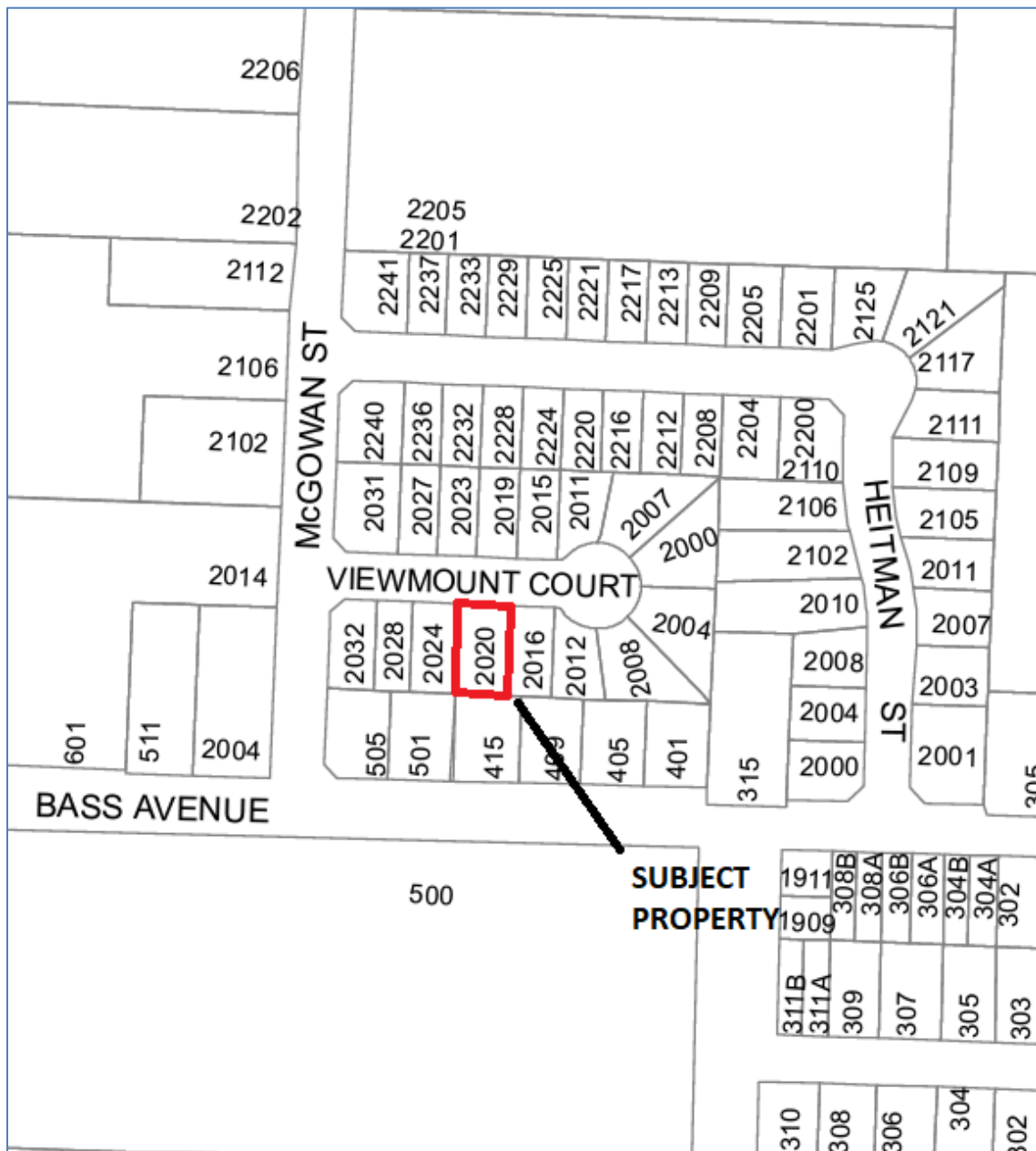


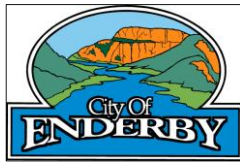
THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

File: 0074-24-DVP-END

Applicant/Owner: Viewmount Enterprise Ltd.

Location: 2020 Viewmount Court, Enderby BC





DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0074-24-DVP-END

To: Viewmount Enterprise Ltd.

