

DEVELOPMENT PERMIT

District of Lake Country

10150 Bottom Wood Lake Road Lake Country, BC V4V 2M1 t: 250-766-6674 f: 250-766-0200 lakecountry.bc.ca

APPROVED ISSUANCE OF DEVELOPMENT PERMIT (pursuant to Sec. 490 & 491 of the Local Government Act)

PERMIT #: DP001059
FOLIO #: 11591.003

ZONING DESIGNATION: CD15 - Comprehensive Development Zone 15

DEVELOPMENT PERMIT AREA: Multiple Unit, Commercial

ISSUED TO: 0945725 BC Ltd.

SITE ADDRESS: 11437 Bottom Wood Lake Road

LOT B DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN EPP139349

PARCEL IDENTIFIER: 032-357-842

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

Applicants for Development Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Development Permit DP001059 for land located at 11437 Bottom Wood Lake Road legally described as LOT B DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN EPP139349 for a Commercial and Multiple Unit Development Permit is subject to the following conditions:

- a) Amends Zoning Bylaw 561, 2007 as follows:
 - (i) Section 7.1.2(b): In the case of a building more than two storeys or 10.0 m in height, no part of such building above the second storey or above 10.0 m shall project above lines extending toward the building at right angles:

From: all points along the centre line of the rear lane or the rear boundary line of the lot where there is no lane and inclined at an angle of 65° to the horizontal;

To: all points along the centre line of the rear lane or the rear boundary line of the lot where there is no lane and inclined at an angle of 85° to the horizontal;

(ii) Section 7.1.2 (c): In the case of a building more than two storeys or 10.0 m in height, no part of such building above the second storey or above 10.0 m shall project above lines extending toward the building at right angles:

From: all points along the side lot line and inclined at an angle of 65° to the horizontal

To: all points along the side lot line and inclined at an angle of 82° to the horizontal

- b) It shall be conducted in general accordance with the recommendations contained in the following documents attached to and forming part of this permit:
 - (i) <u>Schedule A</u>: The Site Plan for the 11437 Bottom Wood Lake Rd. (DPA1.03) dated May 22, 2025, and prepared by Novation Architecture Ltd. (signed by Registered Architect P.Schuster)
 - (ii) Schedule B: The elevations and building materials as per Drawing DPA3.00 to 3.03 dated May 23, 2025 prepared by Novation Architecture Ltd. (signed by Registered Architect P.Schuster)
 - (iii) Schedule C: The Landscape Plan (L-0, L-1) prepared by Bench dated April 29, 2025
 - c) If any archeologically significant item is found during construction activities must cease and the Province of British Columbia notified in conformity with the *Heritage Conservation Act*;
 - d) Development and use of the subject property be in compliance with the provisions of the Municipality's various bylaws, except as explicitly varied or supplemented by the terms of this permit, subsequent permits, amendment(s) and/or development variance permits;
 - e) Development permit is only valid for the development that is described herein. If a change to development is considered, a new development permit or an amendment to this permit is required before starting any work.
 - f) The ownership, and ongoing responsibility to maintain, the retaining wall approved for development through this permit will remain the responsibility of the property owner.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, a security deposit is required in the amount of \$ 19,040.00 (125% of the Landscape Estimate and Environmental Monitoring Estimate).

a) An irrevocable Letter of Credit in the amount of \$19,040.00

Upon acceptance of the works by municipal staff, 85% of the security shall be returned. The Municipality shall retain the remaining 15% for a period of 24 months from the date of acceptance of the works, during which time the Municipality may use the remaining security to replace the required works, if necessary. Upon the expiration of the 24 months warranty period, the Permit Holder must provide a statement certified by a qualified professional indicating that the works have met the requirements of the survival monitoring and reporting as identified in the Environmental Assessment Report along with the conditions specified in the Development Permit. The remaining security funds shall be refunded at the expiration of the 24 months warranty period, subject to a final inspection by Municipal staff to confirm the survival of the required works;

3. DEVELOPMENT

The development described herein shall be undertaken strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

The development shall commence within **TWO** YEARS of the date that this permit is issued.

