



## Development Variance Permit

Permit Number: DVP PL2025-10124

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 1 District Lot 4 Group 7 Similkameen Division Yale (Formerly Yale-Lytton)  
District Plan EPP149039
  - Civic: 425 Heales Avenue
  - PID: 032-686-421
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.b to increase the maximum building footprint for a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone from 15% to 16.3% of the lot area;
  - b. Section 8.2.3.10.b to allow a deck on a carriage house in the R4-S (Small-Scale Multi-Unit Residential: Small Lot) zone;
  - c. Section 5.4.1.b to allow a screen 2.13m in height on the carriage house deck for privacy.

### 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.

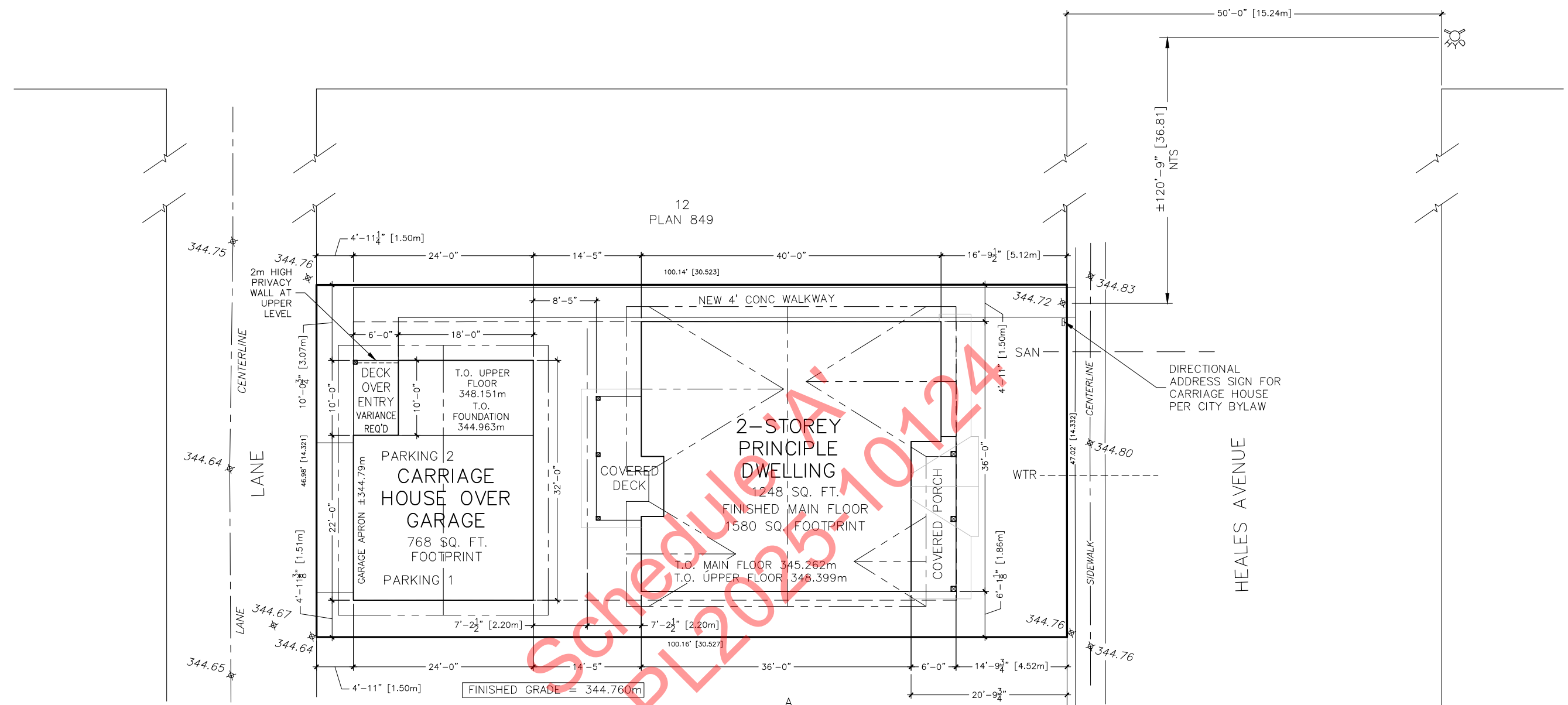
There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 3rd day of March, 2026.

