

Development Variance Permit

Permit Number: DVP PL2024-9799

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 26 District Lot 3 Group 7 Similkameen Division Yale (Formerly Yale Lytton)
District Plan 929
 - Civic: 939 Dynes Avenue
 - PID: 002-556-201
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following sections of Zoning Bylaw 2023-08 to allow for the construction of an addition to an existing single-family dwelling, as shown in the plans attached in Schedule 'A':
 - a. Section 10.2.2.7 to reduce the interior side yard setback from 1.5m to 0.6m and 1.1m.

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.

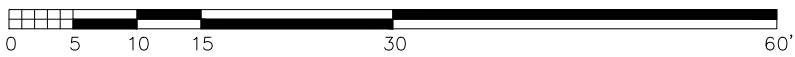
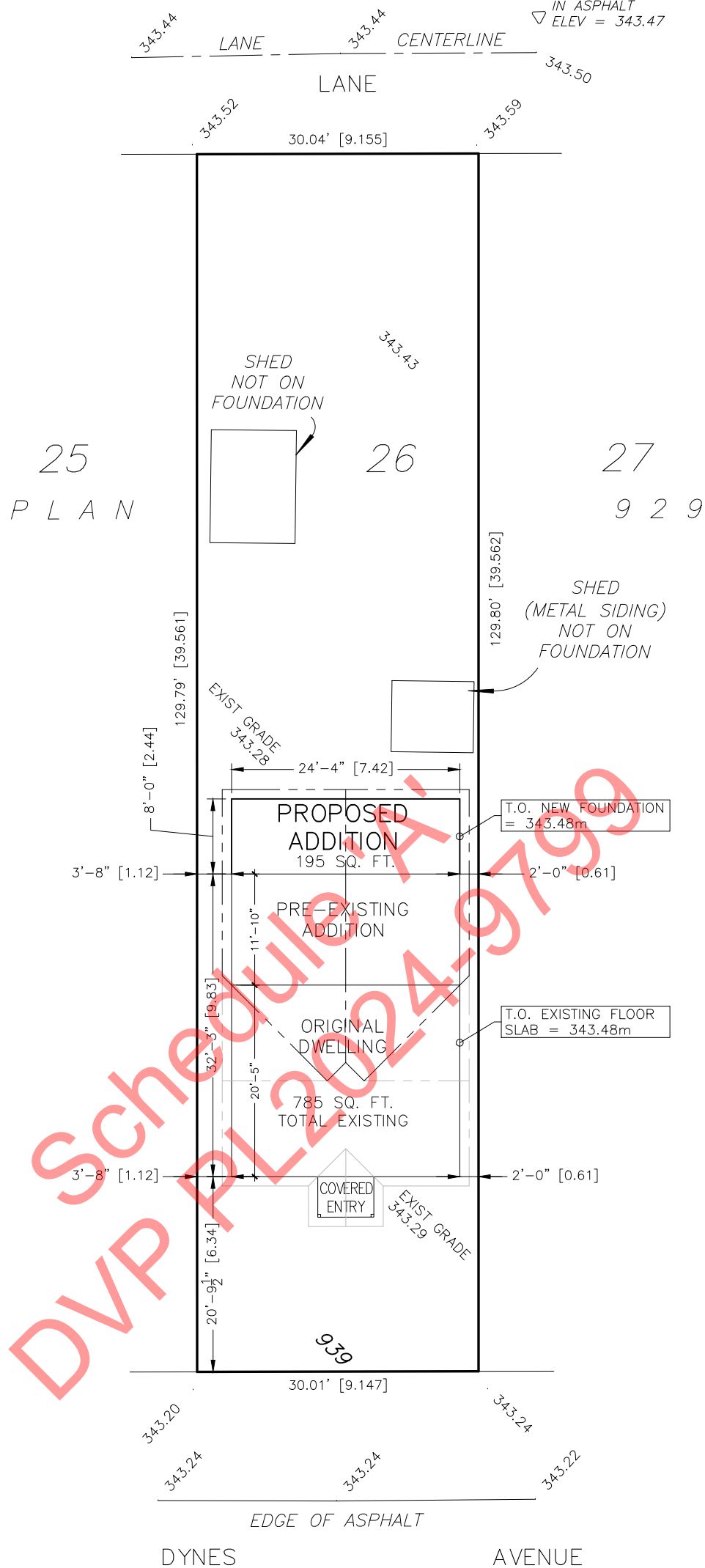
Authorized by City Council, the ____ day of November, 2024.

Issued this ____ day of November, 2024.