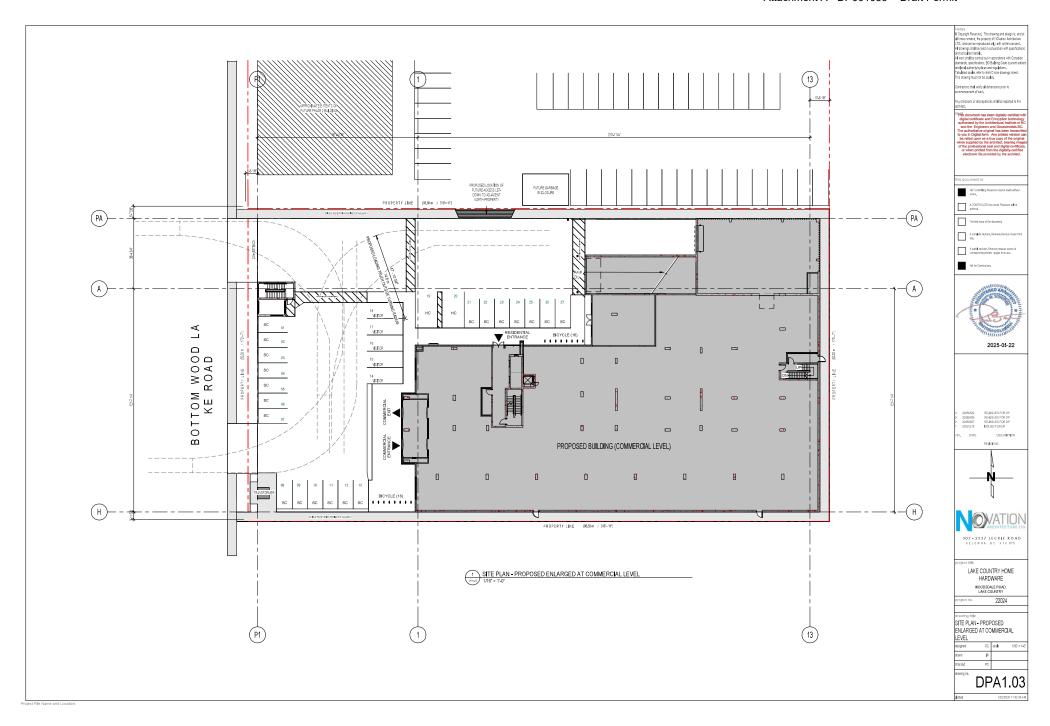
If the Permit Holder does not substantially commence the development permitted by this Permit within <u>TWO</u> years of the date of issuance of this permit, this permit shall lapse.

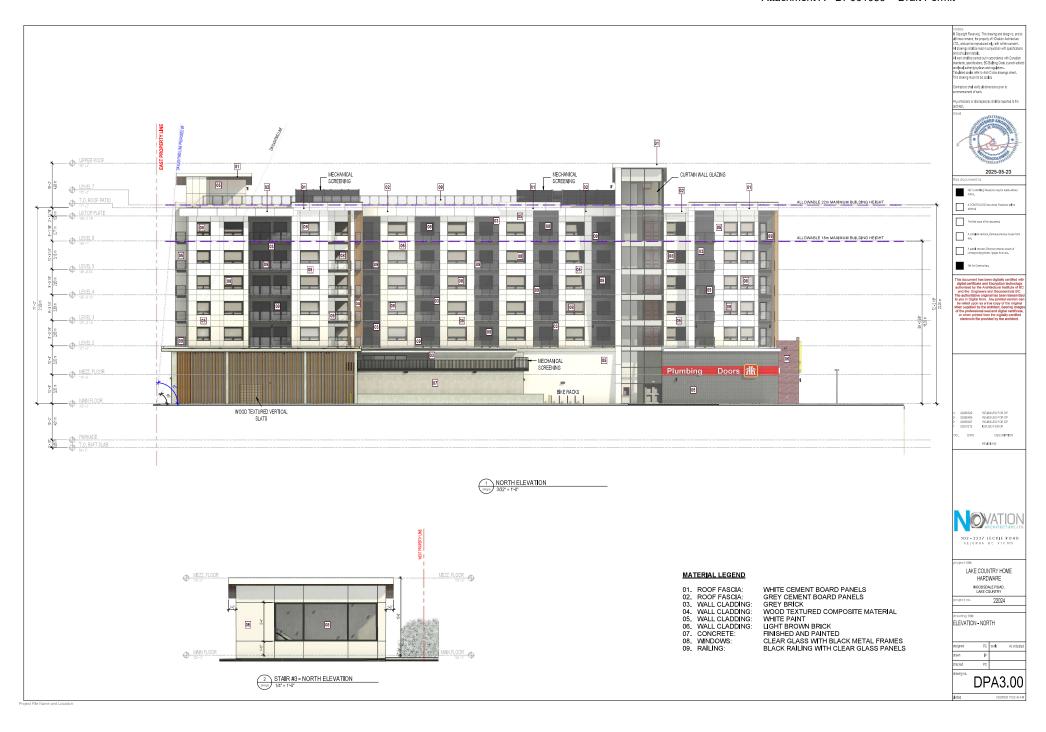
The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