Issued this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Angela Collison  
Corporate Officer



LOT 1  
PLAN EPP149039

ZONING R4-S

PARCEL AREA = 4707 SQ. FT.

MAX PARCEL COVERAGE ALLOWED - 50% = 2353 SQ. FT.  
(TO INCLUDE ALL STRUCTURES MORE THAN 0.6m ABOVE GRADE)  
MAX CARRIAGE HOUSE FOOTPRINT = 968 SQ. FT. (OR 15% OF PARCEL AREA)

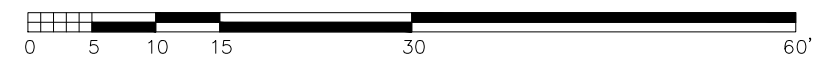
PRINCIPLE DWELLING FOOTPRINT = 1258 SQ. FT.  
CARRIAGE HOUSE FOOTPRINT = 768 SQ. FT.  
TOTAL PROPOSED BUILDING FOOTPRINT = 2026 SQ. FT.

PARCEL COVERAGE = 43% [CONFORMING]  
CARRIAGE HOUSE RATIO = 16.3% [VARIANCE REQUIRED]

MAX DWELLING HEIGHT ALLOWED = 11.0m  
MAX CARRIAGE HOUSE HEIGHT ALLOWED = 7.0m

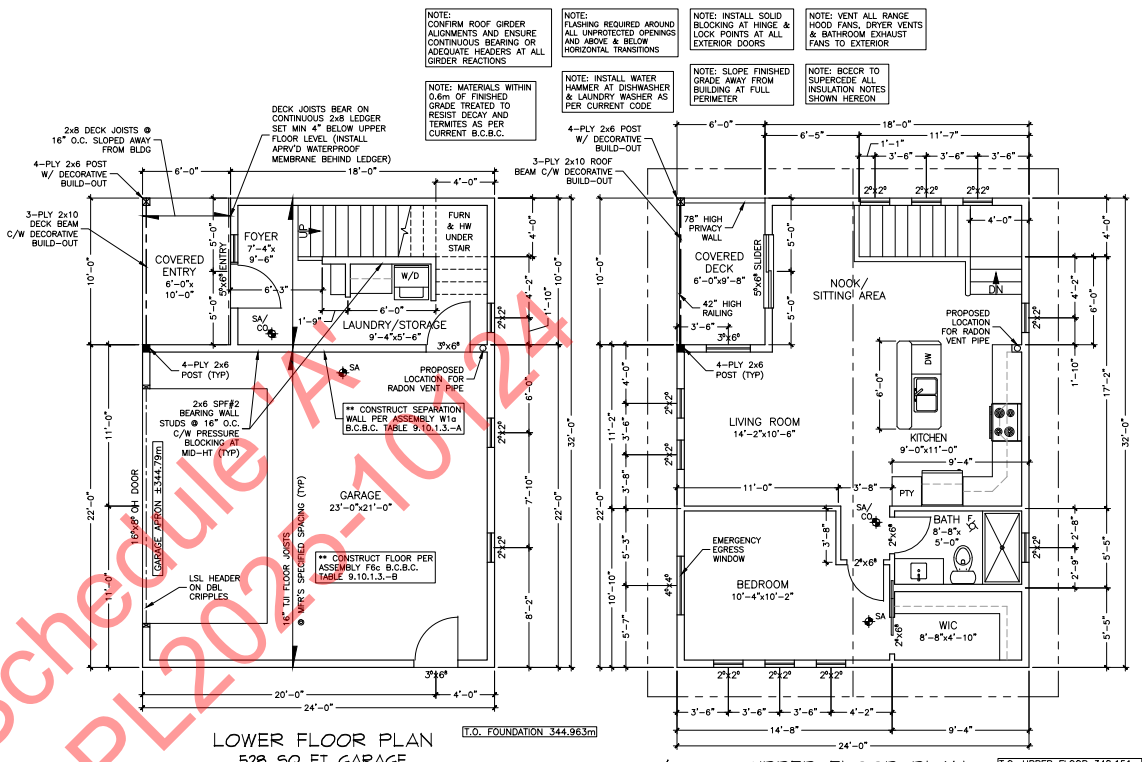
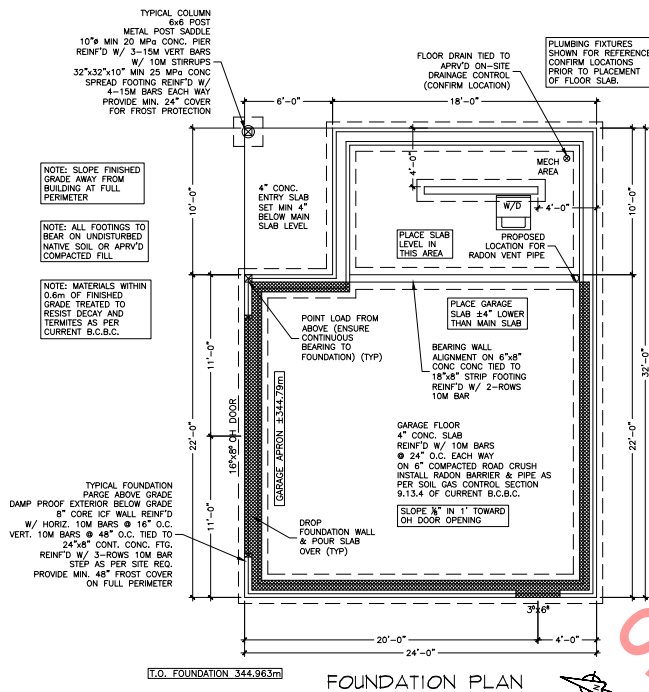
PRINCIPLE DWELLING HEIGHT = 7.57m [CONFORMING]  
CARRIAGE HOUSE HEIGHT = 6.86m [CONFORMING]

NOTE:  
THIS DRAWING IS INTENDED FOR  
PRELIMINARY REVIEW.  
ADDITIONAL INFORMATION TO BE PROVIDED  
ON BUILDING PERMIT DRAWINGS.



PROPOSED SITE PLAN	
NEW DWELLING & CARRIAGE HOUSE	
425 HEALES AVENUE PENTICTON BC	
DRAWN BY: MBW	DATE: JAN 19/26
DESIGN BY:	PROJECT No.: 252294
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 1 OF 1
	REV 2

**AZTECH DRAFTING SERVICES**  
1288 Lyon Street, Penticton, B.C.  
Phone: 250-492-3344 e-mail: service@aztechdrafting.com



**NOTES**

Contractor to verify all measurements prior to construction. Any discrepancies must be reported to the Owner for clarification prior to commencement of construction.

Contractor to confirm window style and x-lite locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.

All bearing wall openings supported with 2-ply 2x10 spf#2 on double cripples unless otherwise noted.

Install interconnected smoke alarms and carbon monoxide detectors located as per current B.C.B.C.

Install PV & SDHW conduits as per technical specifications set out in the NRCan Solar Readiness Guidelines.

All bathrooms equipped with min. 1.5 sonne exhaust fan, connected to timer as per current B.C.B.C.

All bathroom fans, range hood fans, and clothes dryer exhausts to be vented to exterior.

All new exterior wall and roof assemblies to conform to RSI values as per current B.C.B.C.