Angela Collison
Corporate Officer

DRAFT

TBM: NAIL
IN ASPHALT
▽ ELEV = 343.47



ZONING R2

PARCEL AREA = 3896.8 SQ. FT.
EXISTING BUILDING FOOTPRINT = 811 SQ. FT.
PROPOSED ADDITION = 195 SQ. FT.
PROPOSED GROSS BUILDING FOOTPRINT = 1006 SQ. FT.
(INCLUDING FRONT ENTRY PORCH)

PROPOSED NET PARCEL COVERAGE = 25.8%
MAX PARCEL COVERED ALLOWED - 40%

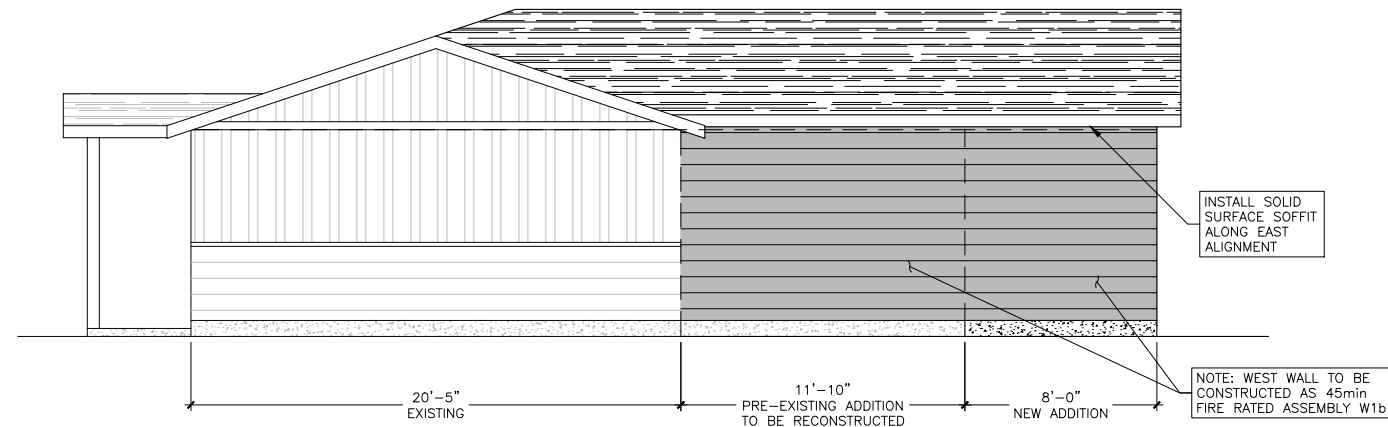
ISSUED FOR VARIANCE APPLICATION

SITE PLAN
PROPOSED ADDITION

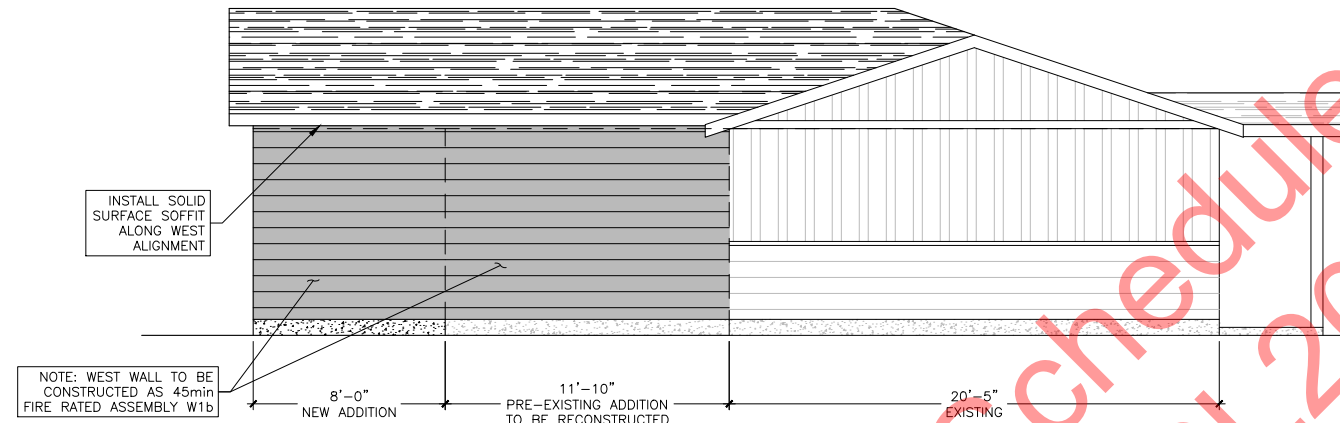
939 DYNES AVENUE
PENTICTON BC

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

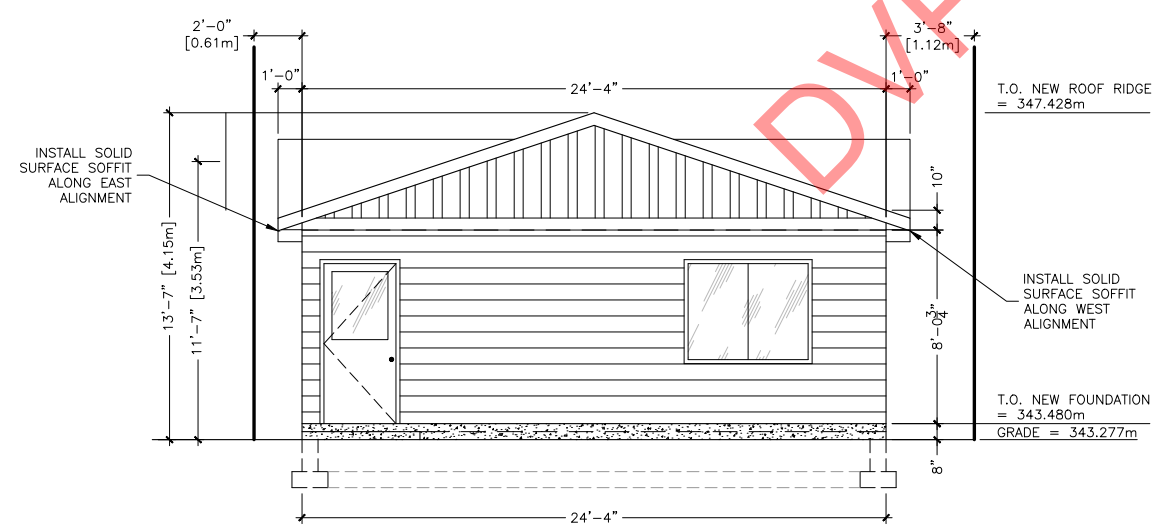
DRAWN BY: MBW	DATE: JULY 4/24
