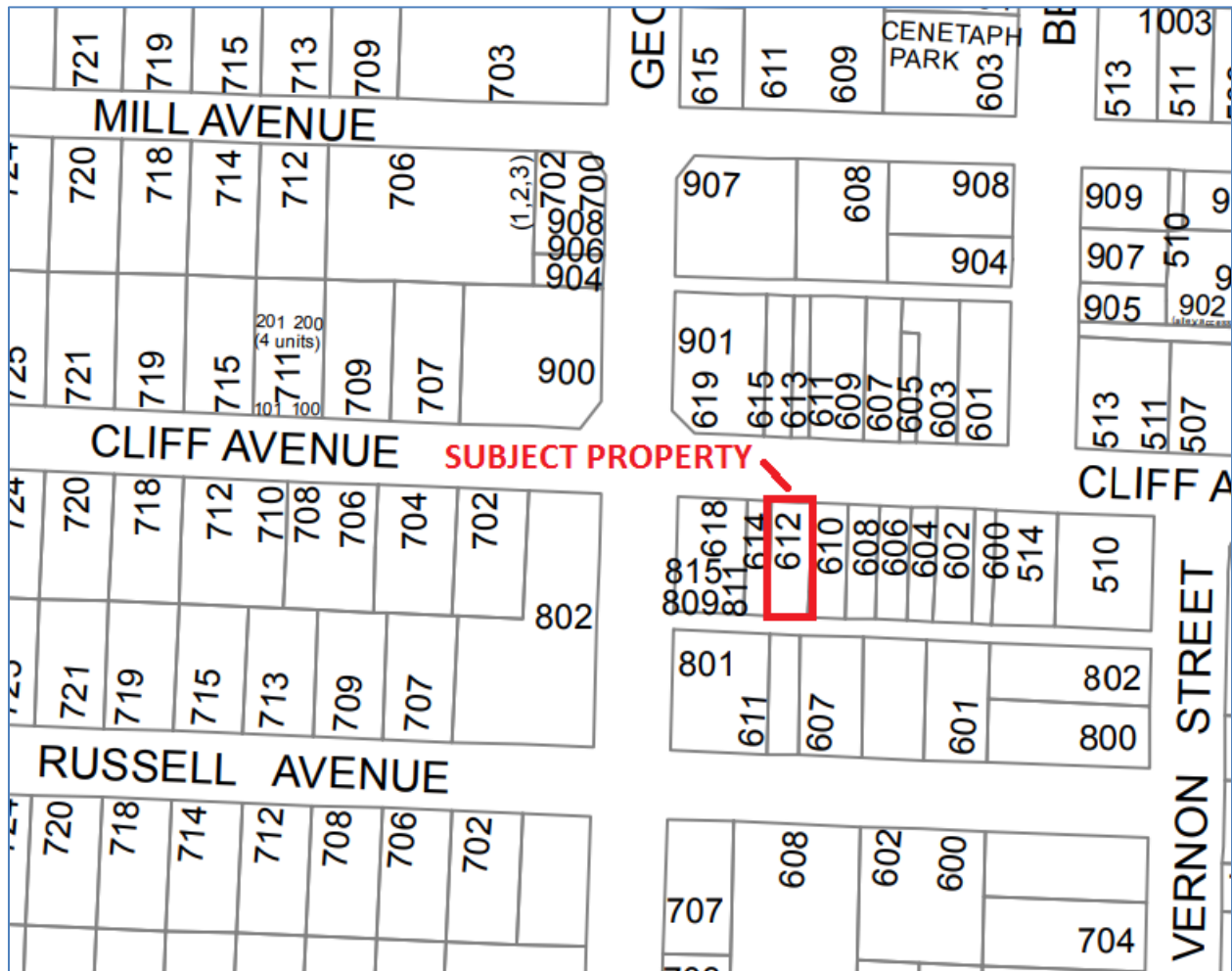
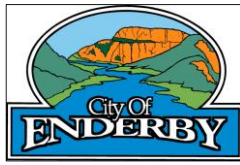


THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

File: 0070-24-DVP-END
Applicant: Bradley Case
Owner: Brier Holdings Ltd.
Location: 612 Cliff Avenue, Enderby BC





DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0070-24-DVP-END

To: Bradley Case
Brier Holdings Ltd.

