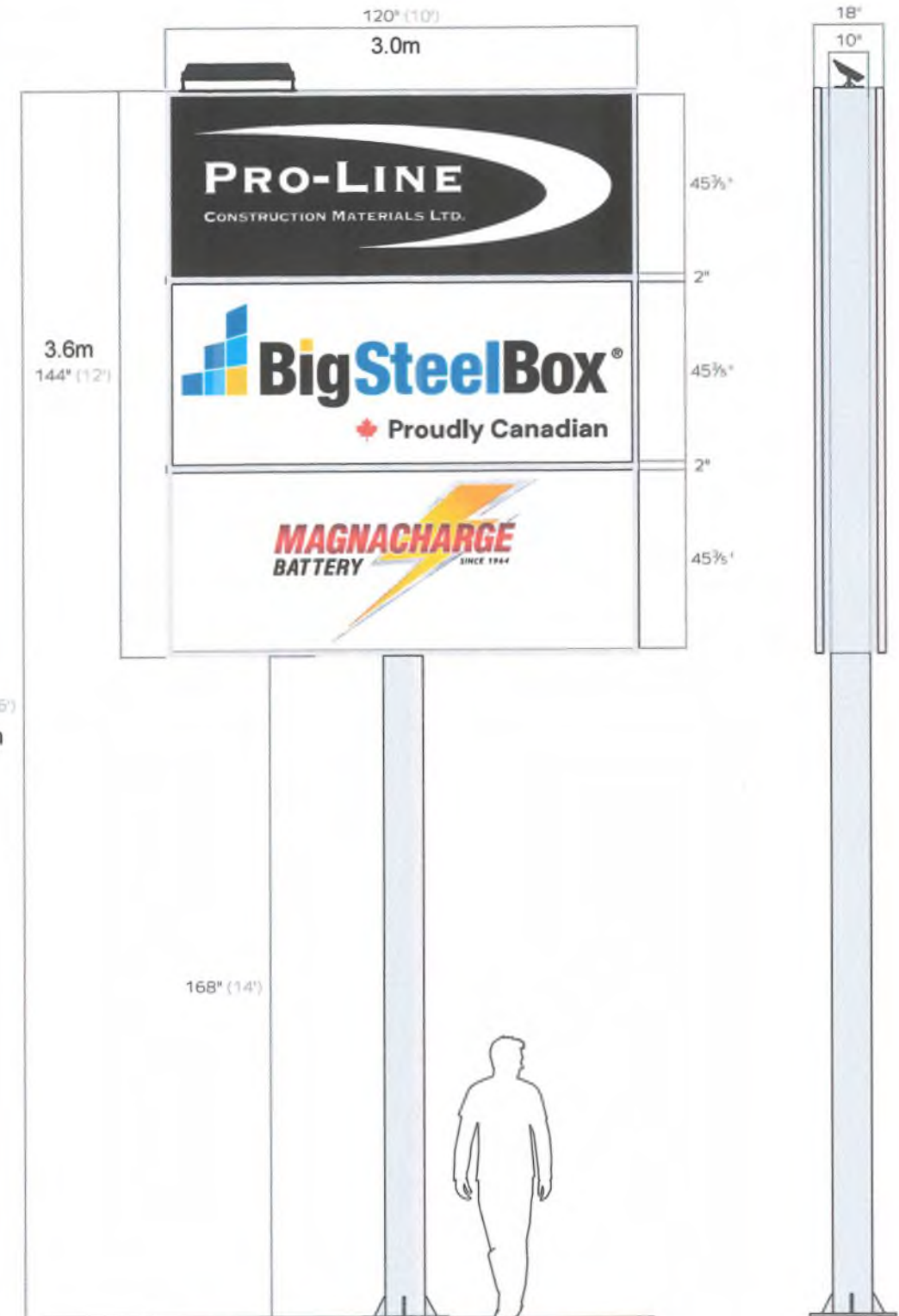




Current Condition



Description

SOLAR POWERED D/S PYLON

- Construct new poles and can
- White lexan faces with 1st surface vinyl application
- Color and Can color TBD