Flash all exterior wall penetrations as per current B.C.B.C.

Contractor to ensure all construction and installation meets the requirements set forth in the current B.C.B.C.

These plans do not show all details of the requirements of the current B.C.B.C. and have not been reviewed for full compliance. It is the responsibility of the Owner/Contractor to ensure compliance with the Code and all local municipal bylaws.

These drawings have been checked by the Owner/Contractor. Aztech Drafting holds no responsibility for any errors or omissions related to design or otherwise.

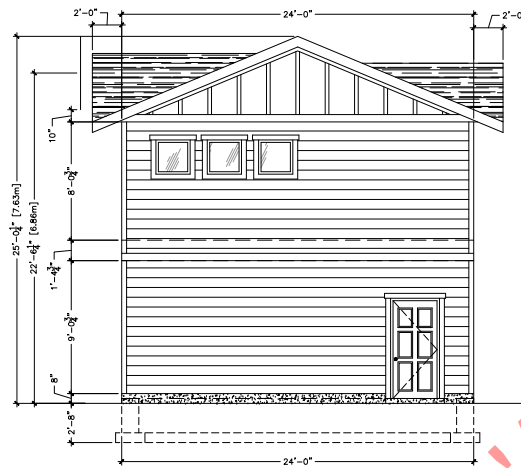
ISSUED FOR REVIEW

**FLOOR PLANS & FOUNDATION**  
**PROPOSED CARRIAGE HOUSE**  
425 HEALES AVENUE  
PENTICTON BC

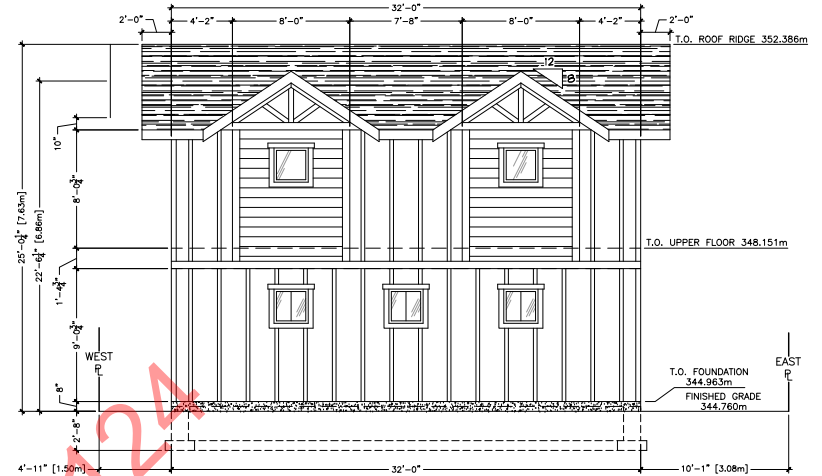
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REVISIONS				DATE	BY	DESCRIPTION

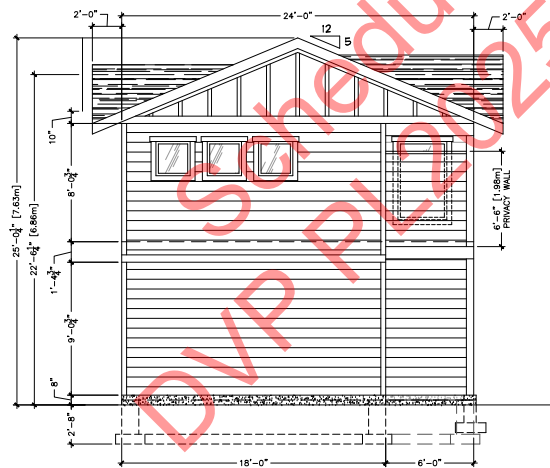
DRAWN BY: MBW	DATE: JAN 19/26
DESIGN BY:	PROJECT No.: 252294
CHECK'D BY:	FILE No.:
SCALE: 1/4"=1'	SHEET No.: 1 OF 3



