

**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 of the Local Government Act)

PERMIT #: DP001065  
 FOLIO #: 02250.162 & 02250.163  
 ZONING DESIGNATION: RM5 – Medium Density Multiple Housing  
 DEVELOPMENT PERMIT AREA: Multiple-Unit, Town Centre Commercial, Drainage Hazard, Natural Environment, and Greenhouse Gas Reduction and Resource Conservation Area  
 ISSUED TO: 1231905 BC LTD  
 SITE ADDRESS: 19960 & 19972 McCarthy Road  
 LEGAL DESCRIPTION: Lots B & C District Lot 118 OSOYOOS Division Yale District Plan EPP90725  
 PARCEL IDENTIFIER: 031-228-330 & 031-228-348

**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 DP001065 for 19960 & 19972 McCarthy Road, legally described as Lots B & C District Lot 118 OSOYOOS Division Yale District Plan EPP90725 amends Zoning Bylaw 561, 2007, as follows:

- a) Section 8.5.8 to increase the maximum height for retaining walls required:

**From:** 1.5 m  
**To:** 2.5 m

- b) The development of the subject properties shall be conducted in accordance with the following documents to the satisfaction of the Director of Planning and Development:

- (i) **Schedule A:** The Grading & Drainage Plan with revision date March 20, 2024, prepared by Ecora; and  
 (ii) **Schedule B:** The Grading & Drainage Plan with revision date April 3, 2024, prepared by Ecora.

- b) 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*;
- 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) 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.
- e) The ownership, and ongoing responsibility to maintain, the retaining wall approved for development through this permit will remain the responsibility of the property owner.

