

APPROVED ISSUANCE OF ☒ **DEVELOPMENT PERMIT** (pursuant to Sec. 488 of the Local Government Act)

PERMIT # DP2021-019-C

FOLIO # 2176046

ZONING DESIGNATION: DC3 - Direct Control 3 (Lakestone)

ISSUED TO: B-INNOVATIVE INC

CIVIC ADDRESS: 1797 Lakestone Drive, Lake Country, BC

LEGAL DESCRIPTION: Strata Lot 36 Section 4 Township 20 Osoyoos Division Yale District Strata Plan Eps1917 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

PARCEL IDENTIFIER: 029-490-642

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 DP2021-019-C for 1797 Lakestone Drive, Lake Country, BC, the lot legally described as Strata Lot 36 Section 4 Township 20 Osoyoos Division Yale District Strata Plan Eps1917 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V, Roll 2176046 to develop a single-family dwelling and a swimming pool subject to the following conditions:

- a) The development of the subject property shall be conducted substantially in accordance with the following documents to the satisfaction of the Director of Planning & Development:
 - (i) **Schedule A:** The Site Plan prepared by Uprise Design & Drafting Inc. dated August 26, 2022;
- b) If any archaeologically significant item is found during construction activities must cease and the Province of British Columbia notified in conformity with the Heritage Conservation Act;
- c) 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;

- d) The 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.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, a security deposit is required in the amount of **\$0** (125% of the Performance Bond Estimate). (See Technical Development Permit)

- | | |
|---|----|
| a) Cash in the amount of | \$ |
| b) A Certified Cheque in the amount of | \$ |
| c) An irrevocable Letter of Credit in the amount of | \$ |

Upon completion of the works, the Permit Holder must provide a statement certified by a qualified professional(s) indicating that the works were completed in compliance with the conditions specified in the Development Permit. 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(s) indicating that the works have met the requirements of the survival monitoring and reporting 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.

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

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.

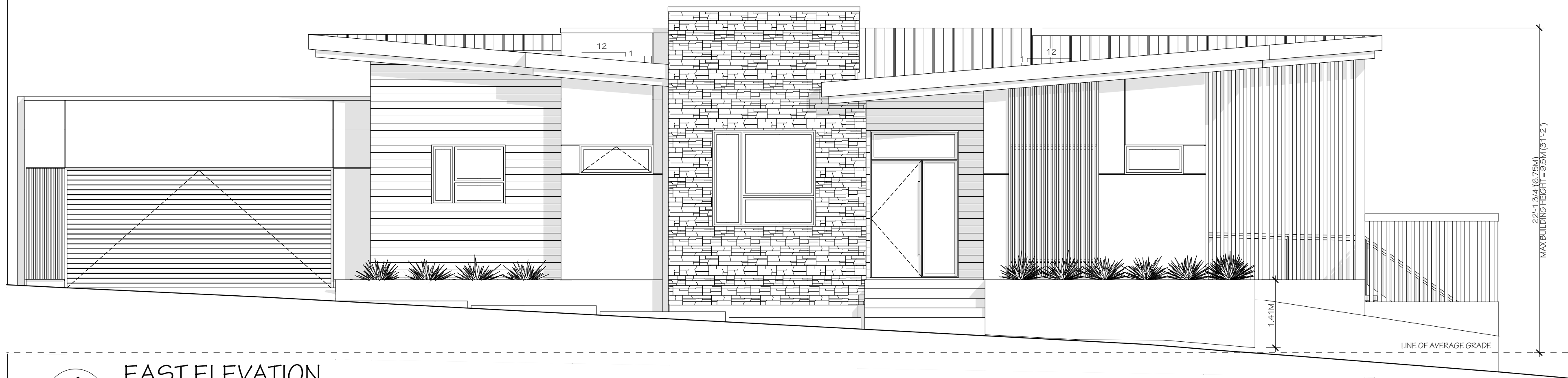
**THIS IS NOT A BUILDING PERMIT OR A
CERTIFICATE TO COMMENCE
CONSTRUCTION**

4. APPROVALS

Authorization passed by Council on the _____ day of February 2023.

Issued by the Corporate Officer of the District of Lake Country this ____ day of _____, 2023.

