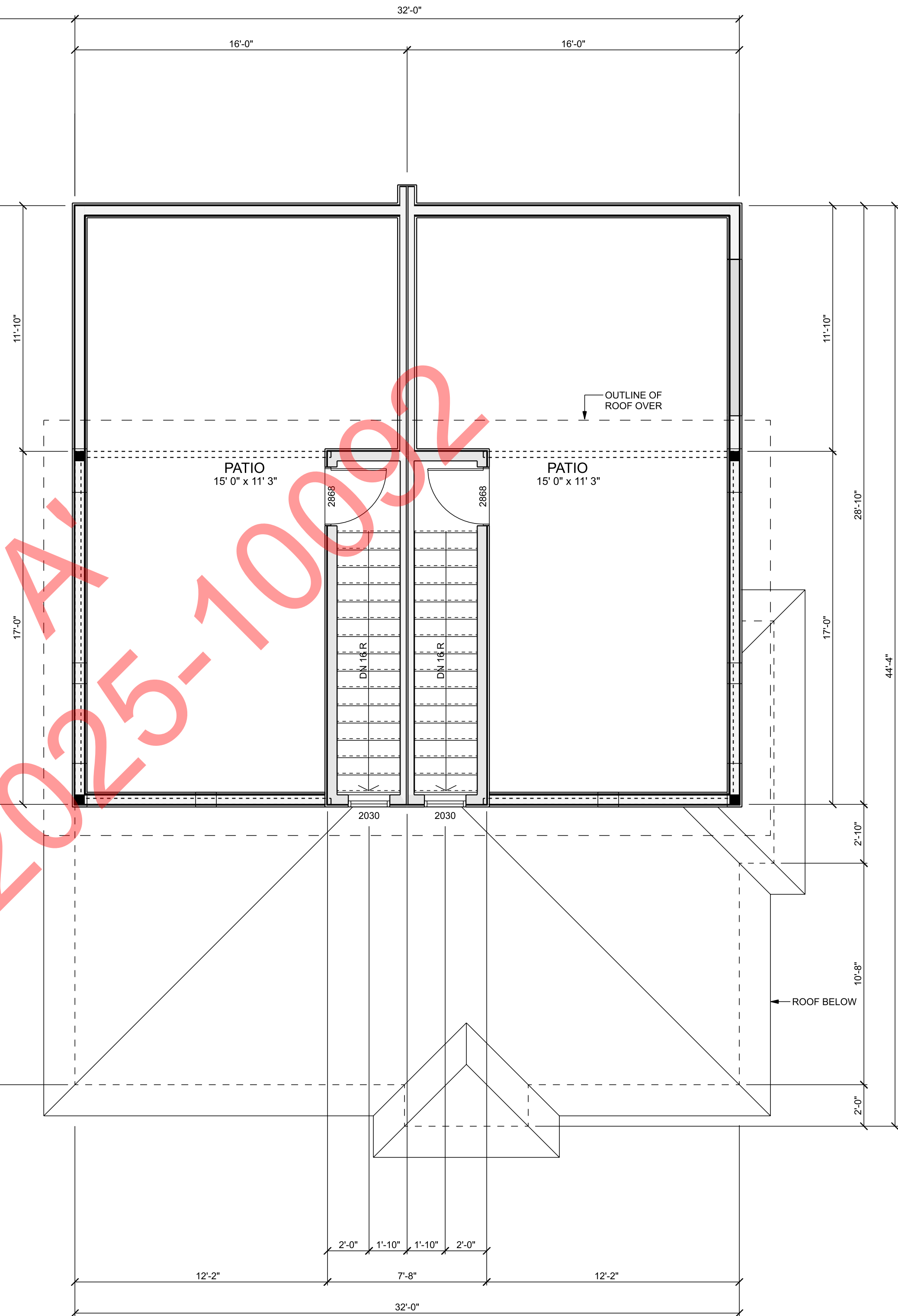
**COPYRIGHTED DOCUMENTS
 ILLEGAL TO REPRODUCE**
 Second Floor Plans

www.giroixdesigngroup.com - www.westhomeplanners.com - www.houseplanners.com



BUILDING B-THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING B-TOTAL THIRD FLOOR LIVING AREA: 1316 sq. ft.