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

## 2. 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.

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

## 3. APPROVALS

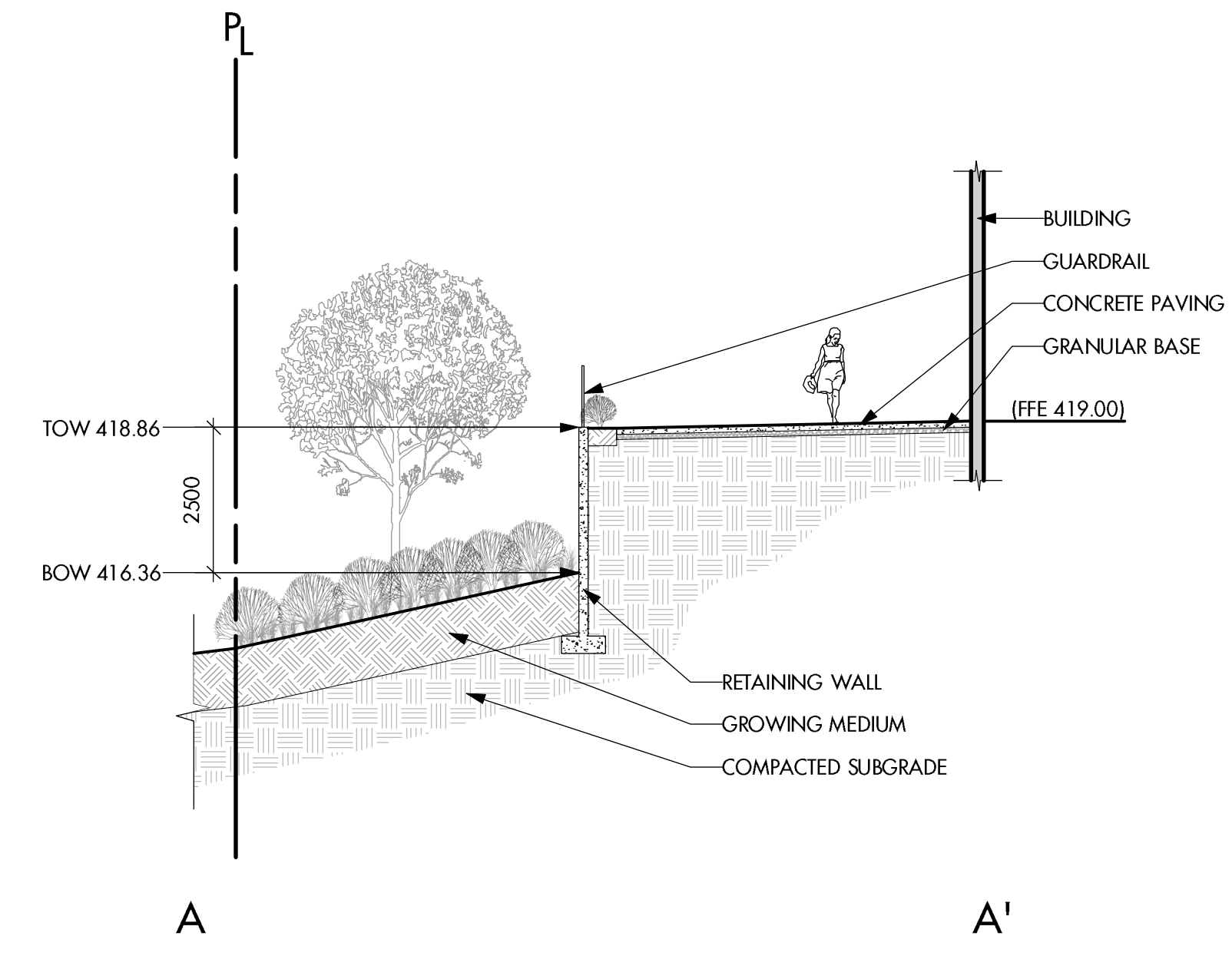
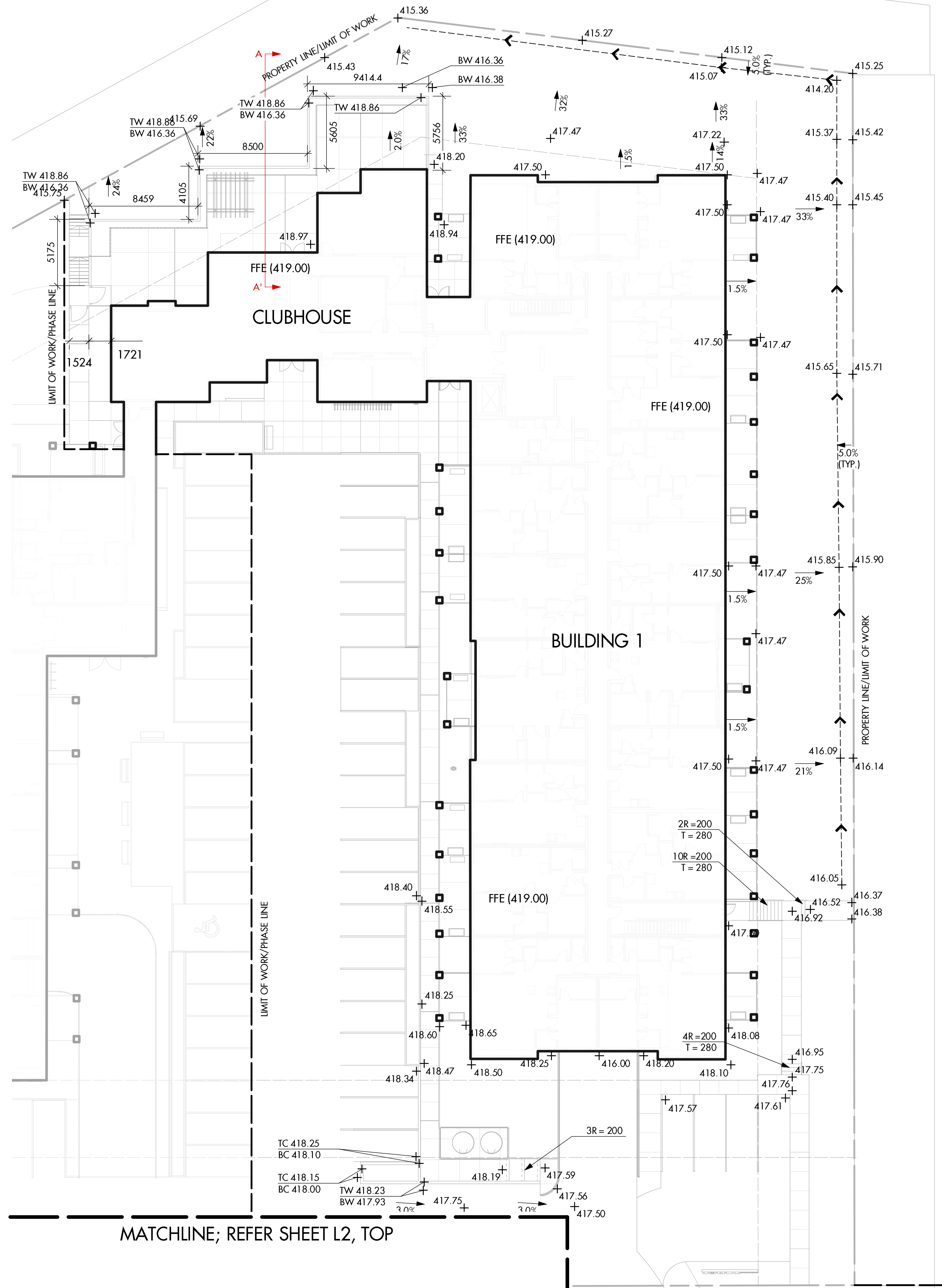
Authorization passed by Council on the \_\_\_ day of \_\_\_\_\_, 2024.