Address: 612 Cliff Avenue, Enderby BC

1. This Development Variance Permit is issued in accordance with the provisions of Section 498 of the Local Government Act and subject to compliance with all of the Bylaws of the City of Enderby applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the City of Enderby described below, and any and all buildings, structures, and other development thereon:

Legal Description:

PARCEL B (DD 179916F) BLOCK 13 DISTRICT LOT 150 KAMLOOPS
(FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 211A

PID:

012-503-550

Civic Address:

612 Cliff Avenue, Enderby BC

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - Section 901.2.a by increasing the maximum percentage of required parking spaces that can be made up of small-car parking from 40% to 50%, as shown on the attached Schedule 'A';
 - Section 901.2.b by waiving the requirement for right-angle off-street parking spaces to be serviced via an 8 m (26.25 foot) maneuvering aisle, as shown on the attached Schedule 'A';
 - Section 901.2.g.ii reducing the minimum setback between a parking space and a dwelling from 1.5 m to 0.76 m, as shown on the attached Schedule 'A';
 - Section 901.3 by reducing the minimum number of off-street parking spaces from 11 to 4, as shown on the attached Schedule 'A';
 - Section 1001.4.a.i by reducing the number of off-street loading spaces from 1 to 0, as shown on the attached Schedule 'A'.

4. City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 is hereby supplemented or varied as follows: **N/A**
5. Requirements, conditions or standards applicable to Section 491 of the Local Government Act: **N/A**
6. As a condition of the issuance of this Permit, the Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City of Enderby may use the security to carry out the work by its servants, agents, or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permittee. There is filed accordingly:
 - a. a Bearer Bond in the amount of \$ **N/A**; or
 - b. a Performance Bond in a form acceptable to the City of Enderby in the amount of \$ **N/A**; or
 - c. an Irrevocable Letter of Credit in the amount of \$ **N/A**; or
 - d. a certified cheque in the amount of \$ **N/A**.
7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
8. If the Permittee does not commence the development permitted by this Permit within two (2) years of the date of issuance of this Permit, this Permit shall lapse.
9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE DAY OF , 2024.

ISSUED THIS DAY OF , 2024.

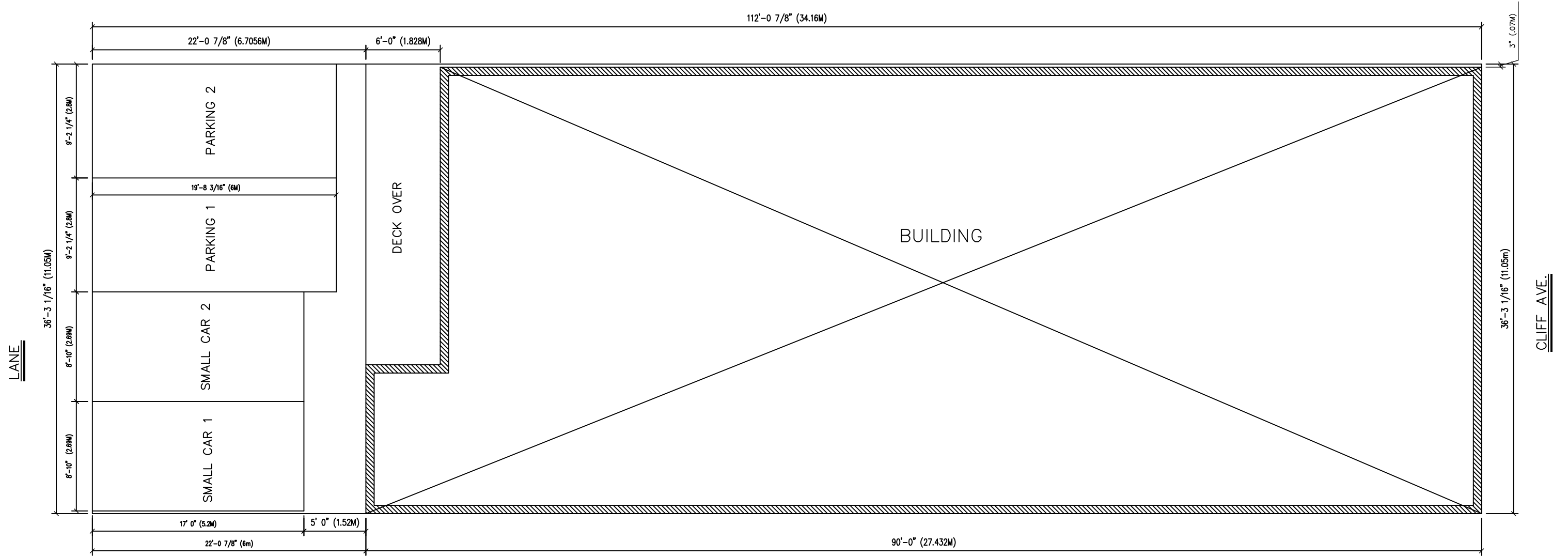
Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2024.