Address: 2020 Viewmount Court, 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:

LOT 31 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT
PLAN EPP125705

PID:

031-891-632

Civic Address:

2020 Viewmount Court, Enderby BC

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - Section 901.2.c by permitting vehicles to be required to back out on to a highway, when more than four parking spaces are provided, as shown on the attached Schedule 'A';
 - Section 901.2.g by permitting off-street parking spaces to be located less than 1.5 m (4.921 feet) from a dwelling, as shown on the attached Schedule 'A'; and
 - Section 901.2.k by permitting tandem parking for a four-family dwelling, 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 , 2025.

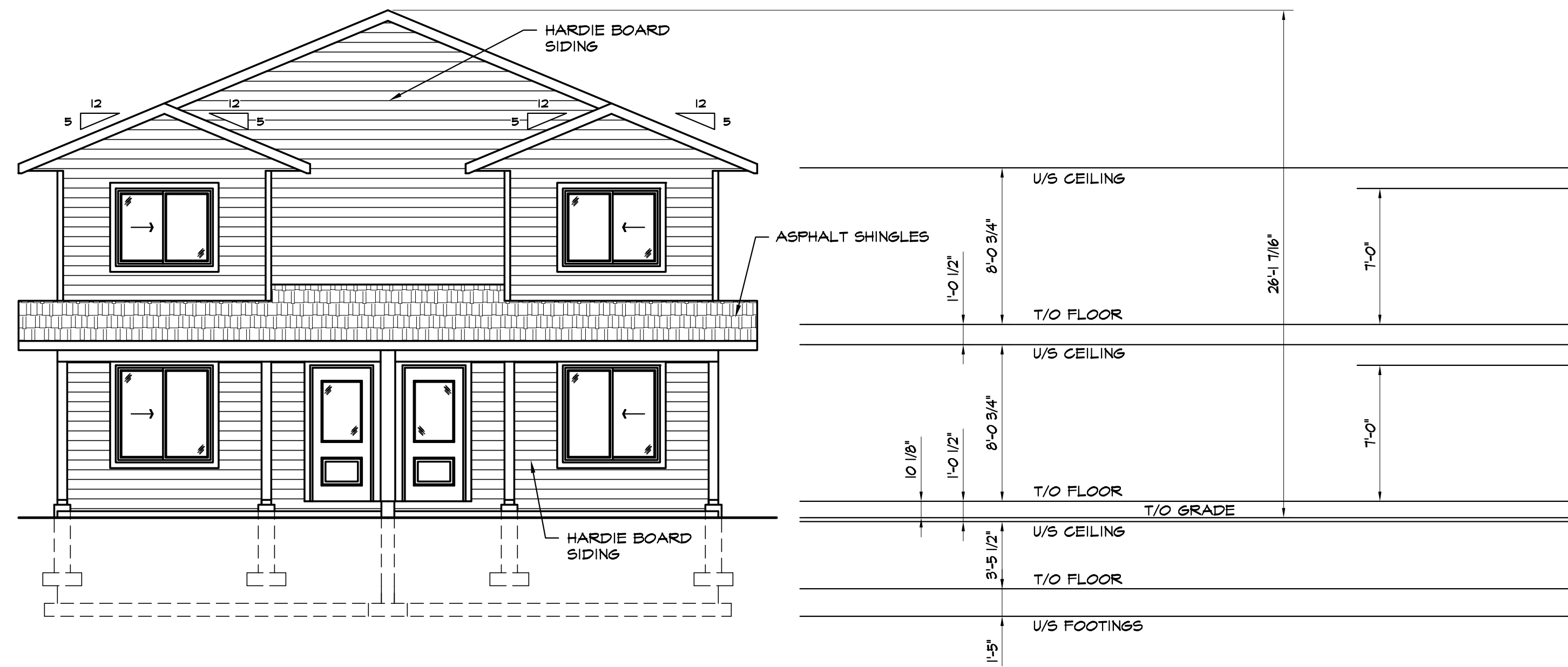
ISSUED THIS DAY OF , 2025.

