



Development Variance Permit

Permit Number: DVP PL2025-10127

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 A District Lot 202 Similkameen Division Yale District Plan EPP147819
 - Civic: 276 Abbott Street
 - PID: 032-772-041
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 8.2.3.10 to allow a deck on a carriage house in an urban residential zone
 - b. Section 5.4.1.b to allow a screen of 2.13m in height on the carriage house 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 7th day of April, 2026.

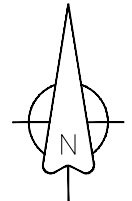
Issued this ____ day of April, 2026.

Angela Collison
Corporate Officer

DRAFT

NOTE:
NEW 4' WIDE SOLID SURFACE WALKWAY TO BE INSTALLED.
TOTAL PROPOSED DISTANCE FROM R_L TO PRINCIPLE
ENTRANCE OF THE CARRIAGE HOUSE = 98' [29.87m]

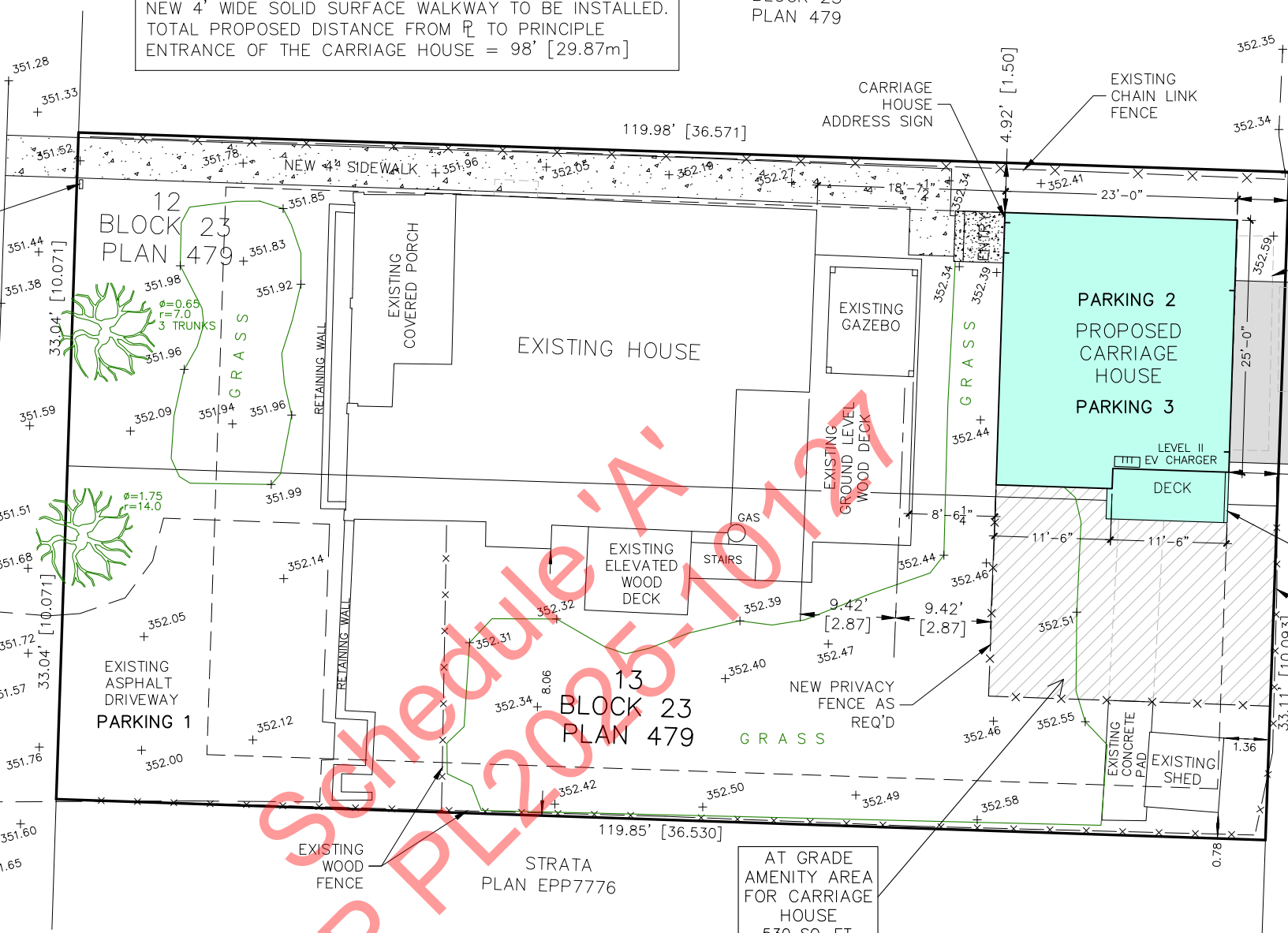
11
BLOCK 23
PLAN 479



ABBOTT STREET

CENTER OF PAVED ROAD
351.00
351.12
351.21
351.32
351.38
351.47

SIDEWALK
351.20 351.28
351.33
351.52
351.59
351.68
351.72
351.76
351.80