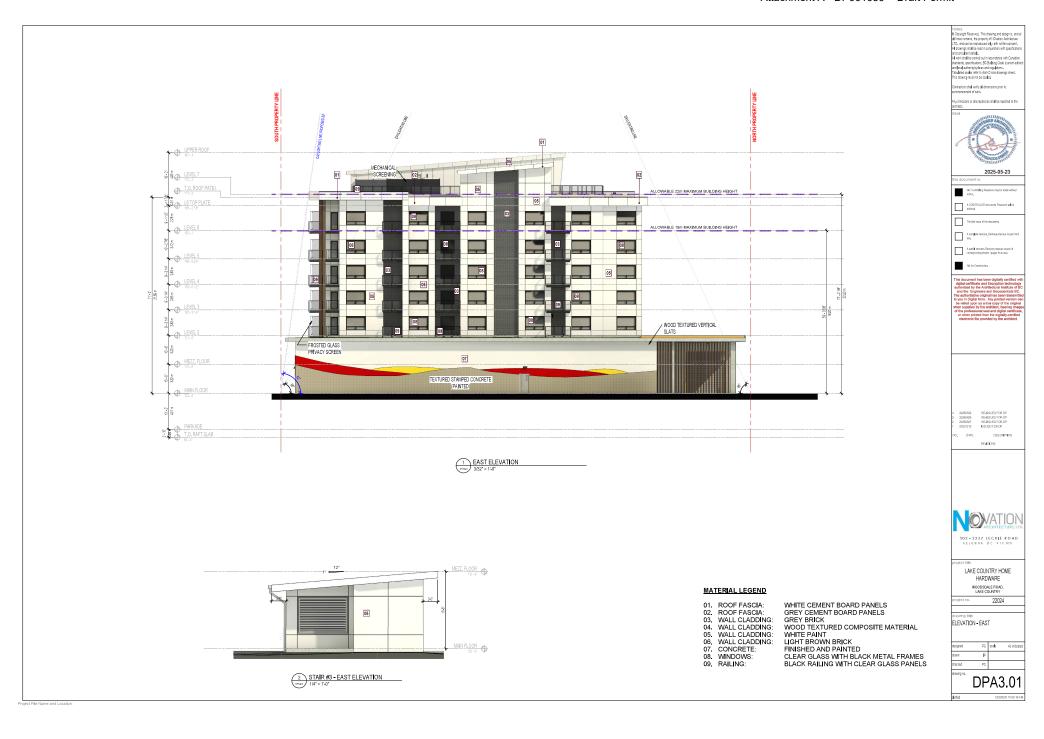
The PERMIT HOLDER is the <u>current land owner</u>.
The Security shall be returned to the PERMIT HOLDER.

