



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 # | DP000804 |
| FOLIO # | 02116.080 |
| ZONING DESIGNATION: | RM2 – Low Density Row Housing |
| DEVELOPMENT PERMIT AREAS: | Multiple Unit, Greenhouse Gas Reduction & Resource Conservation |
| ISSUED TO: | Axiom Integrated Holdings Inc. |
| SITE ADDRESS: | 10385 Long Road, Lake Country BC |
| LEGAL DESCRIPTION: | LOT 80 SECTION 9 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP86639 TOWNSHIP 20 |
| PARCEL IDENTIFIER: | 030-778-239 |

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 DP000804 for a legally described parcel as LOT 80 SECTION 9 OSOYOOS DIV OF YALE LAND DISTRICT PLAN EPP86639 TOWNSHIP 20 for an 8-unit townhouse development shall be conducted in accordance with the following documents:

- (i) **Schedule A:** Site Plan (A100 Drawing Number, Revision F) dated February 23, 2024
- (ii) **Schedule B:** Renderings and Building Materials (A300 Revision D, A900 Revision D) dated February 23, 2024
- (iii) **Schedule C:** Landscape Plan (L1/1) prepared by Ecora dated February 15, 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;

DP000802

- 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.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, a security deposit is required in the amount of **\$89,957.31** (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