351.85
351.94
352.00
352.05
352.14
352.19
352.27
352.34
352.40
352.49
352.52
352.58
352.65
352.72
352.79
352.86
352.89
352.92



EXISTING CONC SLAB TO BE REMOVED

2
PLAN 14996

NEW DRIVEWAY

PROPOSED PRIVACY WALL
EXISTING WOOD FENCE

16
PLAN 860

EDGE OF ASPHALT
CENTER OF LANE
352.86
352.89
352.86
352.97

276 ABBOTT STREET
032-772-041
LOT A, PLAN EPP147819
ZONING R4-L

PARCEL AREA = 7933 SQ. FT.

EXISTING DWELLING FOOTPRINT = 1470 SQ. FT.
(INCLUDING RAISED DECK & COVERED PORCH)
NEW CARRIAGE HOUSE FOOTPRINT = 657 SQ. FT.
TOTAL PROPOSED BUILDING FOOTPRINT = 2127 SQ. FT.

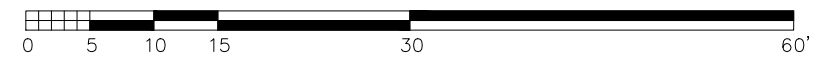
PROPOSED NET PARCEL COVERAGE = 26.8%
MAX PARCEL COVERED ALLOWED - 40%

PORTION OF CARRIAGE HOUSE PARCEL COVERAGE = 8.3%
MAX CARRIAGE HOUSE PERCENTAGE ALLOWED - 15%

PROPOSED CARRIAGE HOUSE HEIGHT = 22'-9" [6.94m]
MAX HEIGHT ALLOWED = 7.0m

LEGEND

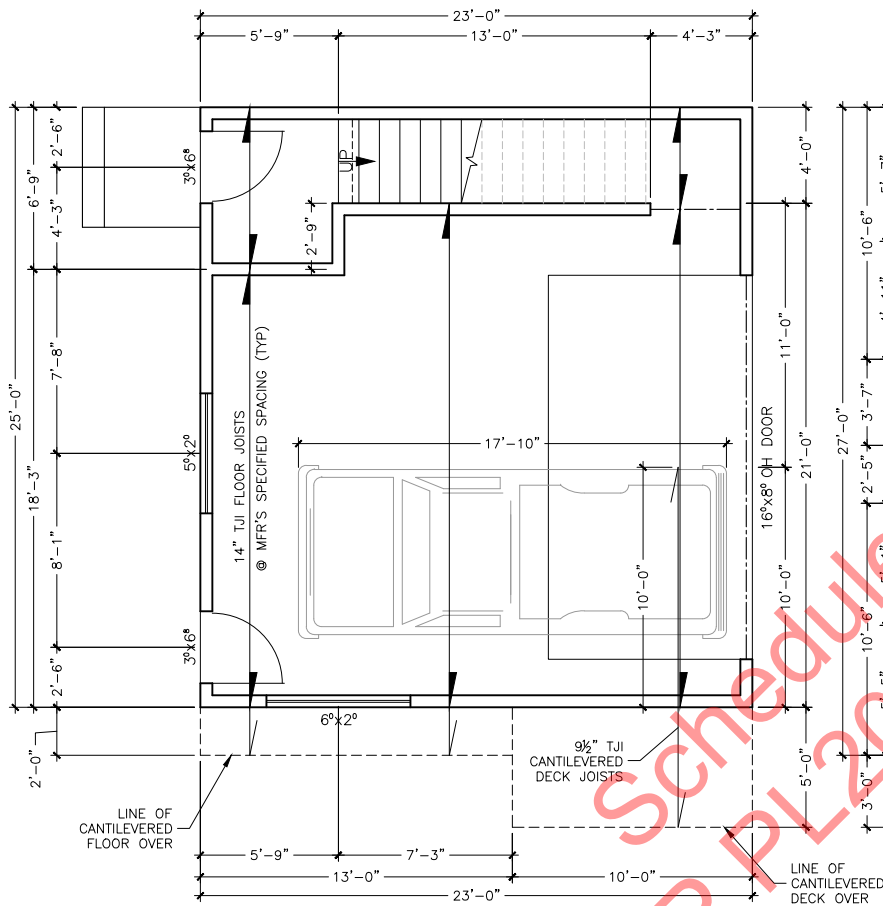
- TREE WITH TRUNK DIAMETER AND CANOPY RADIUS
- SPOT ELEVATION
- GAS SERVICE HOOKUP
- EDGE OF GRASS
- FENCE