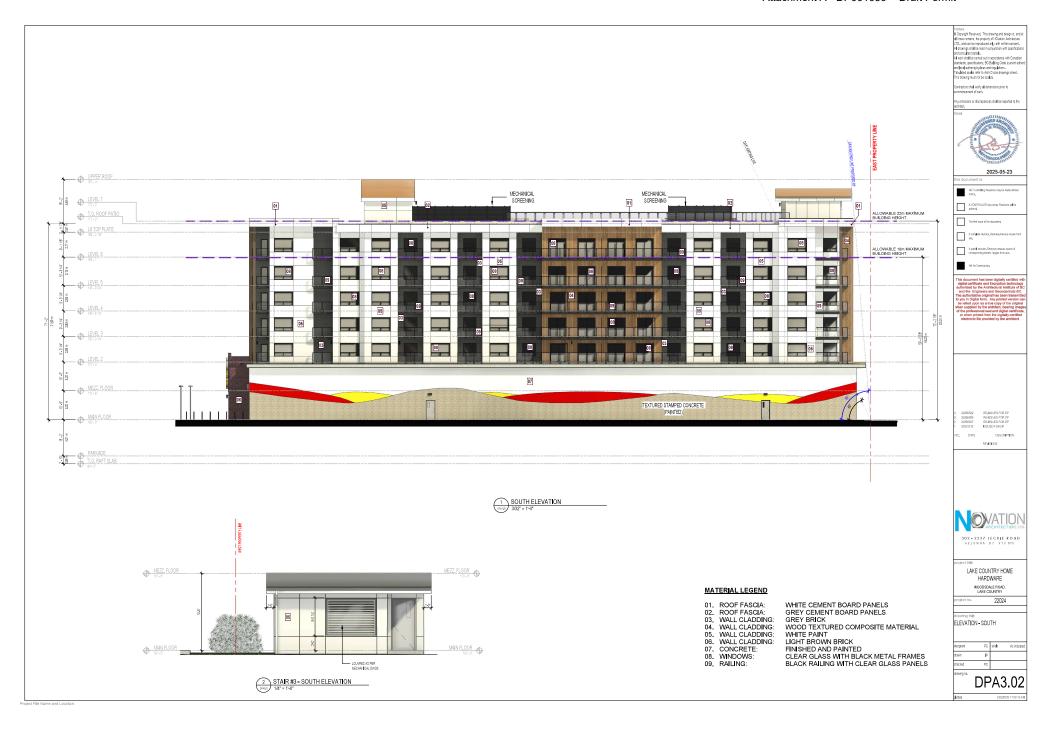
THIS IS NOT A BUILDING PERMIT OR A CERTIFICATE TO COMMENCE CONSTRUCTION

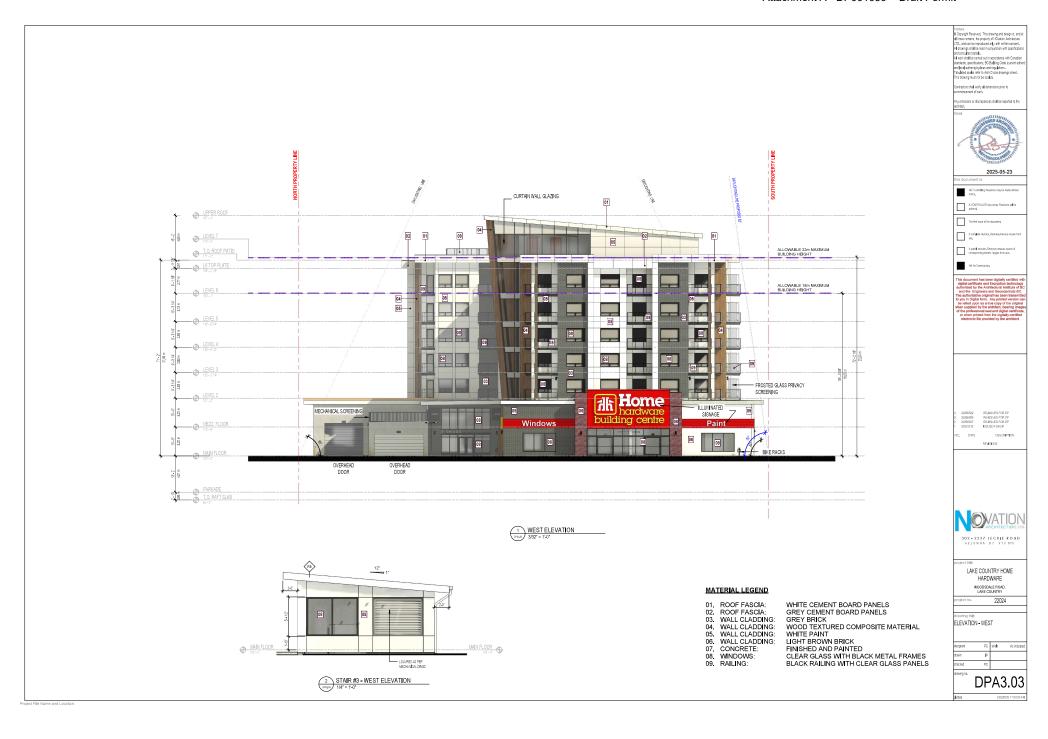
APPROVALS Authorized passed by Council on the XXX day of XXXX 2025
Issued by the Corporate Officer of the District of Lake Country this day of, 2025.
Corporate Officer, Reyna Seabrook