BUILDING A-THIRD FLOOR & ROOF TOP PATIO PLAN
SCALE: 1/4" = 1'-0"

BUILDING B-THIRD FLOOR TOTAL LIVING AREA: 29 sq. ft.
BUILDING B-TOTAL ROOFTOP PATIO AREA: 794 sq. ft.

Schedule 'A'
 DP PL 2025-10092

COPYRIGHTED DOCUMENTS
ILLEGAL TO REPRODUCE

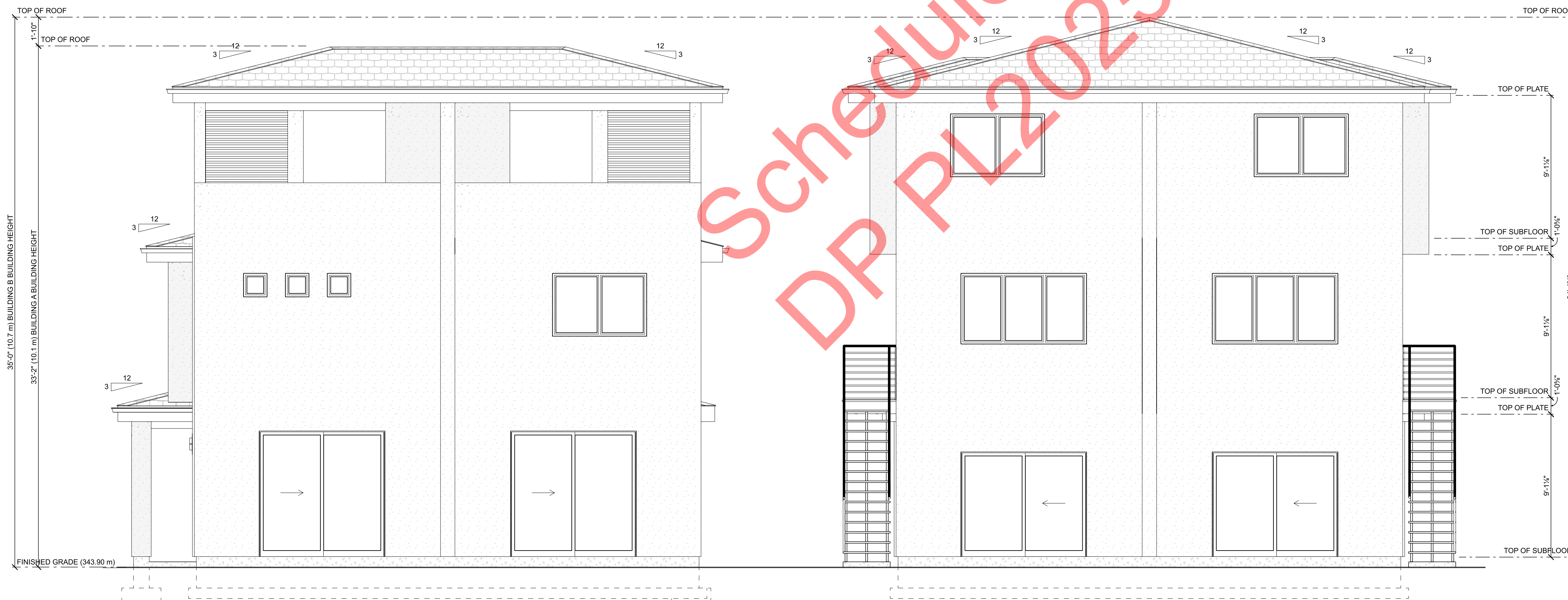
Third Floor & Rooftop Patio Plans



BUILDING A-FRONT ELEVATION (FACING NORTH TO WESTMINSTER AVE. W)
SCALE: 1/4" = 1'-0"