Corporate Officer

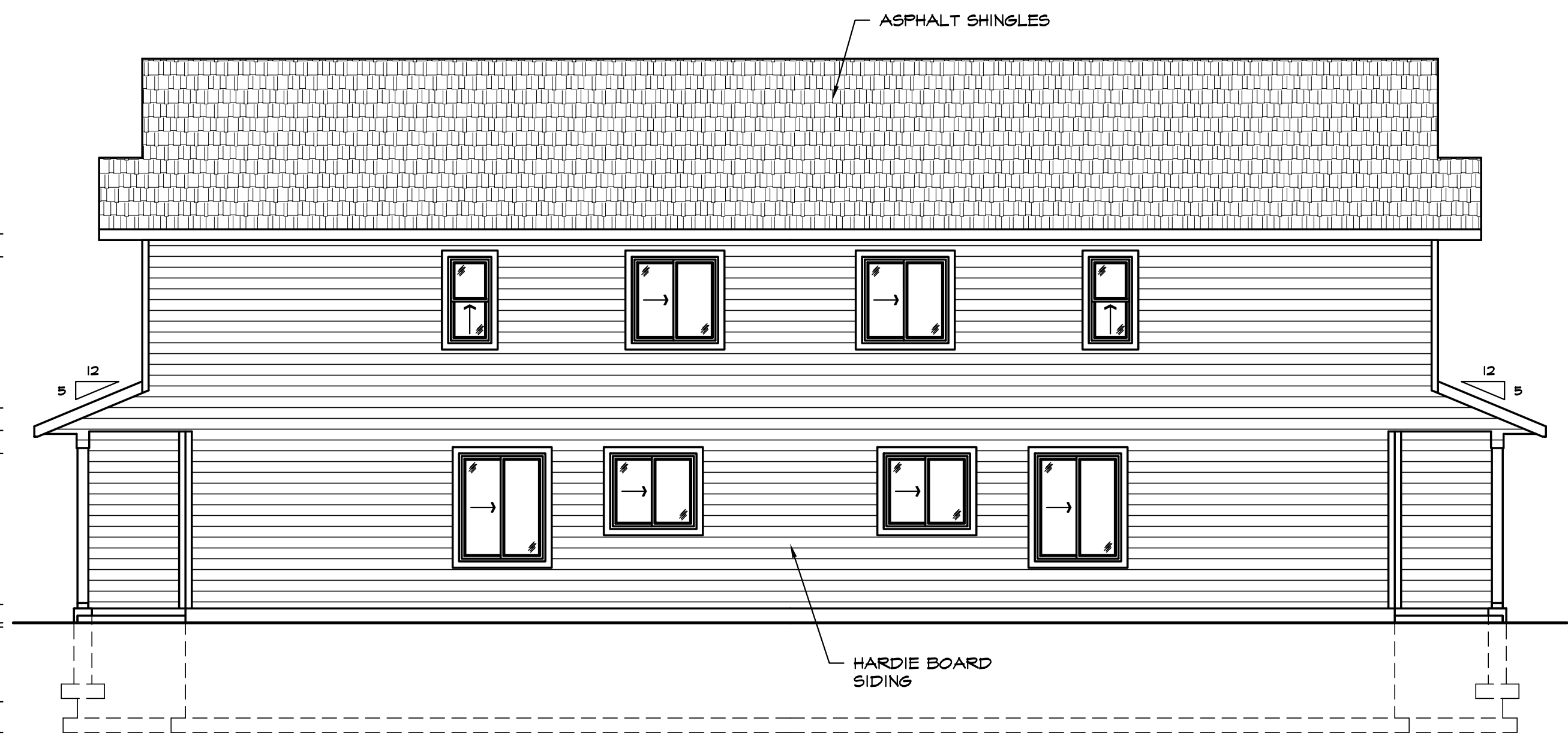
NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2025.