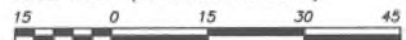
Colour Legend

- Digital Printed Graphics
- Random Vinyl Colors

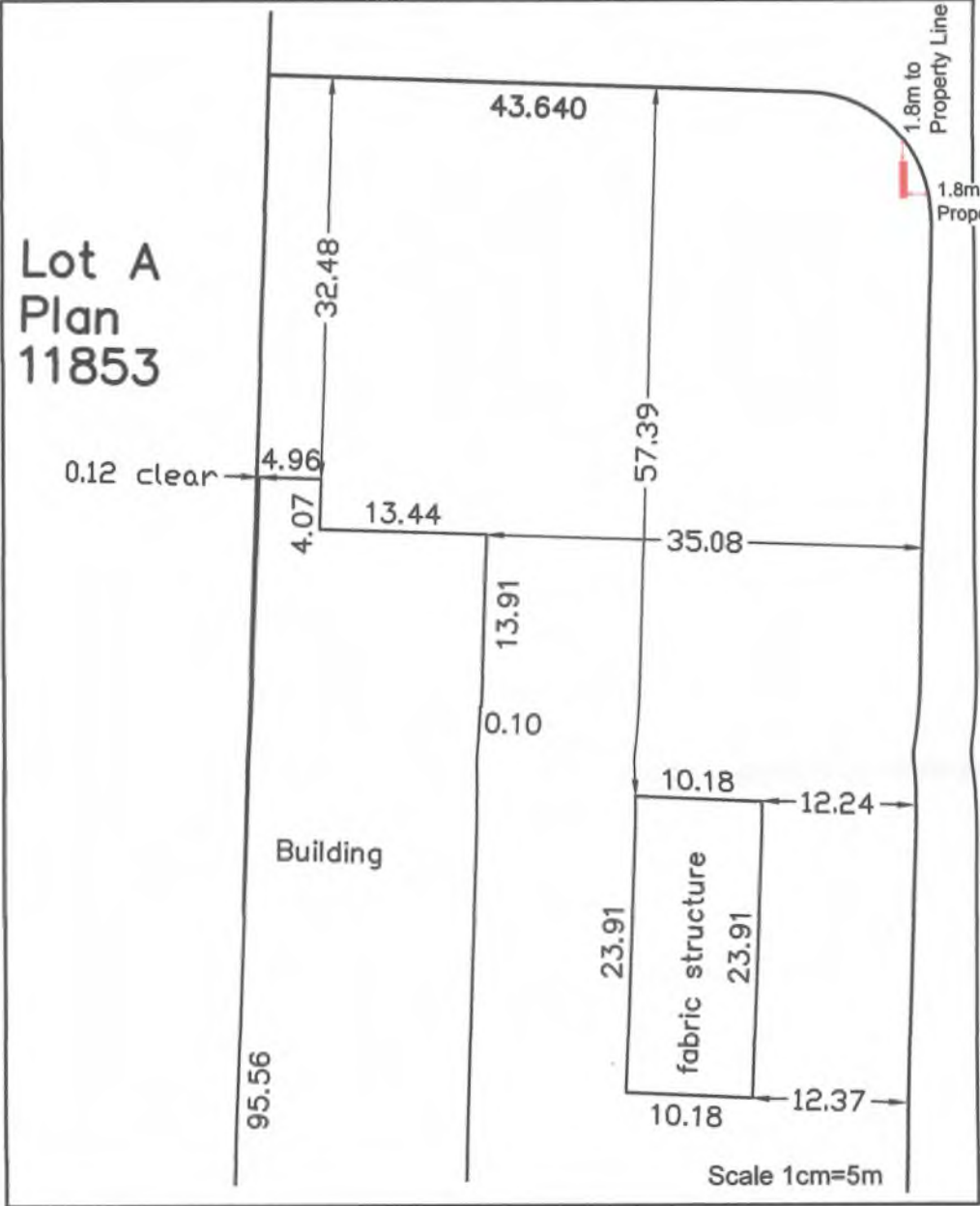
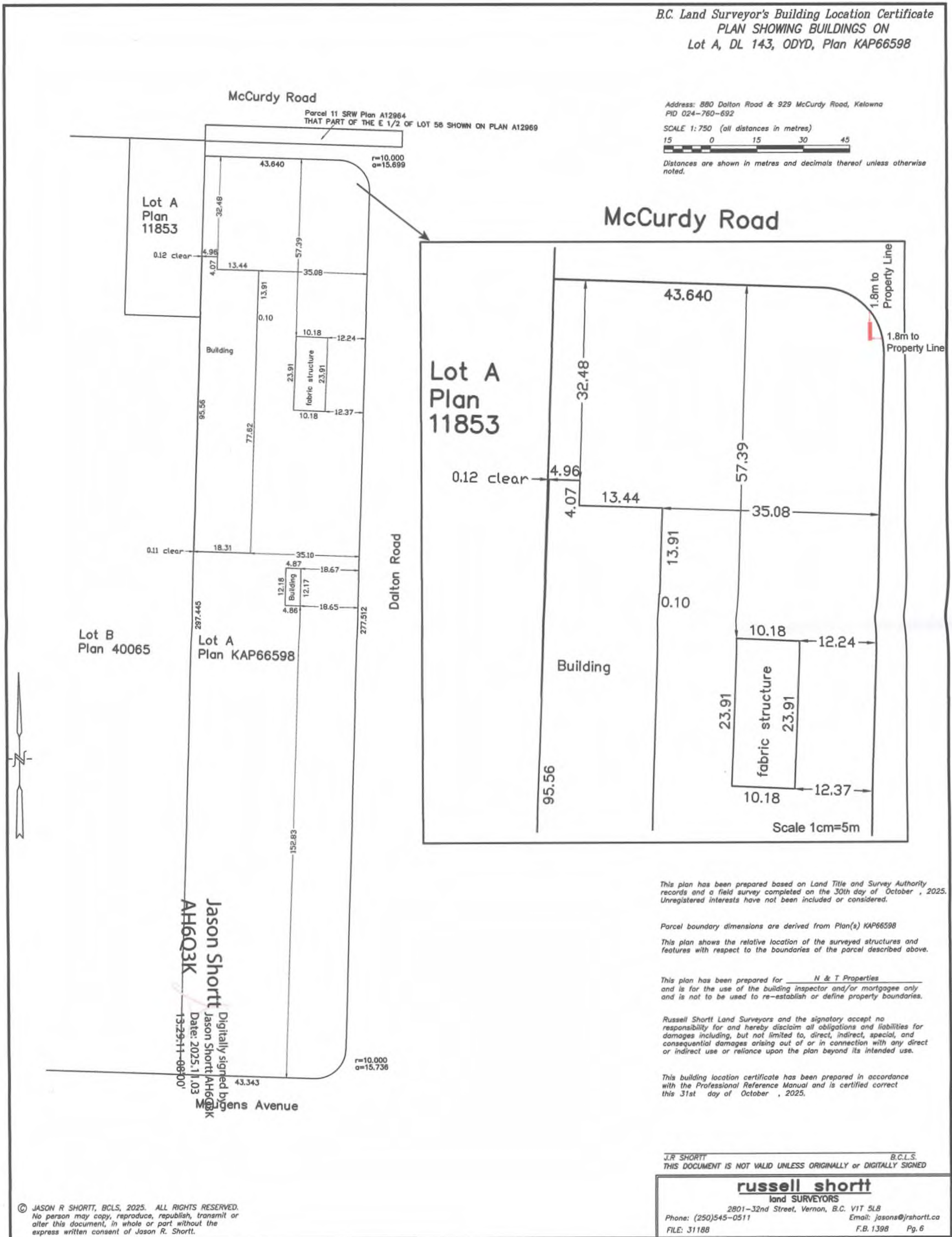
B.C. Land Surveyor's Building Location Certificate
 PLAN SHOWING BUILDINGS ON
 Lot A, DL 143, ODYD, Plan KAP66598

Address: 880 Dalton Road & 929 McCurdy Road, Kelowna
 PID 024-760-692

SCALE 1:750 (all distances in metres)



Distances are shown in metres and decimals thereof unless otherwise noted.