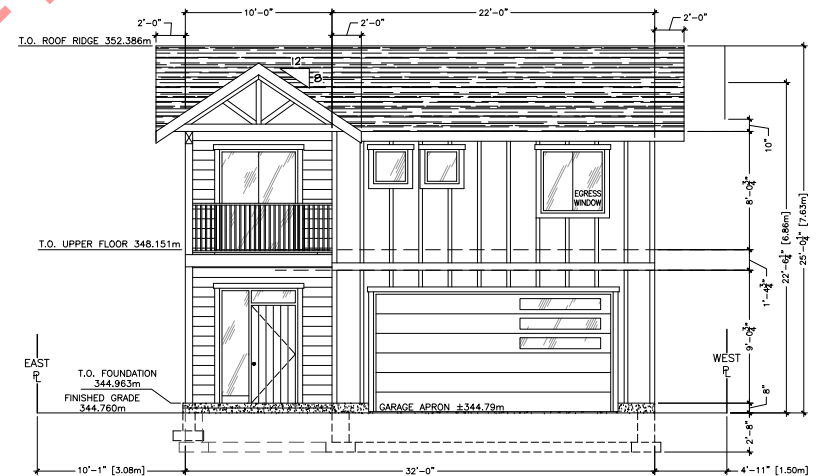
SPATIAL SEPARATION WEST WALL  
**WEST ELEVATION**  
 TOTAL BUILDING FACE = 460 sq. ft.  
 TOTAL UNPROTECTED OPENINGS = 32 sq. ft. (7.0%)  
 LIMITING DISTANCE = 1.5m  
 ALLOWABLE OPENINGS = 8%



SPATIAL SEPARATION SOUTH WALL  
**SOUTH ELEVATION**  
 TOTAL BUILDING FACE = 612 sq. ft.  
 TOTAL UNPROTECTED OPENINGS = 20 sq. ft. (3.3%)  
 LIMITING DISTANCE = 2.2m 1/2 DISTANCE TO FACE OF MAIN DWELLING  
 ALLOWABLE OPENINGS = 14%



SPATIAL SEPARATION EAST WALL  
**EAST ELEVATION**  
 TOTAL BUILDING FACE = 345 sq. ft.  
 TOTAL UNPROTECTED OPENINGS = 12 sq. ft. (3.5%)  
 LIMITING DISTANCE = 3.07m  
 ALLOWABLE OPENINGS = 25%



**NORTH ELEVATION**

- NOTES**
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  - Contractor to confirm window style and x-lite locations with Owner prior to construction. Ensure x-lites for egress are provided as required by the current B.C.B.C.
  - All bearing wall openings supported with 2-ply 2x10 spf#2 on double cripples unless otherwise noted.
  - Install interconnected smoke alarms and carbon monoxide detectors located as per current B.C.B.C.
  - Install PV & SDHW conduits as per technical specifications set out in the NRCan Solar Readiness Guidelines.
  - All bathrooms equipped with min. 1.5 sonne exhaust fan, connected to timer as per current B.C.B.C.
  - All bathroom fans, range hood fans, and clothes dryer exhaust to be vented to exterior.
  - All new exterior wall and roof assemblies to conform to RSI values as per current B.C.B.C.
  - Flash all exterior wall penetrations as per current B.C.B.C.
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  - These drawings have been checked by the Owner/Contractor. Atztech Drafting holds no responsibility for any errors or omissions related to design or otherwise.

ISSUED FOR REVIEW

**ELEVATIONS**  
**PROPOSED CARRIAGE HOUSE**  
 425 HEALES AVENUE  
 PENTICTON BC

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No.	DATE	DRAWN	CHK'D	DESCRIPTION	PROJECT No.: 252294
					FILE No.:
					SCALE: 1/4"=1'
					SHEET No.: 3 OF 3
					REV 1