Corporate Officer, Reyna Seabrook



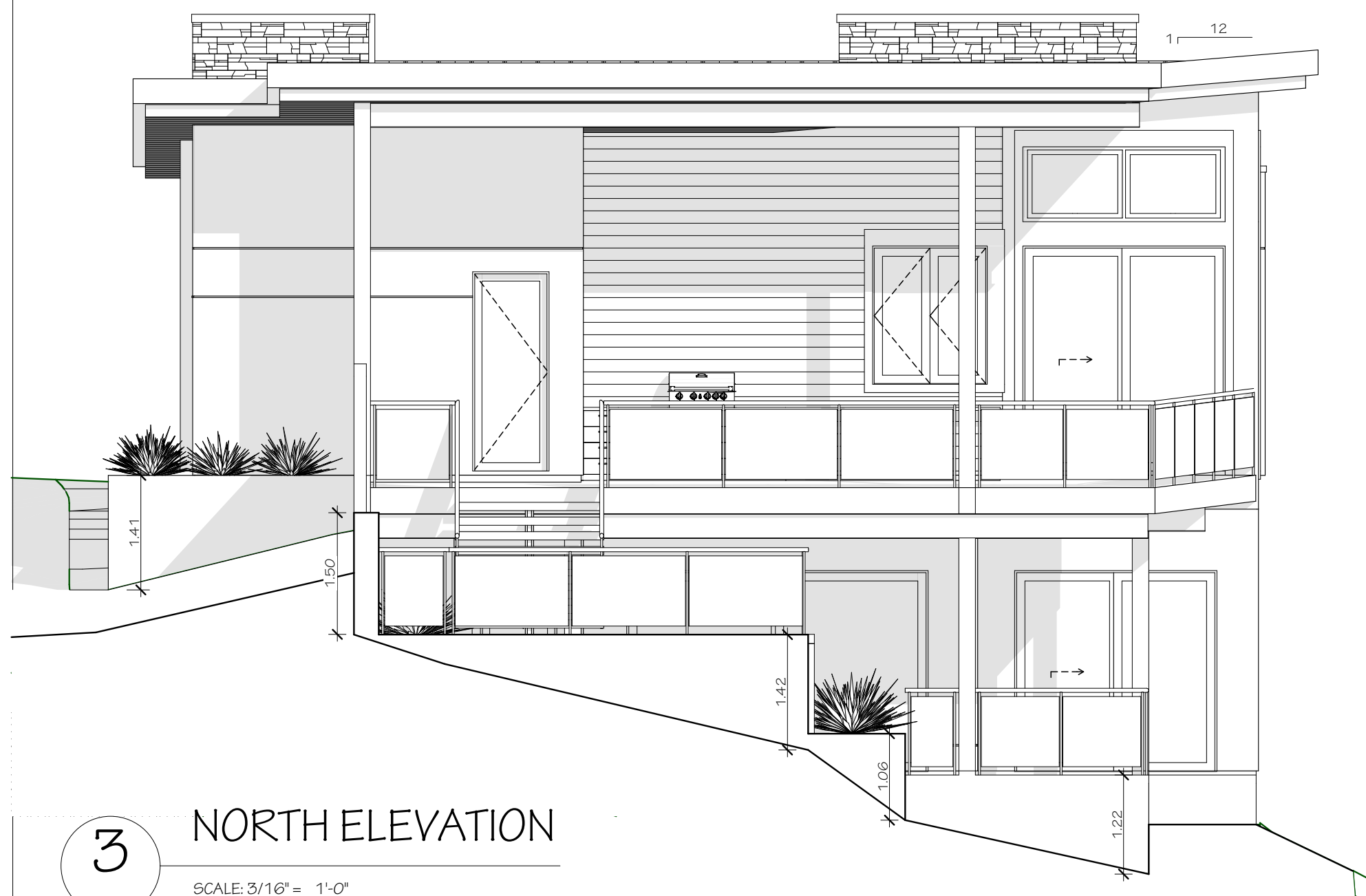
1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