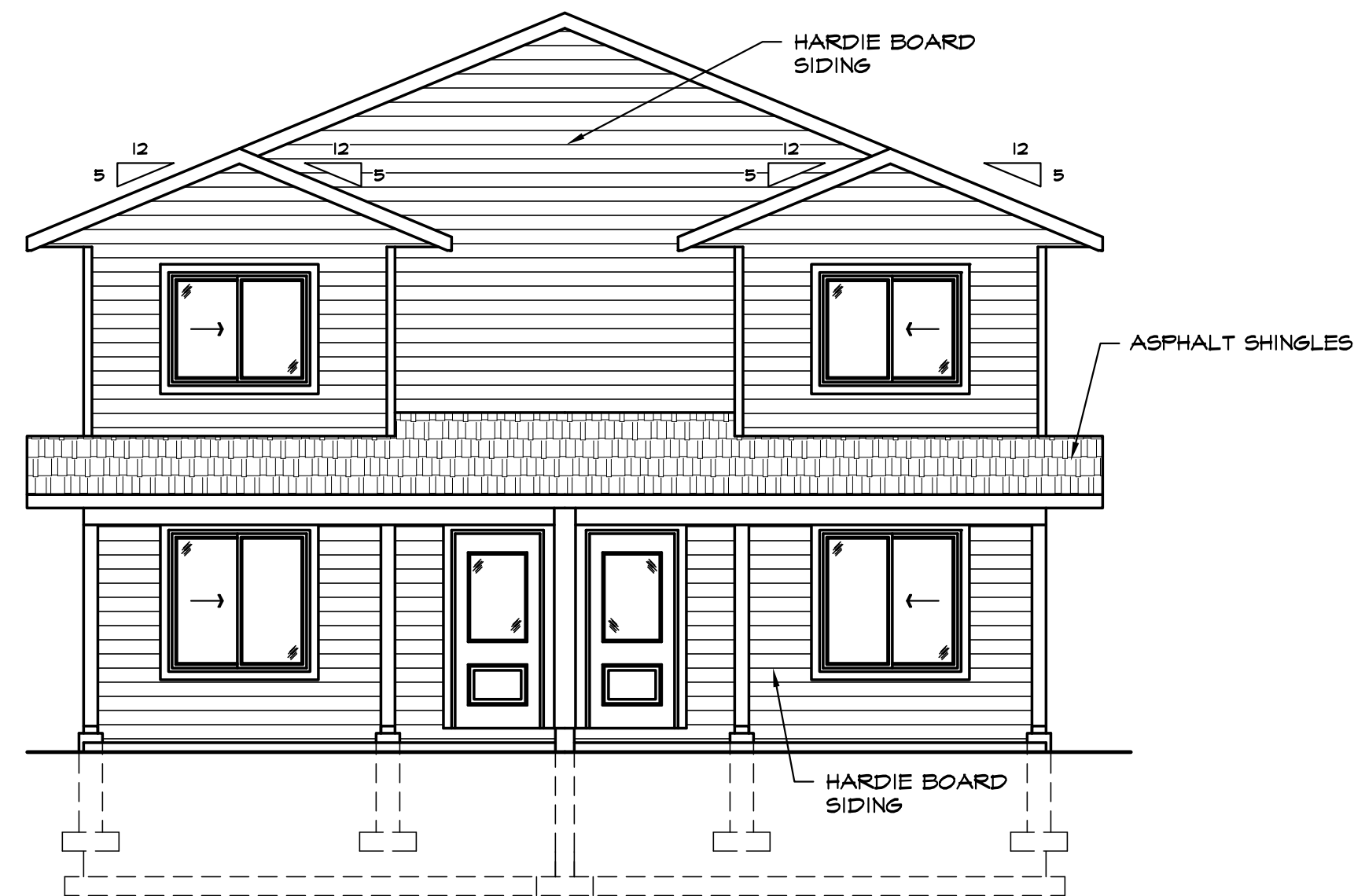


NORTH ELEVATION