This plan has been prepared based on Land Title and Survey Authority records and a field survey completed on the 30th day of October, 2025. Unregistered interests have not been included or considered.

Parcel boundary dimensions are derived from Plan(s) KAP66598

This plan shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.

This plan has been prepared for N & T Properties and is for the use of the building inspector and/or mortgagee only and is not to be used to re-establish or define property boundaries.

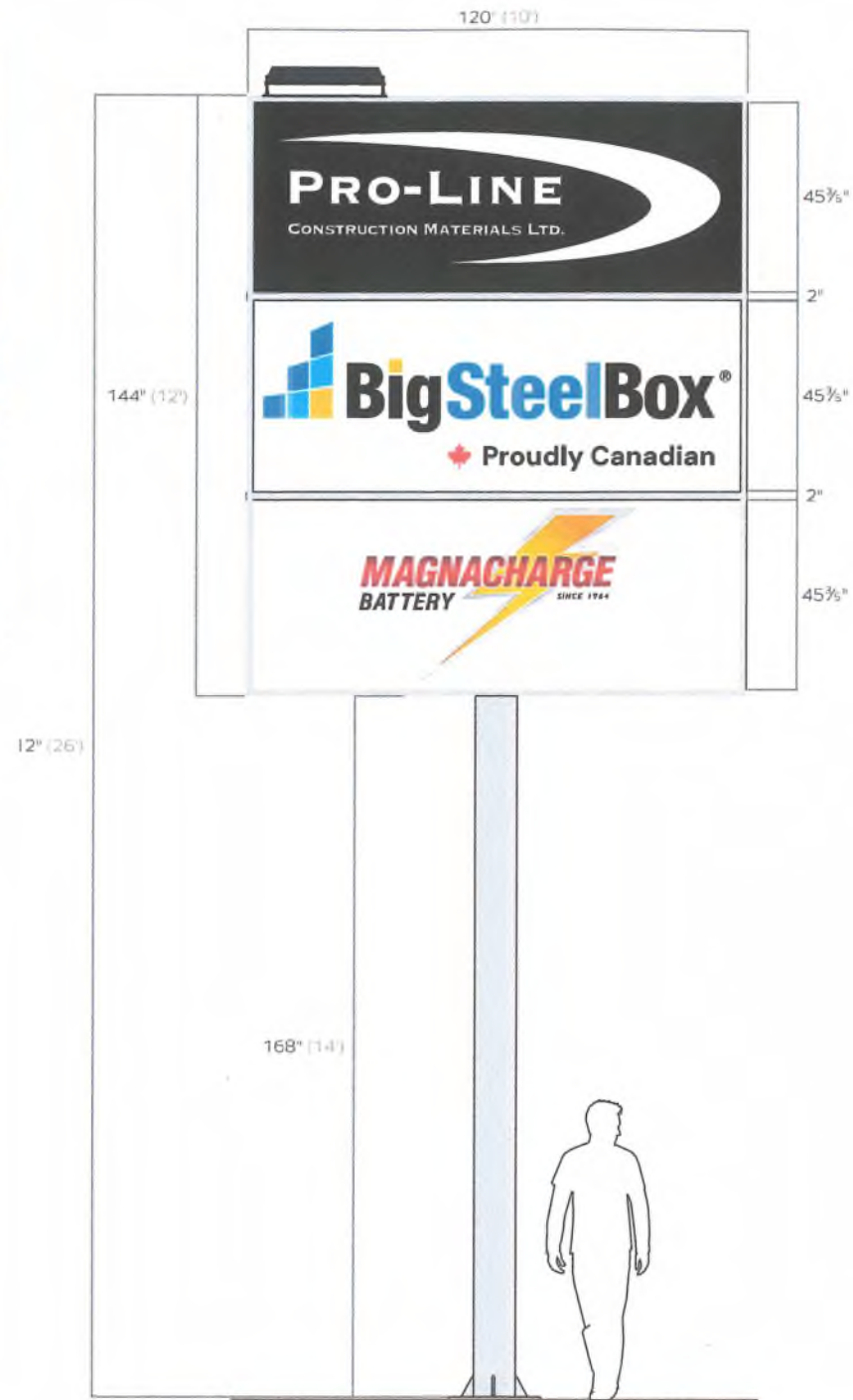
Russell Shortt Land Surveyors and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the plan beyond its intended use.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 31st day of October, 2025.