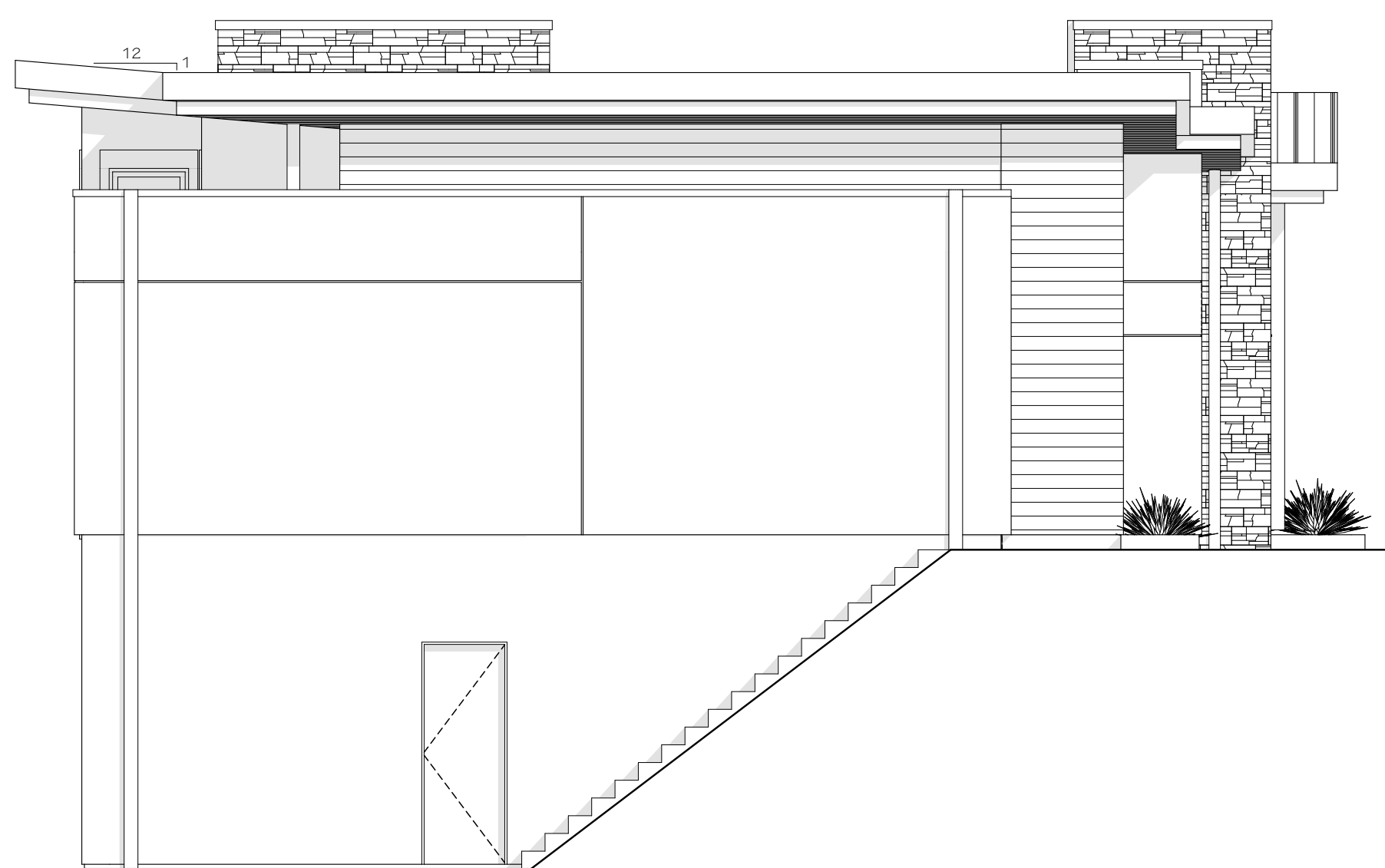
2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