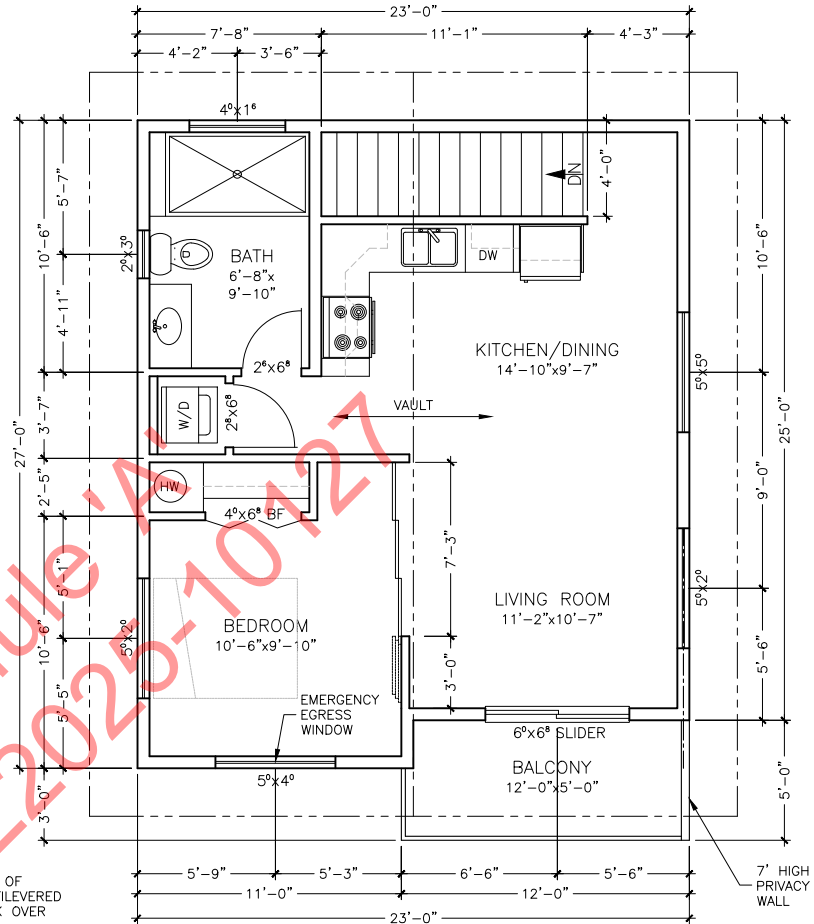
ISSUED FOR VARIANCE - NOT FOR BUILDING PERMIT

PRELIMINARY SITE PLAN	
PROPOSED CARRIAGE HOUSE	
276 ABBOTT STREET PENTICTON BC	
DRAWN BY: MBW	DATE: MAR 11/26
DESIGN BY:	PROJECT No.: 252287
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 1 OF 1