BUILDING A-LEFT ELEVATION (FACING SOUTH TO BUILDING B)
SCALE: 1/4" = 1'-0"



BUILDING A-RIGHT ELEVATION (FACING WEST)
SCALE: 1/4" = 1'-0"

BUILDING B-REAR ELEVATION (FACING WEST)

Schedule 'A'
 DP PL 2025-10092

COPYRIGHTED DOCUMENTS
 ILLEGAL TO REPRODUCE

Exterior Elevations (North & West)

ANIL MEGHJANI
 680 WESTMINSTER AVE
 PENTICTON, BC
 DESIGN BY: AIG DATE: 2025-12-19
 DRAWN BY: AIG REVISED:

© Giroux Design Group Inc. M1999 All Rights Reserved
 Reproduction of these drawings, in whole or in part, including any direct copying
 and/or preparation of derivative works thereof, for any reason without prior written
 permission of Giroux Design Group Inc. is prohibited. The purchaser of these drawings
 is to be held responsible for obtaining all necessary permits and approvals from the
 buyer except for a limited license to use the drawings for the construction of
 one and only one unit under the terms of the purchase agreement. The drawings
 do not entitle the buyer with license to construct more than one dwelling unit.

Due to local codes, regulations and building practices under the influence of specific
 site conditions, these drawings may not be suitable or legal for use in the
 construction of a building in all localities. Consequently, these drawings are not to
 be used for any other purpose than that intended. The purchaser of these drawings
 and until the drawings have been brought into conformity with all local requirements.
 Additionally, Giroux Design Group is unable to accept any liability for the accuracy
 of the drawings. The purchaser must carefully inspect all dimensions and details in these
 drawings and assume responsibility for the same.

GIROUX DESIGN GROUP
 Custom Home and Building Design Since 1950.
 Giroux Design Group Inc.
 phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
 web: www.girouxdesigngroup.com

PLAN NO.
WP-5871-A
 SHEET NO.
A6

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanners.com



REAR ELEVATION (FACING SOUTH)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (FACING WEST)
SCALE: 1/4" = 1'-0"

Colour Elevations (Rear & Right)

ANIL MEGHJANI
680 WESTMINSTER AVE
PENTICTON, BC
DESIGN BY: AIG DATE: 2025-12-19
DRAWN BY: AIG REVISED:

© Giroux Design Group Inc. MXXV. All Rights Reserved. Reproduction of these drawings, in whole or in part, including any direct copying and/or preparation of derivative works thereof, for any reason without prior written permission of Giroux Design Group Inc. is prohibited. The drawings are the property of Giroux Design Group Inc. and are not to be used for any other project without the written consent of Giroux Design Group Inc. The drawings are for the construction of the building only and do not constitute a contract. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. The drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc.

Due to local codes, regulations and building practices under because of specific conditions, these drawings may not be suitable or legal for use in the construction of a building in all localities. Consequently, these drawings are not to be used for any other purpose without the written consent of Giroux Design Group Inc. and until the drawings have been brought into conformity with all local requirements. Additionally, Giroux Design Group Inc. is unable to accept any liability for the accuracy of the drawings. The drawings are for the construction of the building only and do not constitute a contract. Therefore, the builder must carefully inspect all dimensions and details in these drawings and assume responsibility for the same.

GIROUX DESIGN GROUP
Custom Home and Building Design Since 1950.
Giroux Design Group Inc.
phone: 250.276.4373 e-mail: contact@girouxdesigngroup.com
web: www.girouxdesigngroup.com

PLAN NO.
WP-5871-A
SHEET NO.
A9

www.girouxdesigngroup.com - www.westhomeplanners.com - www.houseplanners.com