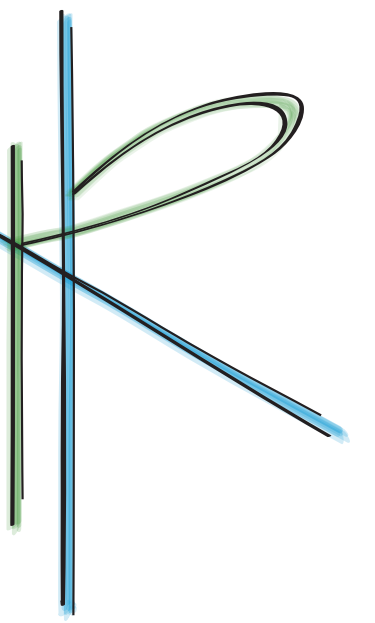
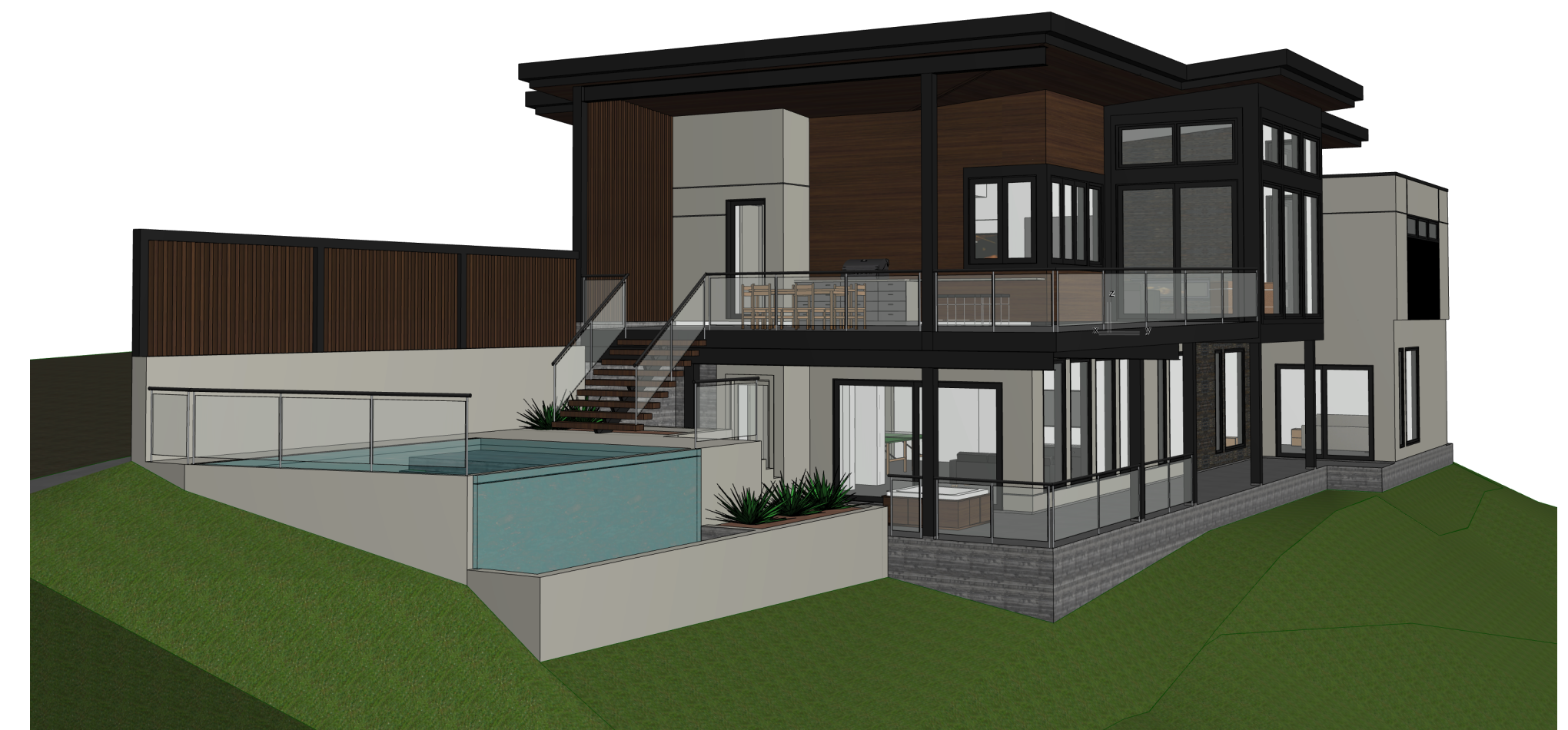
3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



