



DEVELOPMENT PERMIT

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

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

PERMIT #: DP001068
 FOLIO #: 10034.000 & 10035.000
 ZONING DESIGNATION: RM5 – Medium Density Multiple Housing
 DEVELOPMENT PERMIT AREA: Multiple Unit
 ISSUED TO: High Street Ventures Inc.
 SITE ADDRESS: 3551 & 3583 Woodsdale Road
 LEGAL DESCRIPTION: LOT 10 DISTRICT LOT 117 OSOYOOS DIVISION YALE DISTRICT PLAN 3884
 LOT 11 DISTRICT LOT 117 OSOYOOS DIVISION YALE DISTRICT PLAN 3884
 PARCEL IDENTIFIER: 001-970-739 & 010-698-116

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 DP001068 for land located at 3551 and 3583 Woodsdale Road legally described as LOT 10 DISTRICT LOT 117 OSOYOOS DIVISION YALE DISTRICT PLAN 3884 & LOT 11 DISTRICT LOT 117 OSOYOOS DIVISION YALE DISTRICT PLAN 3884 for a Multiple Unit Development Permit is subject to the following conditions:

a) Amends Zoning Bylaw 561, 2007 as follows:

(i) Section 15.7.6(d): The minimum site front yard is 6.0 m

From: The minimum site front yard is 6.0 m

To: The minimum site front yard is 5.0 m

- (ii) Section 15.7.6 (c): The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures:

From: The maximum height for an accessory building is 4.5m

To: The maximum height for an accessory building is 5.35m

- (iii) Section 15.7.7(b): No continuous building frontage shall exceed 40.0 m for a 3 or 4 storey building, nor 65.0 m for a 2 storey building. If the frontage is interrupted by an open courtyard equivalent in depth and width to the building height, the maximum continuous 3 storey building frontage may be 80.0 m provided that no building section exceeds 40.0 m. The building must be designed so the portion adjacent to neighbouring development is no more than ½ storey higher.

From: No continuous building frontage shall exceed 40.0 m for a 3 or 4 storey building

To: No continuous building frontage shall exceed 55.50m for a 3 or 4 storey building

- (iv) Section 8.6.1 Landscape buffers, of a design as shown on the Minimum Landscape Buffer Treatment Drawings (Levels 2 through 5), the front yard, side yards, and rear yard depending upon the zone as indicated by Table 8.1 - Minimum Landscape Buffer Treatment Level Schedule and Diagrams 8.1, 8.2, 8.3 and 8.4, are as follows

- a) **From:** 8.6.1(c) Level 3: a minimum 3.0m rear landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier

To: Level 3: a minimum 1.1m rear landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier

- b) **From:** 8.6.1(c) Level 3: a minimum 3.0m west and east side landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier

To: 8.6.1(c) Level 3: a minimum 2.6m west and east side landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier

- 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) **Schedule A:** Site Plan (DP0001) dated December 12, 2025, and prepared by Berry & Associates Architecture (signed by Registered Architect S.Chakraborty)
 - (ii) **Schedule B:** The elevations and building materials as per Drawing DP101 to 302 dated December, 2025 prepared by prepared by Berry & Associates Architecture (signed by Registered Architect S.Chakraborty)
 - (iii) **Schedule C:** The Landscape Plan (LDP1) prepared by CTQ dated December 19, 2025 (signed by Registered Landscape Architect N.Martin)
- 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

**The PERMIT HOLDER is the current land owner.
The Security shall be returned to the PERMIT
HOLDER.**

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 **TWO** 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.

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

4. APPROVALS

Authorized passed by Council on the XXX day of XXXX 2026

Issued by the Corporate Officer of the District of Lake Country this ___ day of _____, 2026.

Corporate Officer, Reyna Seabrook