Issued by the Corporate Officer of the District of Lake Country this \_\_\_ day of \_\_\_\_\_, 2024.

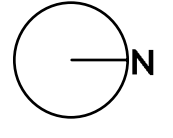
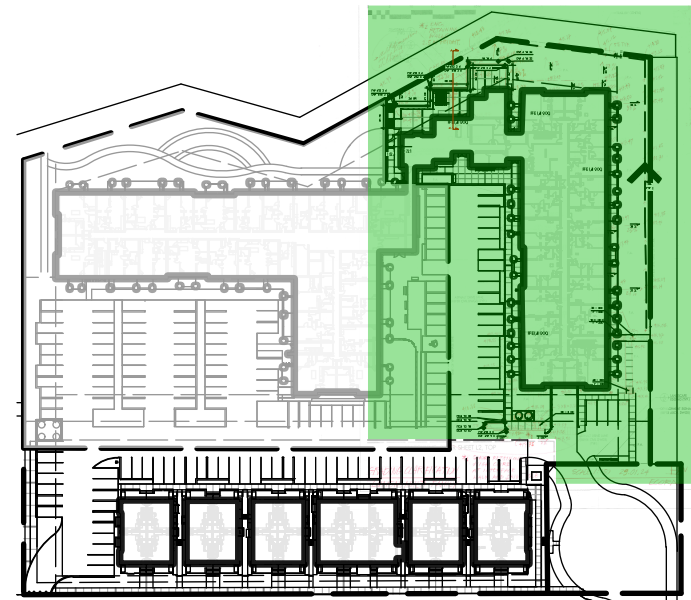
\_\_\_\_\_  
Corporate Officer, Reyna Seabrook



200-2045 Enterprise Way  
Kelowna, BC V1Y 9T5  
T (250) 469-9757  
www.ecora.ca



SECTION A - A'  
SCALE 1:100



PROJECT TITLE

**LUMEN**  
9950 Bottom Wood Lake Rd.

Lake Country, BC

DRAWING TITLE

**GRADING PLAN**

ISSUED FOR / REVISION	
1	24.03.20 Grading Clarification

GRADING & DRAINAGE LEGEND	
TW / BW	TOP / BOTTOM OF WALL
TC / BC	TOP / BOTTOM OF CURB
R / T	RISE / TREAD
+91.90	PROPOSED SPOT ELEVATION
+491.90	REFERENCED SPOT ELEVATION (REFER CIVIL DWGS.)
2% 3:1	SLOPE GRADIENT
- - -	SWALE

**GRADING & DRAINAGE NOTES**

- CANADIAN LANDSCAPE STANDARD**  
ALL WORK OF THE CONTRACTOR SHALL MEET OR EXCEED ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA).
- SPECIFICATIONS**  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.
- POSITIVE DRAINAGE**  
ALL PROPOSED PAVING, TURF AREAS & PLANTING AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING & THROUGHOUT ALL TURF AREAS & PLANTING AREAS.
- SUBGRADE**  
PRIOR TO COMMENCING ANY WORK, LANDSCAPE CONTRACTOR TO COORDINATE W/ PROJECT GENERAL CONTRACTOR TO ENSURE REQUIRED SUBGRADES ARE ACHIEVED IN ALL CONDITIONS SUCH THAT SPECIFIED FINISH GRADE OF PLANTING & TURF AREAS ARE FLUSH W/ ADJACENT SURFACES.