UPRISE DESIGN + DRAFTING INC.
LAKE COUNTRY, BC
PH: 778.480.0341

1797 LAKESTONE DRIVE
TIEULIE-CAIRD RESIDENCE
DATE: AUGUST 26, 2022
SCALE: AS NOTED

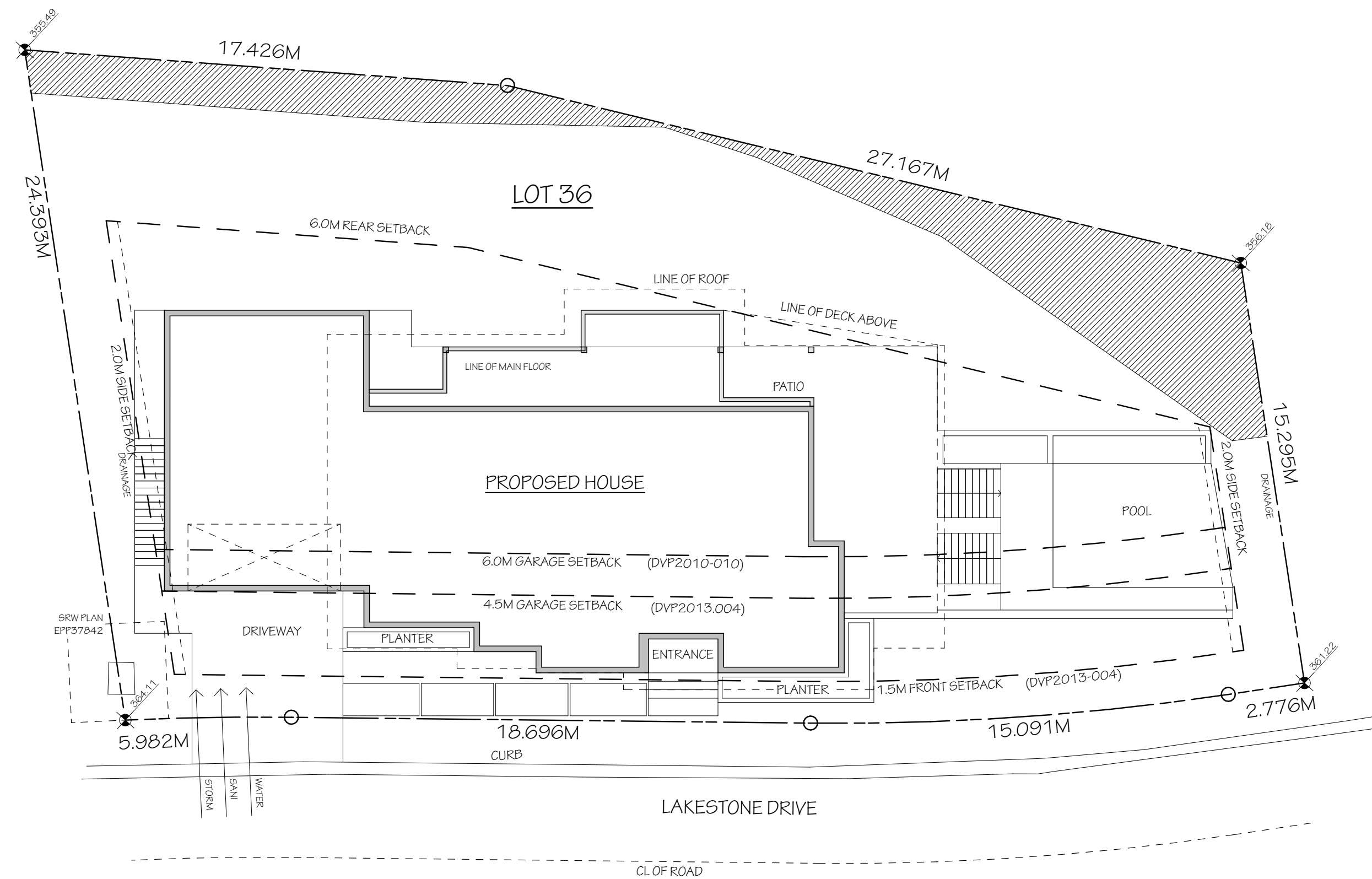
- GENERAL NOTES
1. ALL PLANS AND DIMENSIONS MUST BE REVIEWED BY CONTRACTOR BEFORE CONSTRUCTION AND MUST VERIFY ANY DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS PRIOR TO WORK BEING DONE.
 2. CONTRACTOR MUST COMPLY WITH ALL CURRENT BUILDING CODES, BY-LAWS AND REGULATIONS.
 3. THESE PLANS ARE FOR A SINGLE PROJECT AND THE COPYRIGHT BELONGS TO UPRISE DESIGN + DRAFTING INC. THE DESIGN MUST NOT BE COPIED AND THESE DRAWINGS MUST NOT BE DUPLICATED BY ANY PERSONS.

