

Temporary Use 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 TEMPORARY USE PERMIT (pursuant to Sec. 493 of the Local Government Act)

PERMIT #: TUP00106
 FOLIO #: 2819.002
 ZONING DESIGNATION: C1 - Town Commercial
 ISSUED TO: Lakewood Mall Investments Ltd.
 SITE ADDRESS: 11852 Highway 97
 LEGAL DESCRIPTION: LOT A SECTION 22 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP84477 EXCEPT PLAN EPP7410
 PARCEL IDENTIFIER: 027-158-098

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 Temporary Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with regulations of all Municipal 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 or a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Temporary Use Permit TUP00106 legally described Lot A, Section 22, Township 20 Osoyoos Division Yale District Plan KAP84477 Except Plan EPP7410 is approved allowing a state-of-art, temperature-controlled, self-storage facility in the basement of Lakewood Mall, subject to the following conditions:

- a) Development and business operations shall be conducted in compliance with the provisions of the District's various bylaws including Nuisance Bylaw 857, 2013, Business Licensing Bylaw 1000, 2017, Signage Regulation Bylaw 501, 2004, and Zoning Bylaw 561, 2007 except as explicitly varied or supplemented by the terms of this permit. subsequent permits, amendments(s) and/or development variance permits;
- b) The Basement Self-Storage facility is restricted to the area shown on Schedule 'A' attached to and forming part of this Permit;
- c) Prior to commencing the storage facility the owner must receive all necessary permits from the District (i.e. Development Permit(s), Building Permit(s), etc).

- d) No flammable, toxic or hazardous materials shall be transported to or stored on the subject property or within this or any other residential area at any time.
- e) Signage shall be governed by the District of Lake Country Signage Regulation Bylaw 501, 2004 (as amended).
- f) Failure to adhere to the conditions contained within this permit can result in the termination of the permit;
- g) This permit, issued as per Section 497 of the *Local Government Act* is valid for a three (3) year period and, upon application and subsequent approval by Council, may be extended only for one additional period up to 3 years at the discretion of Council.
- h) At the end of the term of this permit all uses on this property must revert back to uses permitted under the zoning bylaw of the day.

2. DEVELOPMENT

The land described herein shall be developed 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 permit is not transferrable unless specifically permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

THIS IS NOT A BUILDING PERMIT

3. APPROVALS

Authorizing resolutions passed by the Council on the **1st day of April, 2025.**

Issued by the Corporate Officer of the District of Lake Country this _____ day of April, 2025.

4. EXPIRY

Temporary Permit TUP00106 expires on the 1st day of April, 2028.

Corporate Officer, Reyna Seabrook

DISTRIBUTION & REVISIONS

NO.	DATE
1	MAR 21, 2024
ISSUED FOR REVIEW	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE



WALL LEGEND

- REMOVE EXISTING
- EXISTING WALLS TO REMAIN
- NEW INTERIOR NON-LOAD BEARING WALLS TO U/S OF NEW SUSPENDED CEILING AT 10' A.F.F. 3-5/8" METAL STUDS AT 16" O.C. EXPANDED LATH SCREWED TO STUDS ON EACH SIDE C.W. 5/8" TYPE X GYP/ BOARD EACH SIDE OR 6" CONCRETE BLOCK EPOXY PAINT FINISH

EXISTING FLOOR-CEILING

STRAP EXISTING O.W.S.J WITH HAT TRACK AT 24" O.C. APPLY 2 LAYERS OF TYPE X 5/8" GYP. BRD EPOXY PAINT FINISH

DOORS

ALL DOORS TO BE 3070 METAL WITH A F.R.R. OF 1 HR SET IN PRESSED STEEL FRAMES C.W. SEP CLOSING DEVICES AND LOCKSET ALTERNATE TO DOUBLE DOORS ROLL-UP TYPE DOORS SET IN STEEL FRAMES

NOTE

CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND MEASUREMENT BEFORE PROCEEDING WITH ANY WORK

SELF STORAGE NET AREAS

53x4	=	212
65x8	=	520
107x4	=	428
118x4	=	472
118x4	=	472
119x1	=	119
125x1	=	125
167x9	=	1503
176x4	=	704
260x1	=	260
287x8	=	2296
352x6	=	2112
417x4	=	1668
510x1	=	510
560x2	=	1120
718x1	=	718
TOTAL		12,767 S.F. = 1186.054 S.M.

BASEMENT FLOOR PLAN
 SCALE 1/8"=1'-0"
 G.F.A. 18,661 S.F. = 1733.606 S.M.

PROJECT NAME
LAKWOOD MALLSHOPPING CENTRE
BASEMENT - SELF-STORAGE FACILITIES
 11852 HWY 97
 LAKE COUNTRY B.C. B.C.

SHEET TITLE
BASEMENT FLOOR PLAN

SHEET INFO
 DATE CREATED: MAR 21, 2024
 DRAWN BY: J.R.L.
 CHECKED BY: -
 SCALE: 1/8"=1'-0"

PROJECT NO. 1185
 D R A W I N G N O .

A1
 REVISION NO.