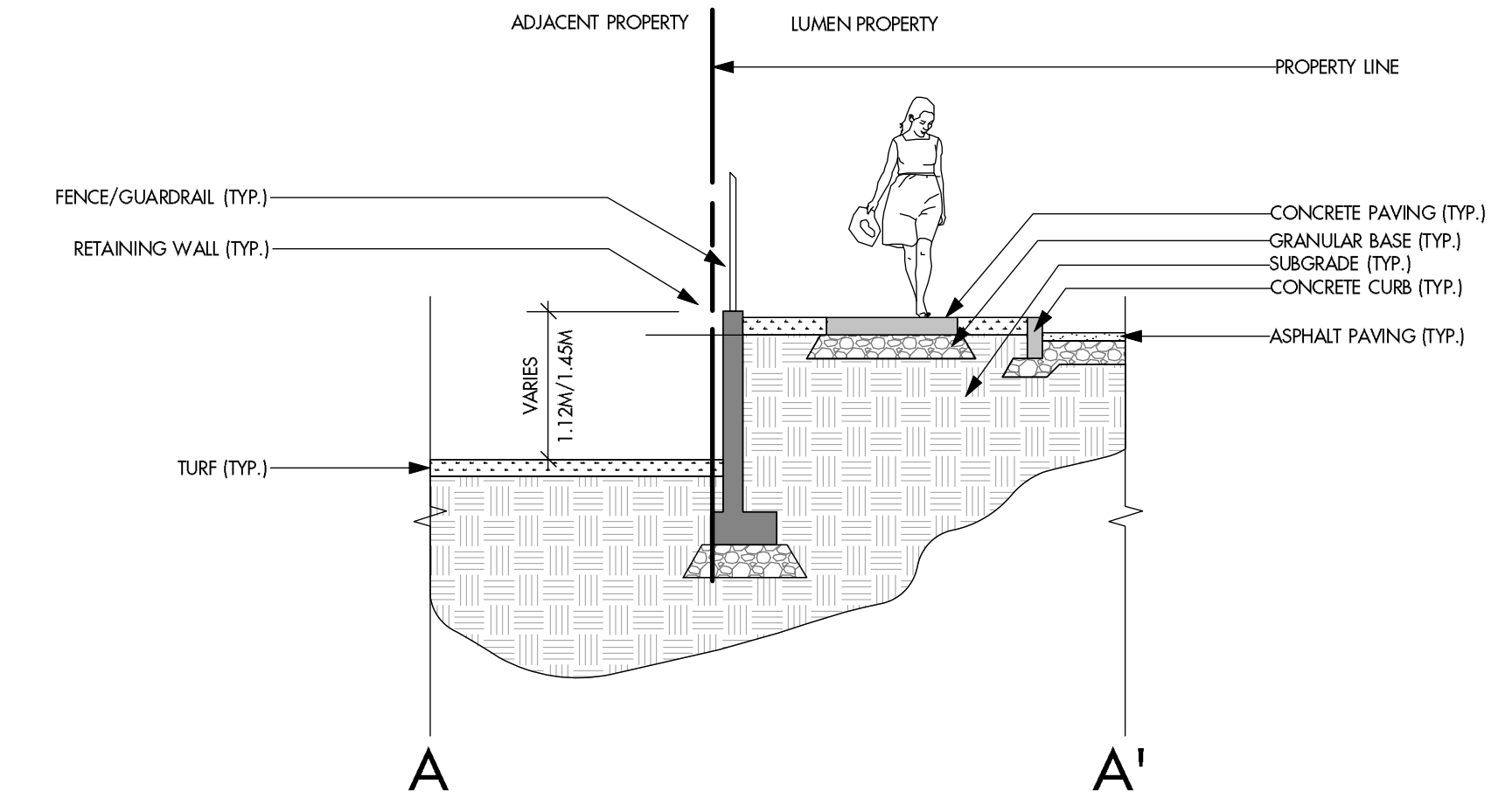
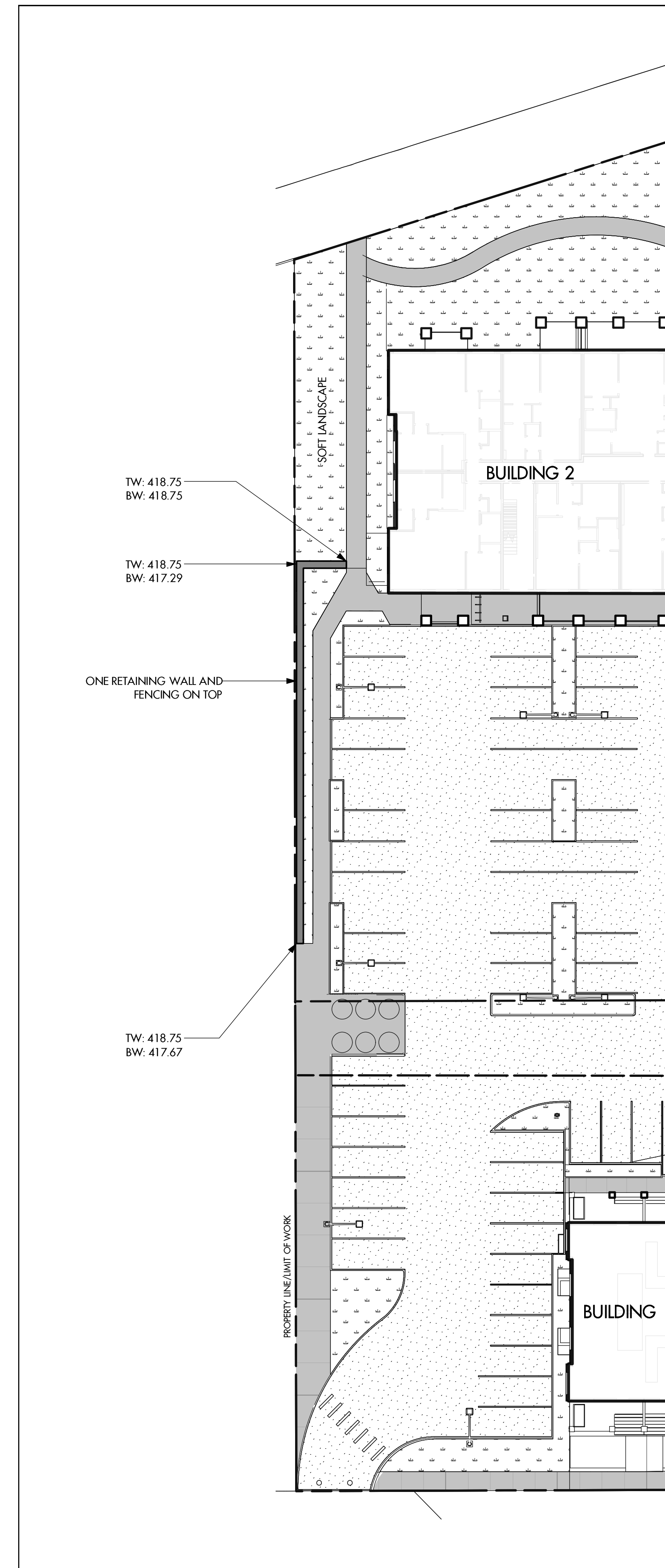
PROJECT NO.	19099
DESIGN BY	AM
DRAWN BY	TR/MC
CHECKED BY	GH
DATE	MAR 20, 2024
SCALE	1:200
PAGE SIZE	24x36"