REVISIONS		
3	08/26/2022	RE-ISSUED FOR DEV. PERMIT
2	03/04/2022	RE-ISSUED FOR DEV. PERMIT
1	03/05/2021	ISSUED FOR DEV. PERMIT
#	DATE	DESCRIPTION

EXTERIOR

1.0

SHEET 1 OF 2



1 SITE PLAN
SCALE: 1:150

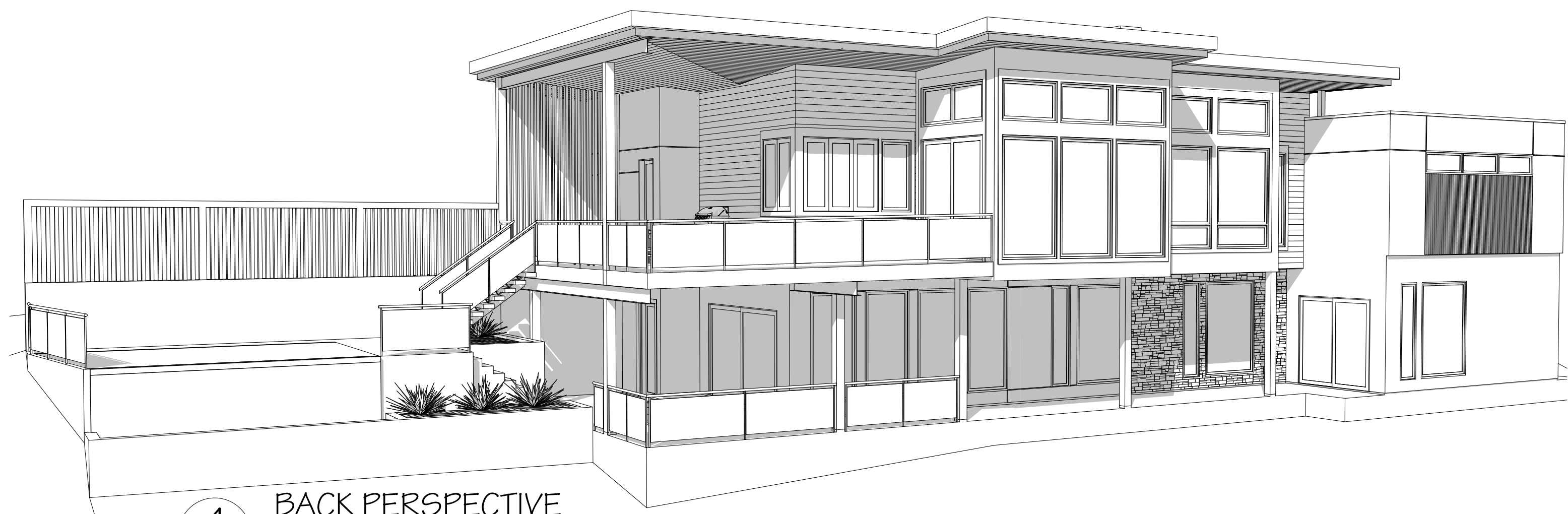
SCALE: 1:150

SITE INFORMATION	
CLIENTS:	TIEULIE RESIDENCE
ZONING DISTRICT:	DC3 (LAKESTONE)
LEGAL ADDRESS:	STRATA LOT 36, PLAN EP51917, SECTION 4, TOWNSHIP 20.05/OYOUS DIV OF YALE LAND DISTRICT
CIVIC ADDRESS:	1797 LAKESTONE DRIVE, LAKE COUNTRY, BC
ELEVATIONS:	
T/O BASEMENT SLAB	360.53M
T/O MAIN FLOOR	364.22M
ROOF PEAK	369.40M
LOT SETBACKS:	
FRONT / GARAGE	4.5M / 6.0M
SIDE	2.0M
REAR	6.0M
LOT:	
LOT AREA	897.5M ²
LOT COVERAGE	305.4M ²
% LOT COVERAGE	34.0% (MAX. 40%)
TOTAL SITE COVERAGE	4802.0 SQFT / 448.1M ²
% TOTAL SITE COVERAGE	49.7% (MAX. 50%)
LOT COVERAGE	
(EXCLUDES STEPS, EAVES, CORNICES, CANTILEVERED BALCONIES TERRACES OR PATIOS, DRIVEWAYS, AISLES AND PARKING STALLS)	