Jason Shortt
 AH603K
 Digitally signed by
 Jason Shortt AH603K
 Date: 2025.11.03
 13-29-11-08:00'

JR SHORTT B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY or DIGITALLY SIGNED

russell shortt
 land SURVEYORS
 2801-32nd Street, Vernon, B.C. V1T 5L8
 Phone: (250)545-0511 Email: jasons@jrshortt.ca
 FILE: 31188 F.B.1398 Pg. 6



PROJECT United Pylon
 LOCATION 929 McCurdy Rd. Kelowna BC V1X 2P9
 SALES Hayley Bodlack
 DESIGNER Lyndon L. Datu

VERSION 3
 DATE Mar. 23, 2026
 STATUS
 APPROVED PLEASE REVISE

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June 4, 2026

Attention: Development and Planning

Re: Variance Request – Freestanding Multi-Tenant Sign

Municipal Address: 929 McCurdy Rd Kelowna BC

LOT A DISTRICT LOT 143 OSOYOOS DIVISION YALE DISTRICT PLAN KAP66598

On behalf of the property owner and tenants at the above-noted location, we respectfully request approval of a variance to permit the proposed freestanding multi-tenant sign.

The existing freestanding sign is an older two-pole structure that no longer adequately serves the needs of the businesses operating at this site. The current sign provides limited visibility and does not offer sufficient tenant identification opportunities for the businesses operating on the property. As the site has evolved into a multi-tenant commercial development, the need for a more effective and functional sign has become increasingly important.

The proposed sign has been designed as a modern single-pole multi-tenant pylon that will improve the appearance of the property while providing clear identification for all tenants. The replacement of the existing two-pole structure with a contemporary single-pole design represents a significant aesthetic upgrade and will contribute positively to the overall streetscape.

The requested variance for additional sign height is necessary due to site-specific visibility constraints. The property is situated along a busy commercial corridor where visibility from both directions of travel is critical to effective business identification and safe wayfinding. The proposed height is required to ensure that the tenant panels can be seen by motorists approaching from either direction and are not obscured by adjacent development, landscaping, or roadway conditions.

The additional height is not being requested to create a dominant or oversized sign but rather to provide equitable visibility and identification opportunities for the businesses located on the site. Without the requested height, the effectiveness of the multi-tenant sign would be significantly reduced, limiting its ability to serve its intended purpose.

Furthermore, the proposed sign remains consistent with the character of the surrounding commercial area. Similar freestanding signs of comparable height and sign area exist throughout the corridor and on neighbouring commercial properties. As such, the proposed sign will not introduce a new or incompatible form of development but will instead align with the established pattern of commercial signage in the area.

The hardship arises from the need to provide adequate visibility and identification for multiple businesses while replacing an outdated sign structure. The requested variance

represents a practical solution that balances tenant needs, site functionality, and compatibility with surrounding development.

For these reasons, we respectfully request approval of the proposed variance and the associated freestanding multi-tenant sign.

Thank you for your consideration.

Sincerely,

David Atkinson- Five Star Permits
for BMB Signs