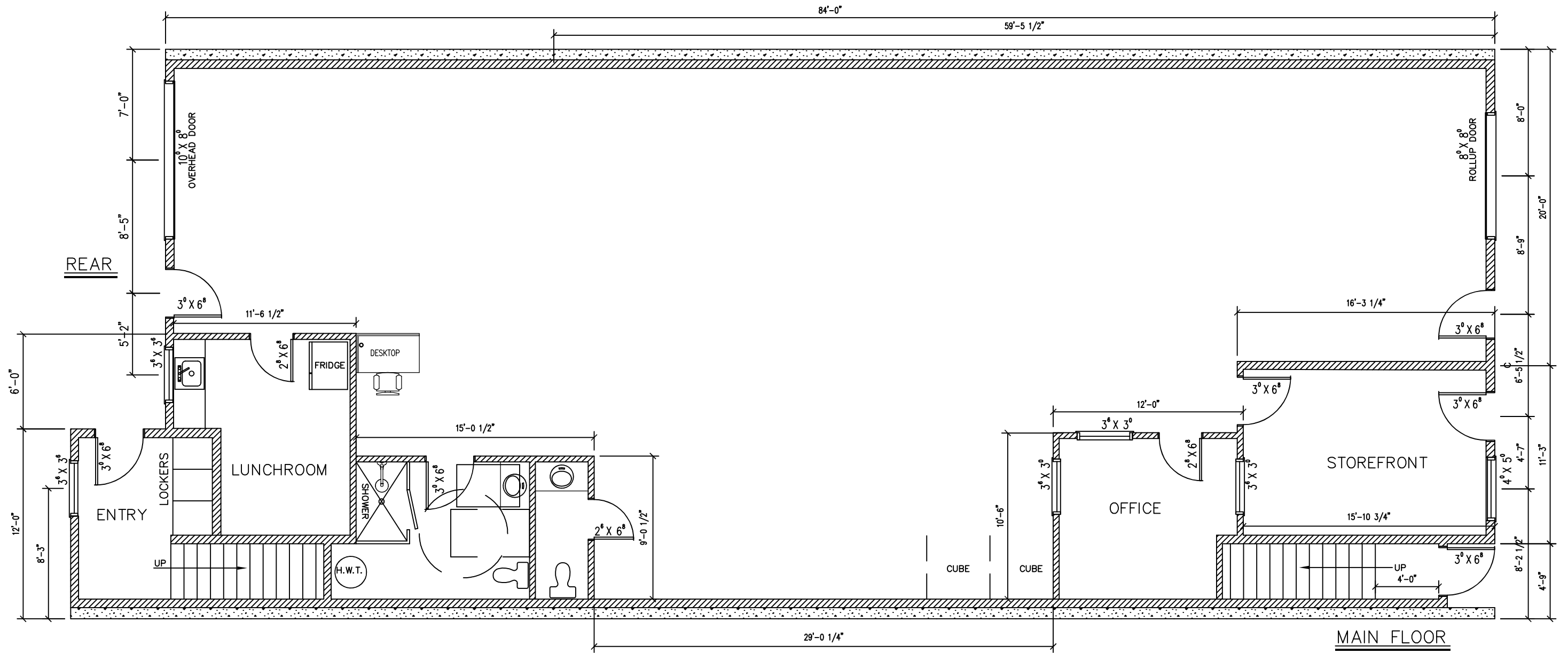
Schedule 'A'



SITE PLAN

CASE HOLDINGS
612 CLIFF AVE.