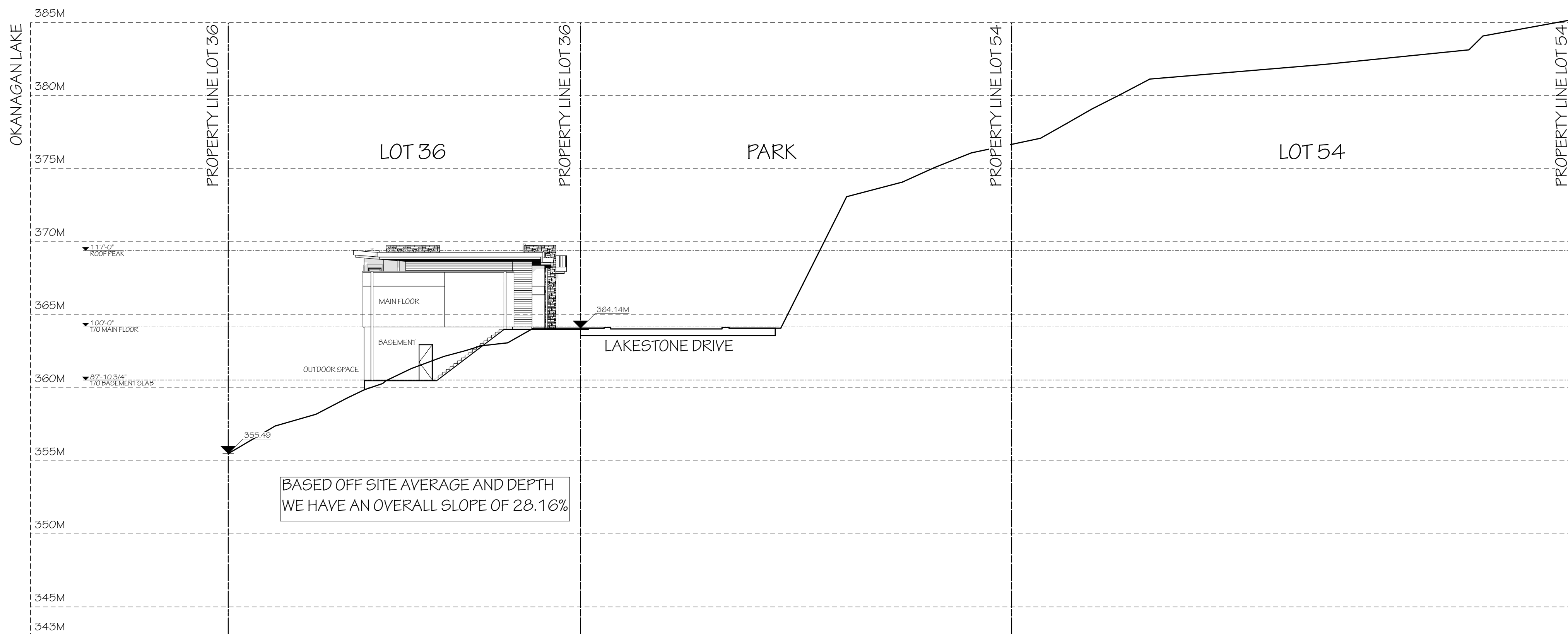
2 SITE INFORMATION



3 FRONT PERSPECTIVE

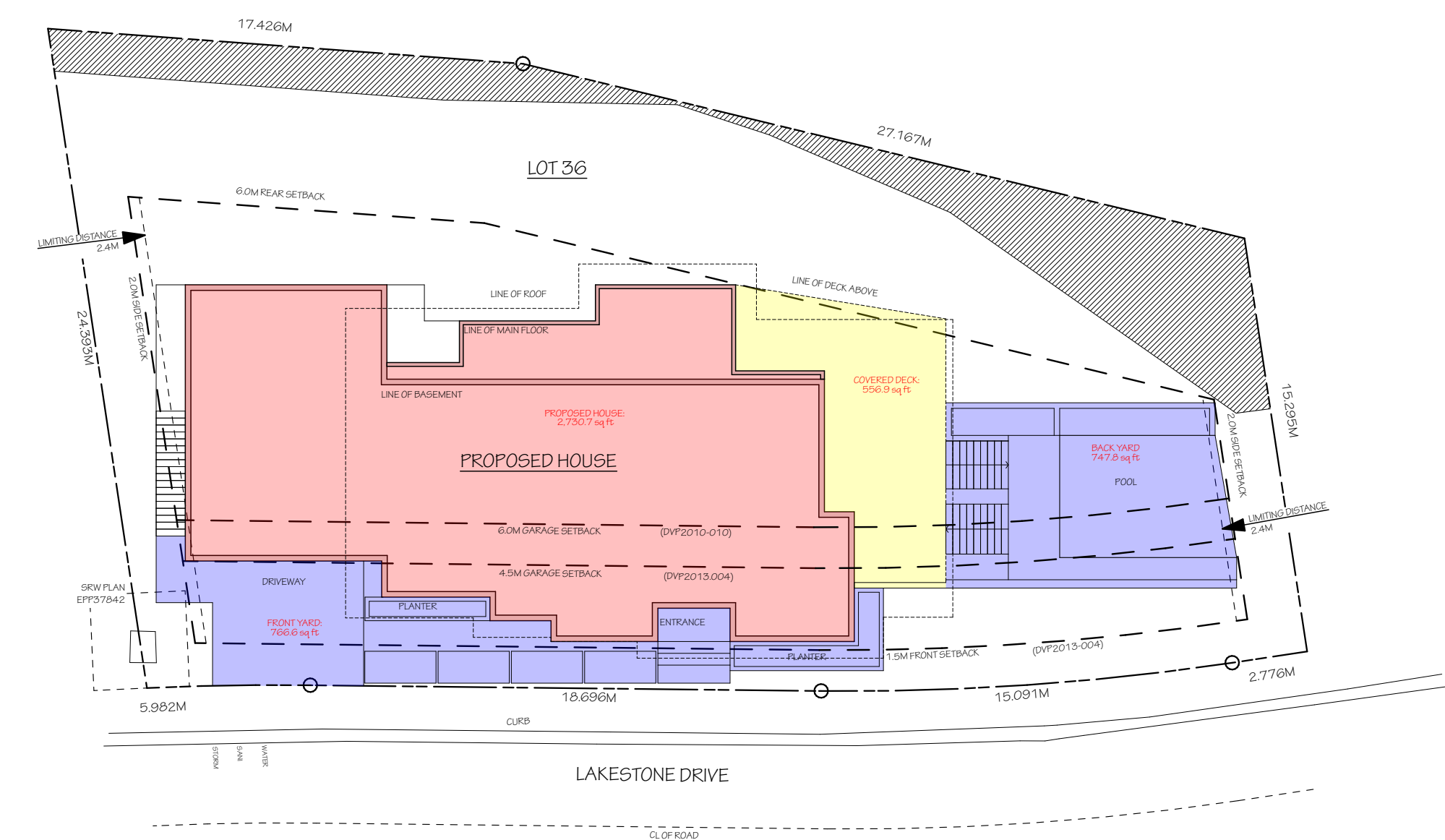


4 BACK PERSPECTIVE



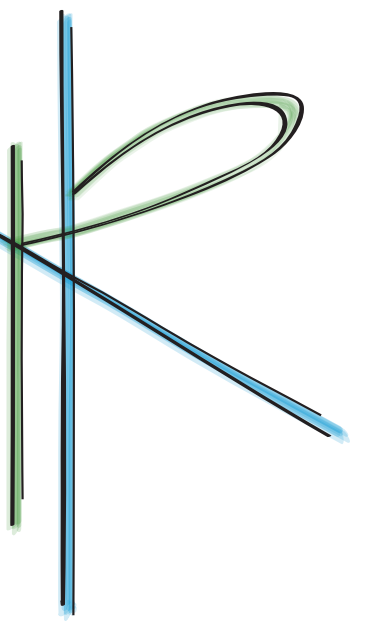
5 SITE SECTION

SCALE: 1:200



6 PLANNED AREA

SCALE: 1:200



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D.P. SITE ANALYSIS

2.0

SHEET 2 OF 2