SEAL

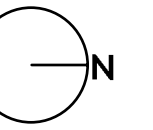
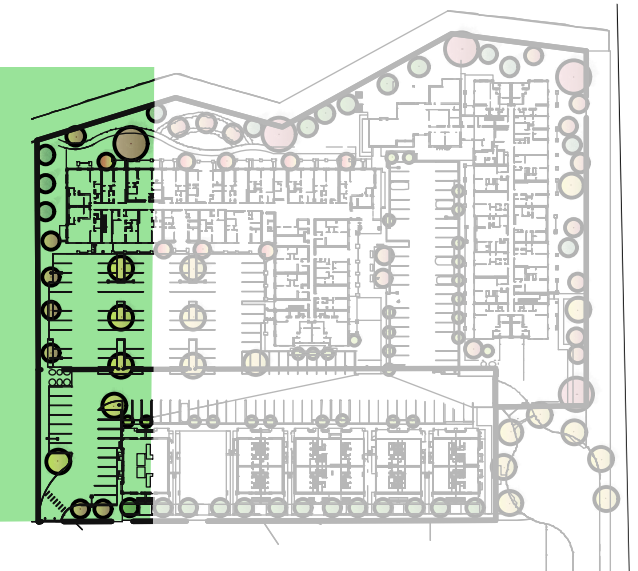
DRAWING NUMBER

**LG-101**

**ISSUED FOR CONSTRUCTION**  
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SECTION A - A'  
SCALE 1:50



PROJECT TITLE

**LUMEN**  
9950 Bottom Wood Lake Rd.

Lake Country, BC

DRAWING TITLE

ISSUED FOR / REVISION

1	24.04.03	Retaining Wall Review

PROJECT NO. 19099  
DESIGN BY AM  
DRAWN BY TR/MC/JN  
CHECKED BY GH  
DATE APR. 03, 2024  
SCALE 1:250  
PAGE SIZE 24x36"

SEAL

DRAWING NUMBER

**LG-101**

**NOT FOR CONSTRUCTION**  
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LEGEND	
	ASPHALT PAVING
	CONCRETE PAVING
	SCORE JOINT
	TURF AREA
	WALL
(TYP.)	TYPICAL
TW / BW	TOP / BOTTOM OF WALL

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