NOT TO SCALE

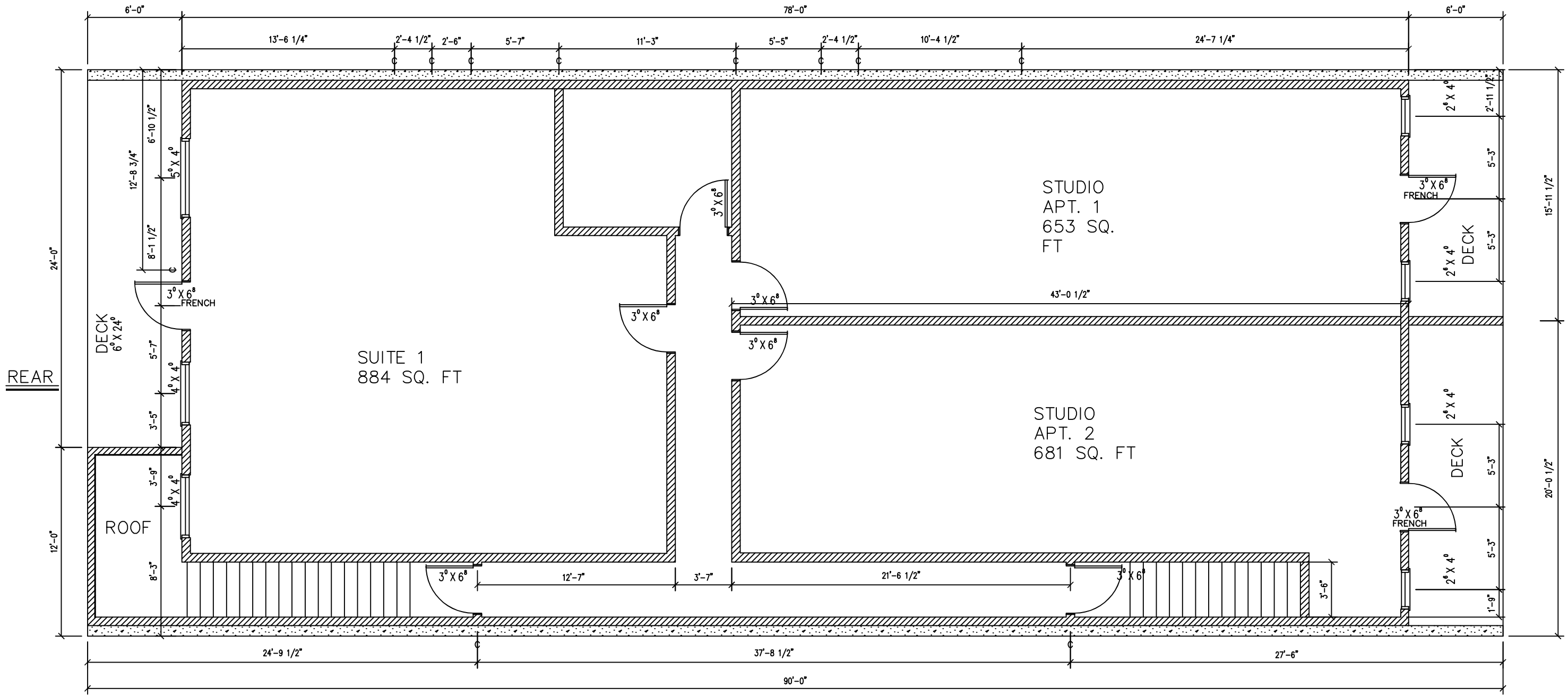


MAIN FLOOR

BUILDING FOOTPRINT = 3096 SQ. FT.