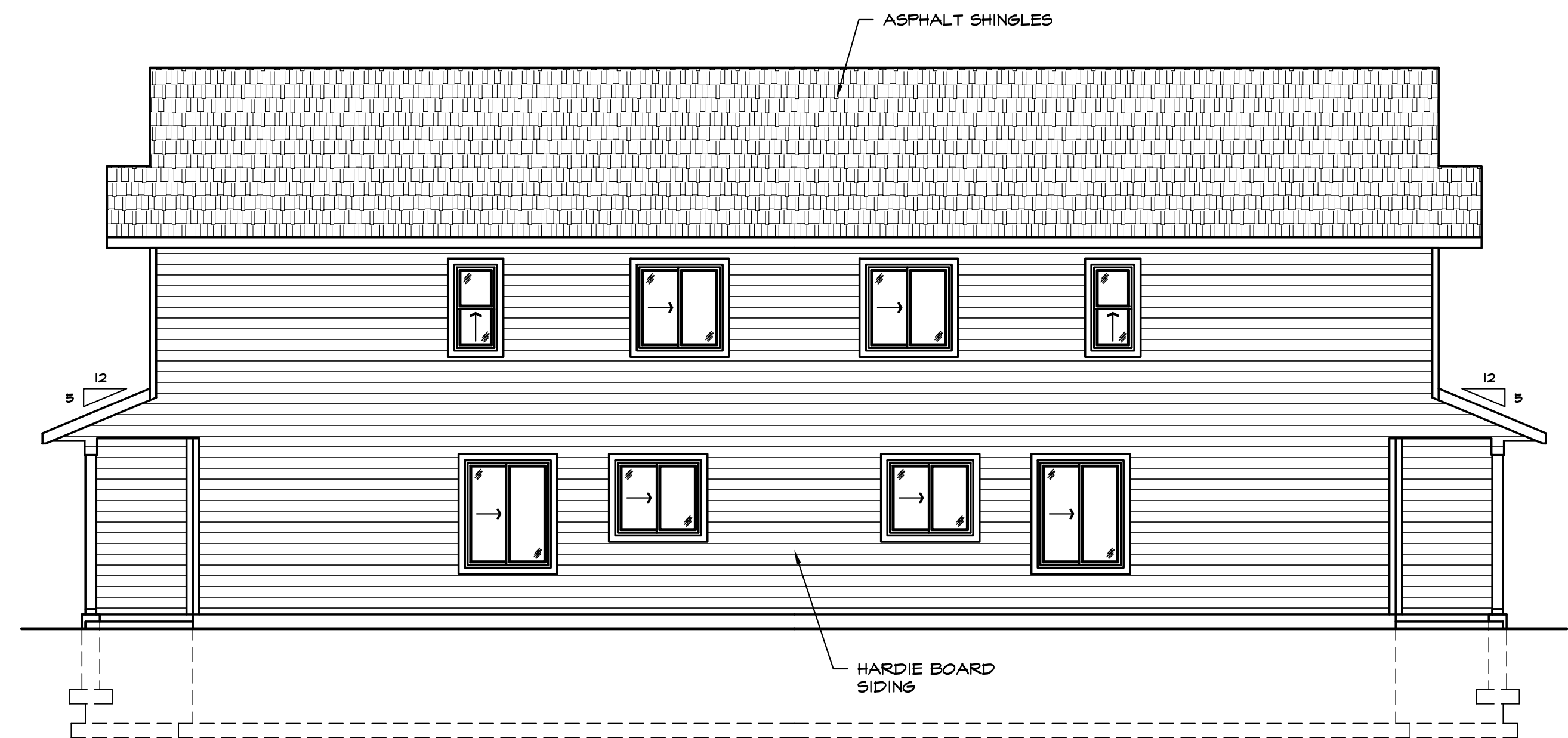


WEST ELEVATION

THIS DRAWING IS 3/16" = 1'-0"