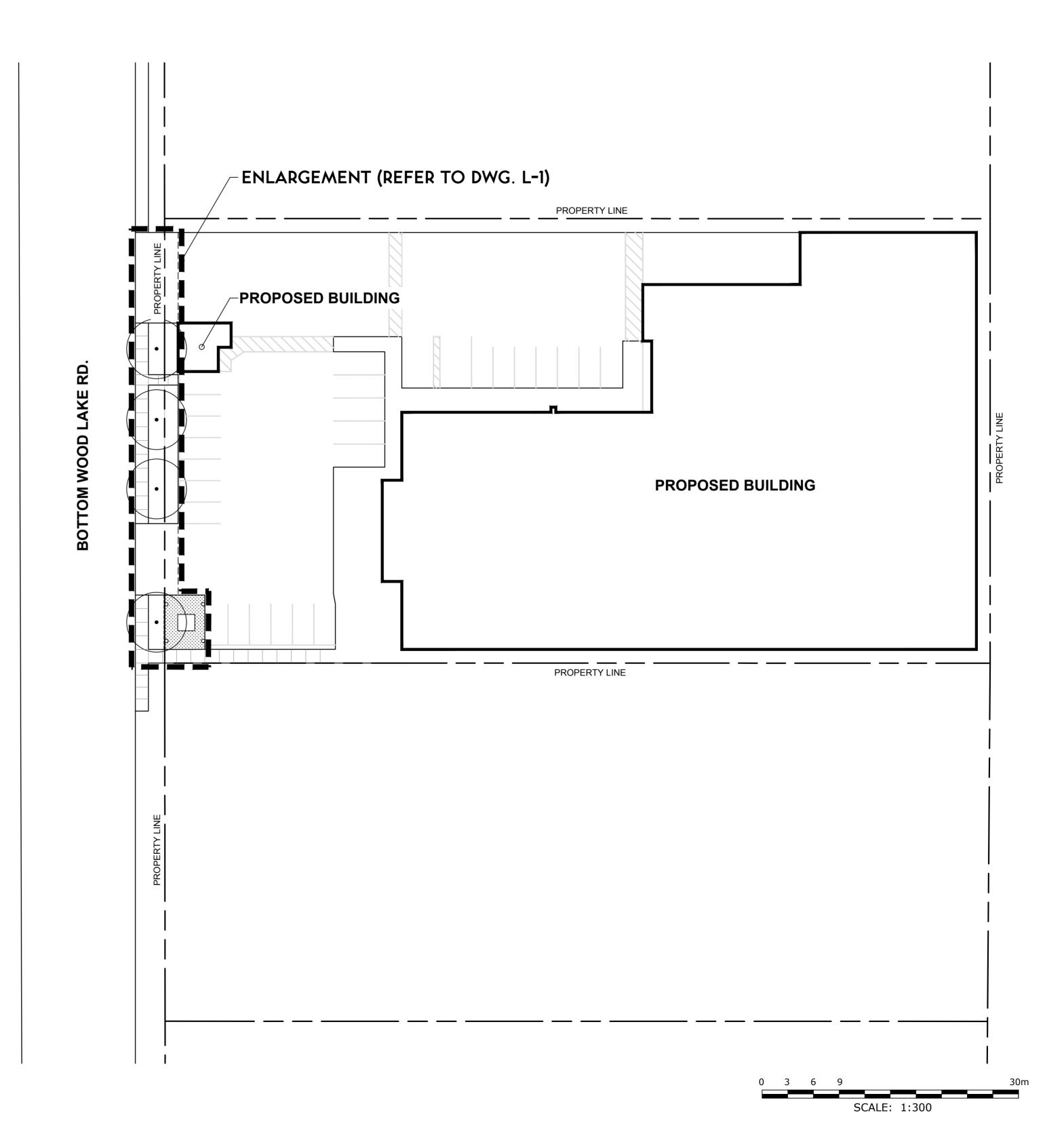


LAKE COUNTRY HOME HARDWARE

LAKE COUNTRY, BC

DEVELOPMENT PERMIT NOTES:

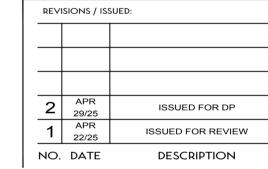
- A PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARDS, PUBLISHED BY C.N.L.A. AND C.S.L.A. AS WELL AS THE DISTRICT OF LAKE COUNTRY ZONING BYLAW 561.
- B THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM DISTRICT OF LAKE COUNTRY FORM AND CHARACTER REQUIREMENTS.
- C PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
- D TREES SHALL BE INSTALLED IN DEFINED SOIL PITS. ADEQUATE SOIL VOLUME SHALL BE PROVIDED BASED ON THE SPECIFIED TREE SPECIES AND LOCATION.
- E ORNAMENTAL SHRUB, GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DEFINED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 450mm (18") IMPORTED GROWING MEDIUM AND 75mm (3") OF COMPOSTED MULCH OR APPROVED EQUAL.
- F DECORATIVE ROCK AREAS SHALL HAVE A MIN. OF 100mm (4") OF FRACTURED ROCK. WEED BARRIER SHALL BE INSTALLED BELOW ALL DECORATIVE ROCK AREAS. WEED BARRIER SHALL BE DEWITT PRO 5 OR APPROVED FOUAL.
- G TURF AREAS SHALL BE LOW WATER USE 'NO. 1 PREMIUM' SOD WITH HAVE A MIN, OF 150mm (6")
- H A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL ORNAMENTAL LANDSCAPE AREAS AND SHALL CONFORM TO THE DISTRICT OF LAKE COUNTRY'S IRRIGATION STANDARDS IN BYLAW 561.



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DESIGN BY	LH
DRAWN BY	VV
CHECKED BY	KN
PROJECT NO.	25-011
SCALE	1:300

BENCH

NOVATION ARCHITECTURE LTD. KELOWNA, B.C.

PROJECT: LAKE COUNTRY HOME HARDWARE

LAKE COUNTRY, B.C.

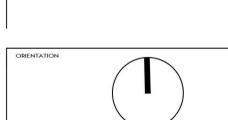
SHEET TITLE

CONTEXT PLAN

SHEET NO.

L-0





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	REVI	sions / iss	SUED:
	2	APR 29/25	ISSUED FOR DP
	1	APR 22/25	ISSUED FOR REVIEW
	NO.	DATE	DESCRIPTION
- 4			

DESIGN BY	LH
DRAWN BY	VV
CHECKED BY	KN
PROJECT NO.	25-011
SCALE	1:125

NOVATION ARCHITECTURE LTD. KELOWNA, B.C.