DESIGN BY:	PROJECT No.: 232189
CHK'D BY:	FILE No.:
SCALE: 1"=15'	SHEET No.: 1 OF 1 REV 0



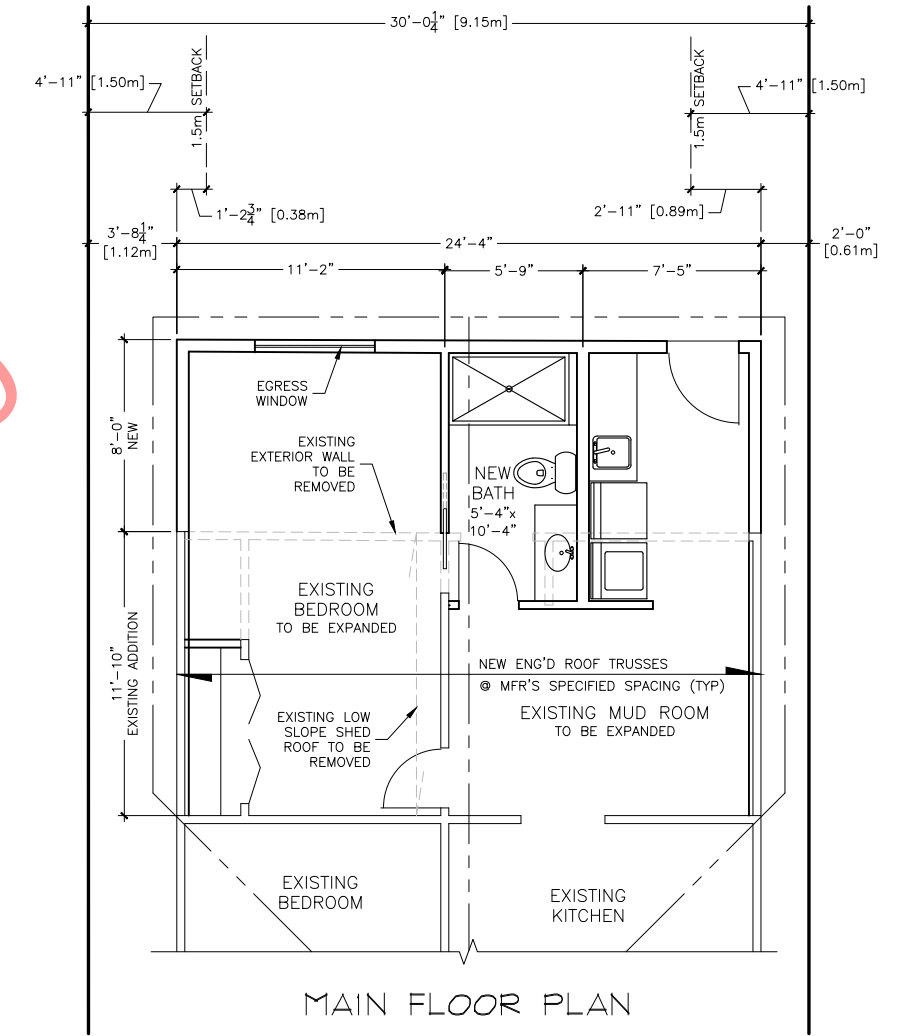
EAST ELEVATION
0.61 M OFFSET TO PL



WEST ELEVATION
1.12 M OFFSET TO PL



NORTH ELEVATION



MAIN FLOOR PLAN

NOTE: THESE PLANS ARE ISSUED FOR VARIANCE APPLICATION ONLY. ADDITIONAL INFORMATION WILL BE PROVIDED FOR BUILDING PERMIT.

T.O. NEW FOUNDATION = 343.480m

ISSUED FOR VARIANCE APPLICATION

FLOOR PLAN & ELEVATIONS
PROPOSED ADDITION

939 DYNES AVENUE
PENTICTON BC

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DRAWN BY: MBW	DATE: JULY 4/24
DESIGN BY:	PROJECT No.: 232189
CHK'D BY:	FILE No.:
SCALE: 1/8" = 1'	SHEET No.: 1 OF 1