CASE HOLDINGS
612 CLIFF AVE.

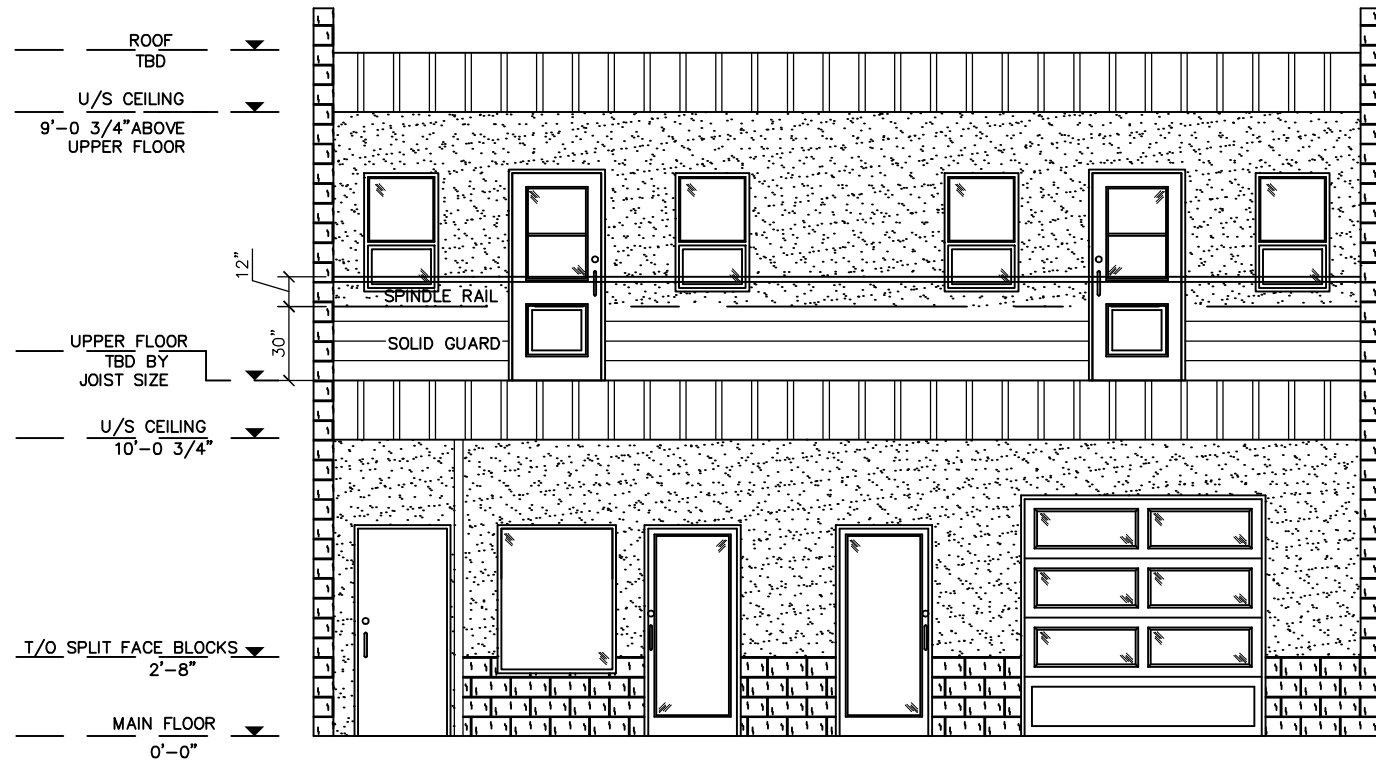
NOT TO SCALE



UPPER FLOOR

CASE HOLDINGS
612 CLIFF AVE.

NOT TO SCALE



FRONT ELEVATION



REAR ELEVATION

CASE HOLDINGS
612 CLIFF AVE.

NOT TO SCALE