LAKE COUNTRY HOME HARDWARE

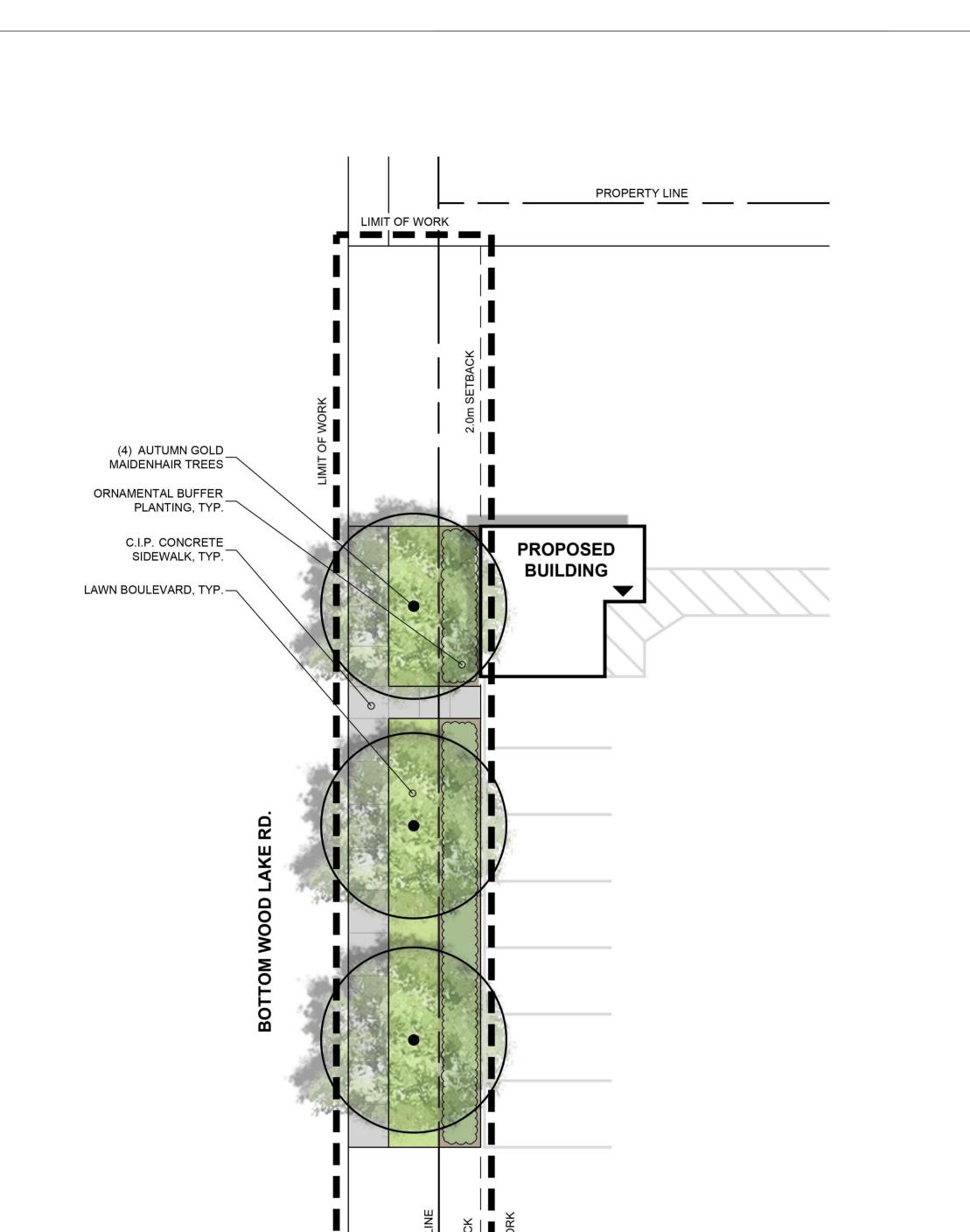
PROJECT:

LAKE COUNTRY, B.C.

ENLARGEMENT PLAN

SHEET NO.

L-1



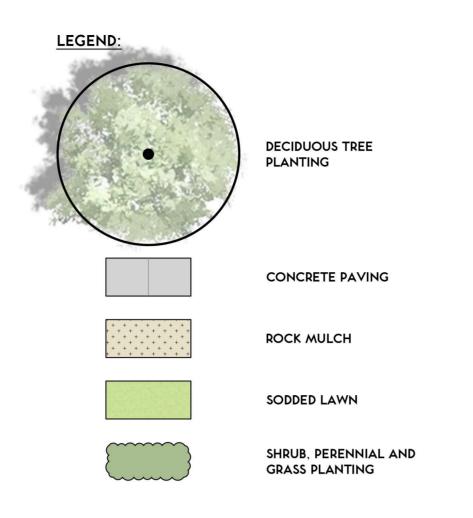
LIMIT OF WORK

ALUMINUM EDGER, TYP.

(4) STOP BOLLARDS

PROPERTY LINE

SCALE: 1:125



PLANT LIST:

Botanical Name	Common Name	Size/Spacing	Root
Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair tree	6cm Cal.	B&B
SHRUBS			
Botanical Name	Common Name	Size/Spacing	Root
Spiraea betulifolia 'Tor'	Tor birchleaf spiraea	#02 Cont./1.2m O.C.	Potted
Salix purpurea 'Nana'	Dwarf Arctic willow	#02 Cont./1.2m O.C.	Potted
Calamintha nepita	Lesser calamint	#02 Cont./0.9m O.C.	Potted
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
Pervoskia atriplicifolia 'Little Spire'	Little Spire Russian sage	#02 Cont./0.9m O.C.	Potted
GRASSES			
Botanical Name	Common Name	Size/Spacing	Root
Helictotrichon sempervirens	Blue oat grass	#01 Cont./0.6m O.C.	Potted