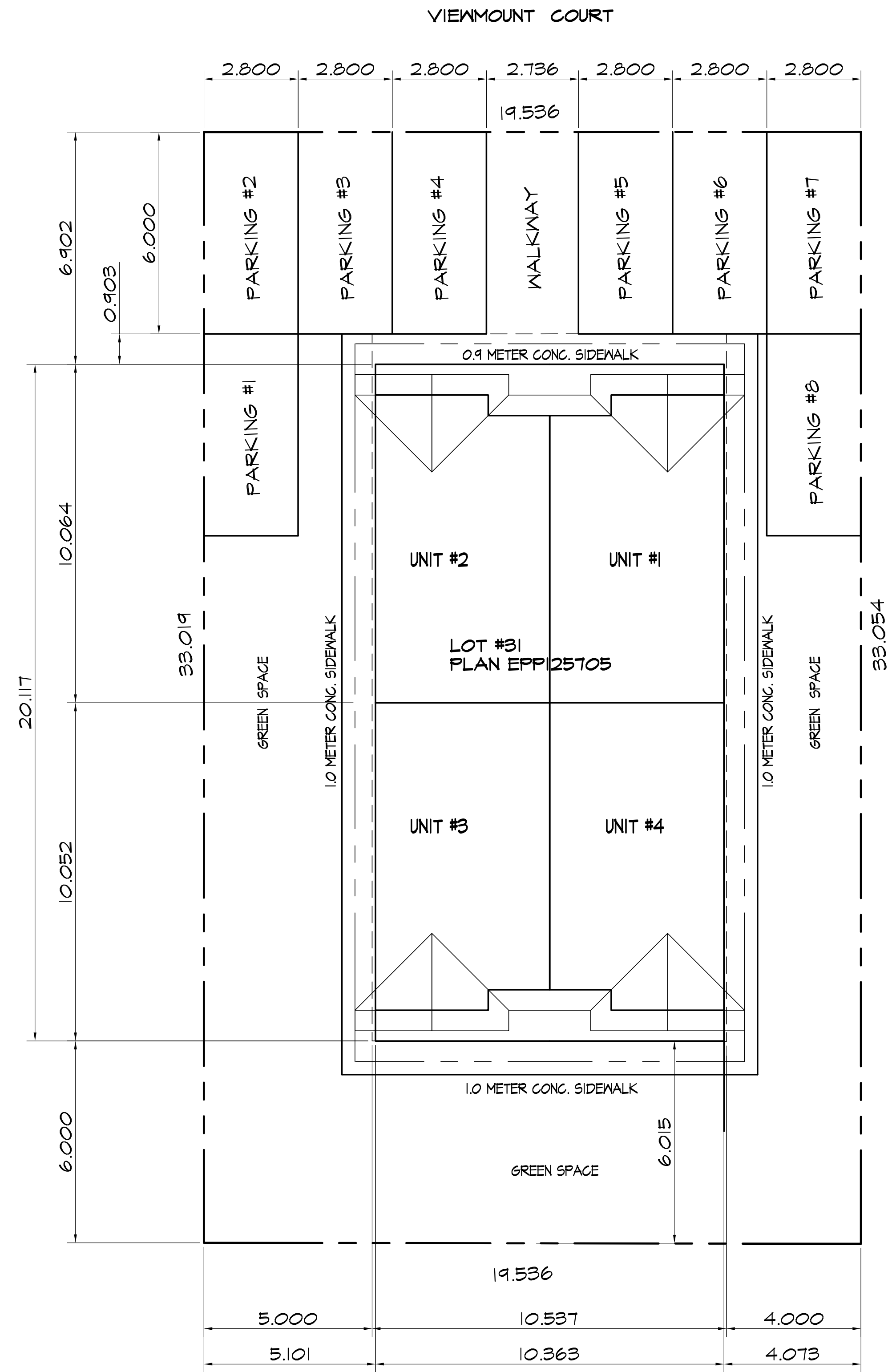


SOUTH ELEVATION



EAST ELEVATION

<table border="1"> <tr> <td>REVISION NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>A</td> <td>AUG. 12/2024</td> <td>CHANGED WIDTH OF 4PLEX FROM 36'-0" TO 34'-0"</td> </tr> </table>			REVISION NO.	DATE	DESCRIPTION	A	AUG. 12/2024	CHANGED WIDTH OF 4PLEX FROM 36'-0" TO 34'-0"	<p>PEDERSON DRAFTING & DESIGN LTD.</p>	CLIENT: CANBUILD DEVELOPMENT LTD. 2020 - VIEWMOUNT COURT, ENDERBY, B. C.	
REVISION NO.	DATE	DESCRIPTION									
A	AUG. 12/2024	CHANGED WIDTH OF 4PLEX FROM 36'-0" TO 34'-0"									
THESE DRAWINGS, INFORMATION AND SUBJECT MATTER HERE OF ARE THE CONFIDENTIAL SOLE AND EXCLUSIVE PROPERTY OF PEDERSON DRAFTING & DESIGN LTD. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER FOR ANY PURPOSE WHAT SO EVER WITHOUT WRITTEN CONSENT.			SCALE: 3/16" = 1'-0" DATE: AUG. 05/2024	DRAWN BY: R.P. REVISION NO: A							
2880 - 5TH AVE. N.E. SALMON ARM, B.C. V1E 2K4 EMAIL: rpdrafting@gmail.com			PH: 250-832-3481 WEB SITE: rpdrafting.com	PROJECT: LOT #31 - 4PLEX DRAWING DESCRIPTION: ELEVATIONS							
				DRAWING NO: 24-021-01							



SITE PLAN

1 : 100

PROJECT DATA

LEGAL DESCRIPTION:	LOT #31, PLAN EEP125105
STREET ADDRESS:	2020 VIEWMOUNT COURT, ENDERBY, B.C.
SITE AREA:	645.42 SQ. METERS
BUILDING AREA:	208.41 SQ. METERS
SITE COVERAGE:	32.30 PERCENT

REVISION NO.	DATE	DESCRIPTION
B	DEC. 10/2024	REVISED PARKING
A	AUG. 12/2024	CHANGED WIDTH OF 4PLEX FROM 36'-0" TO 34'-0"

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PEDERSON
DRAFTING & DESIGN LTD.

2880 - 5TH AVE. N. E. PH: 250-892-3491
SALMON ARM, B.C. V1E 2K4
EMAIL: rpdrafting@gmail.com WEB SITE: rpdrafting.com

CLIENT:	CANBUILD DEVELOPMENTS LTD
	2020 - VIEWMOUNT COURT, ENDERBY, B. C.
SCALE:	1/100
DATE:	AUG. 05/2024
PROJECT:	LOT #31 - 4PLEX
DRAWING DESCRIPTION:	SITE PLAN
DRAWN BY:	R.P.
REVISION NO.:	B
DRAWING NO.:	24-021-08