

Development Permit

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
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APPROVED ISSUANCE OF
☐ **DEVELOPMENT PERMIT** (*pursuant to Sec. 488 of the Local Government Act*)

PERMIT # DP000802

FOLIO # 11518000

ZONING DESIGNATION: RM2 – Low Density Row Housing

DEVELOPMENT PERMIT AREAS: Multiple Unit, Hillside, Greenhouse Gas Reduction & Resource Conservation

ISSUED TO: 1151716 B.C. Ltd.

SITE ADDRESS: 10660 Highway 97, Lake Country BC

LEGAL DESCRIPTION: Lot 9 District Lot 169 ODYD Plan 216 except Plans 3028,7818, & 40583

PARCEL IDENTIFIER: 012-592-641

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 is approval solely for a land use planning development permit and does not authorize any building construction. A Building Permit is required to be completed and approved prior to any construction commencing.

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 DP000802 for a legally described parcel as Lot 9 District Lot 169 ODYD Plan 216 except Plans 3028,7818, & 40583 for a 76 multiple unit development is subject to the following conditions:

a) Amends Zoning Bylaw 561, 2007 as follows:

Section 15.5.6(c) to increase the maximum building height:

From: 9.5m / 2 storeys

To: 12.0m / 3 storeys

- b) The development of the subject property shall be conducted in accordance with the following documents:
- (i) **Schedule A:** Site Plans (A0.03D) completed by New Town Architecture signed by Roman Yamchshikov, Registered Architect in British Columbia
 - (ii) **Schedule B:** Building Elevations (A4.012 to A4.08D)
 - (iii) **Schedule C:** Building Materials and Colour Schemes (A4.09D)
 - (iv) **Schedule D:** Landscape Plan (L-0) completed by Larch Landscape Architecture as signed by Jason Michael Jones, Registered Landscape Architect in BC on January 19, 2024
- c) If any archeologically significant item is found any 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 subsequent permits, amendment(s) and/or development variance permits;
- e) This 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) As a condition and prior to the issuance of this development permit, a Covenant for rental tenure shall be registered on title.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, a security deposit is required in the amount of **\$1,022,520.00** (125% of the Landscape Estimate and Environmental Monitoring Estimate). This will be collected prior to the issuance of the Building 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 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. This is approval solely for a land use planning development permit and does not authorize any building construction. A Building Permit is required to be completed and approved prior to any construction commencing.

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**

4. APPROVALS

Authorization passed by the Council on the ____ day of _____ 2024.

Issued by the Corporate Officer of the District of Lake Country this ____ **day of** _____, **2024**

Corporate Officer, Reyna Seabrook