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



LOWER FLOOR PLAN



UPPER FLOOR PLAN
575 SQ FT



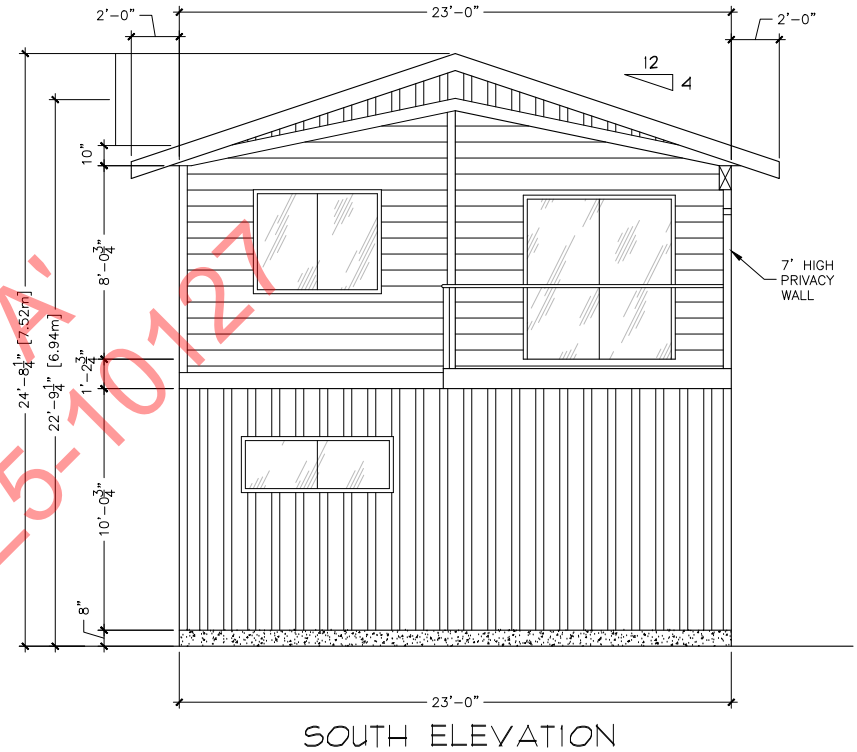
DVP PL 2025-10-27

NOTES:
 THESE DRAWINGS ARE INTENDED FOR
 VARIANCE APPLICATION.
 ADDITIONAL INFORMATION TO BE PROVIDED
 ON BUILDING PERMIT DRAWINGS.

AZTECH DRAFTING SERVICES
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**PRELIMINARY FLOOR PLANS
 PROPOSED CARRIAGE HOUSE**
 276 ABBOTT STREET
 PENTICTON BC

DRAWN BY: MBW	DATE: DEC 10/25
DESIGN BY:	PROJECT No.: 252287
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No.: 1 OF 3
	REV 4



PRELIMINARY S&W ELEVATIONS
 PROPOSED CARRIAGE HOUSE
 276 ABBOTT STREET
 PENTICTON BC

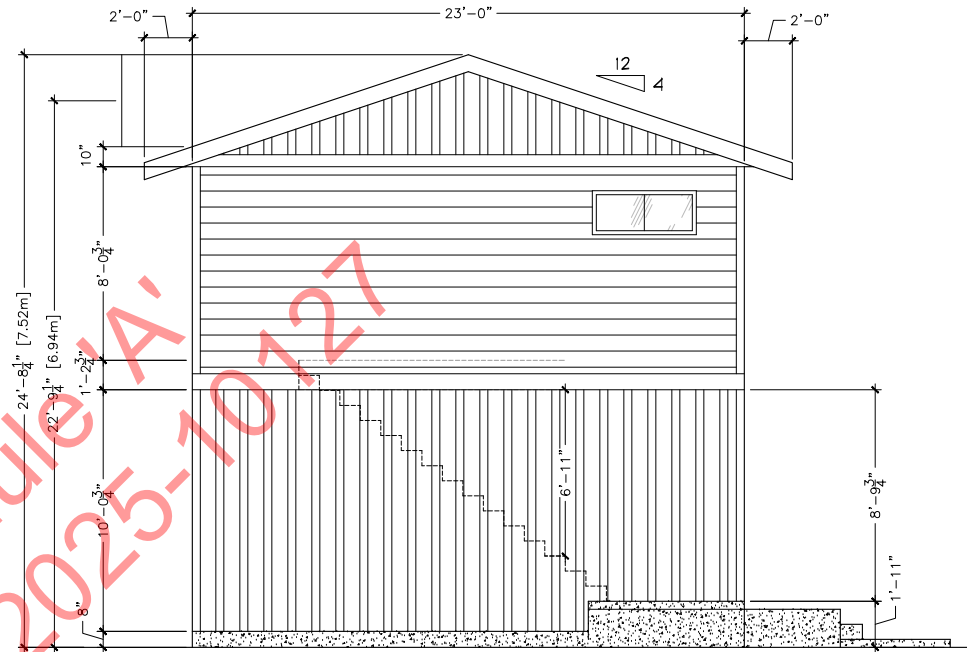
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DRAWN BY: MBW	DATE: DEC 10/25
DESIGN BY:	PROJECT No.: 252287
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No.: 2 OF 3
	REV 4



EAST ELEVATION



NORTH ELEVATION

Schedule 'A'
DVP PL 2025-70127

PRELIMINARY N&E ELEVATIONS
PROPOSED CARRIAGE HOUSE
276 ABBOTT STREET
PENTICTON BC

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DRAWN BY: MBW	DATE: DEC 10/25
DESIGN BY:	PROJECT No.: 252287
CHK'D BY:	FILE No.:
SCALE: 1/8"=1'	SHEET No.: 3 OF 3
	REV 4