



REGIONAL DISTRICT OF CENTRAL KOOTENAY
DEVELOPMENT PERMIT
DP1701J (Aurora Management Inc.)

Date: March 16th, 2017

Issued pursuant to Section 490 and 491 of the *Local Government Act*

1. This Development Permit is issued to Aurora Management Incorporated of Calgary, Alberta, as the registered owner (hereinafter called the 'Permittee') and shall only apply to those lands within the Regional District of Central Kootenay, in the Province of British Columbia legally described as Lot 1 District Lot 237 Kootenay Land District Plan EPP20865 (PID 029-277-965) as shown on the attached Schedules 1 and 2, forming part of this Permit, referred to hereafter as the 'said lands'.
2. This Development Permit is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay applicable thereto, except as specifically varied or supplemented by this Permit.
3. This Development Permit shall not have the effect of varying the use or density of land as specified in the applicable Zoning Bylaw of the Regional District of Central Kootenay, nor a Floodplain Specification under Section 524 of the *Local Government Act*.
4. The said lands have been designated 'Industrial' and are located within a Development Permit Area pursuant to the *Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996* as amended.
5. The Permittee has applied to the Regional District of Central Kootenay to establish a mini-storage and recreational vehicle storage facility and to use land and buildings situated on the said lands for this purpose. Pursuant to this Development Permit and subject to the terms and conditions herein contained, as well as all other applicable Regional District Bylaws, the Regional District of Central Kootenay hereby authorizes the use of the said lands for this purpose.
6. The Permittee is required to obtain approval in writing from the Regional District of Central Kootenay prior to the construction any new buildings, external additions to existing buildings or for any deviation from the development authorized under Section 6 of this Development Permit. Furthermore, the Permittee is hereby advised of the following requirements:
 - 6.1 The Regional District of Central Kootenay Building Department requires that the Permittee obtain a demolition permit and/or building permit prior to the removal of any existing buildings and structures, the renovation, expansion or alteration of any existing building and the construction of any new building.
 - 6.2 Unless otherwise stated all buildings and structures shall comply with the site coverage, height of building and building setback requirements of the 'Light Industrial' zone of *Regional District of Central Kootenay Zoning Bylaw 1675, 2004* as amended.

- 6.3 In accordance with Resolution 203/17 of the Board of Directors of the Regional District of Central Kootenay as carried on March 16th, 2017, the Permittee is granted variances from the *Regional District of Central Kootenay Zoning Bylaw 1675, 2004* to the extent specified in Section 6.3.1 below:
- 6.3.1 Section 611.13 of Zoning Bylaw No. 1675, 2004 is varied to allow for gravel surfacing and utilization of dust control (i.e. calcium chloride) as an alternative to the requirements of asphalt or concrete pavement of an industrial zone.
- 6.4 So as to form a continuous landscape buffer, the Permittee shall be required to maintain landscaping along the western property boundary adjacent to the Columbia River and along the northern boundary adjacent to Robson Access Road. In addition, the site will be hydro-seeding to meet the 50% landscaping requirement of *RDCK Zoning Bylaw No. 1675, 2004*.
- 6.5 Fencing and landscape screening shall be installed according to Sections 622.5 of *RDCK Zoning Bylaw No. 1675, 2004* and as per landscaping plans included in 'Schedule 2' of this permit along the frontage of Old Mill Road and the northern property line adjacent to Robson Access Road where existing vegetation is sparse. Opaque fencing may be used as an alternative means of screening as determined by the applicant.
- 6.6 All landscape planting shall be installed and inspected by Regional District of Central Kootenay staff prior to the Permittee obtaining an Occupancy Permit. Furthermore, subject to Section 7, the Permittee shall be required to provide a Letter of Credit in the amount of \$XXXX to allow the Regional District to complete the required landscaping if necessary.
- 6.7 The Permittee will be required to obtain a 'Commercial Access Permit' from the Ministry of Transportation and Infrastructure prior to development of the said lands.
- 6.8 The Permittee will ensure that signage associated with the development meets Ministry of Transportation and Infrastructure specifications and not cause undue hazard to the travelling public.
- 6.9 A building permit shall be required prior to any construction involving land in this location at which time the Permittee shall be required to address sewage disposal issues to the satisfaction of the Interior Health Authority and Regional District of Central Kootenay Senior Building Official.
7. As a condition of the issuance of this Permit, the Regional District shall hold an irrevocable Letter of Credit submitted by the Permittee in the amount of \$XXXX to ensure the landscaping requirements as set forth in Section 6 are completed and in accordance with the following provisions:
- 7.1 A condition of the posting of the Letter of Credit is that should the Permittee fail to carry out the works and services as herein above stated, according to terms and conditions of this permit within the time provided, the Regional District may use the Letter of Credit to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the

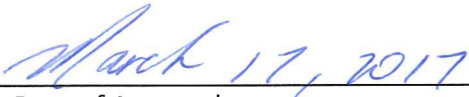
- Permittee. If the amount of funds is insufficient to cover the actual cost of completing the works, then the Permittee shall pay such deficiency to the Regional District immediately upon receipt of the Regional District's bill for same.
- 7.2 The Permittee shall complete the landscaping works required by this Permit prior to March 16th, 2019 and prior to issuance of occupancy of the proposed storage units. Within this time period the required landscaping must be inspected and approved by the Regional District.
 - 7.3 If the landscaping is not approved within this time period, the Regional District has the option of continuing to renew the Letter of Credit until the required landscaping is completed or has the option of drawing from the Letter of Credit to complete the required landscaping. In this event, the Regional District or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the Letter of Credit was submitted.
 - 7.4 If the landscaping is approved within this time period without the Regional District having to draw the on the Letter of Credit, 90% of the original amount of the Letter of Credit shall be returned to the Permittee.
 - 7.5 A hold back of 10% of the original amount of the Letter of Credit shall be retained until a final inspection is undertaken within 12 months of the date of the original inspection and approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% hold back will be returned to the Permittee. If after the final inspection, approval of the landscaping is not given, the Regional District has the option of continuing to renew the Letter of Credit until the required landscaping is approved or has the option of drawing on the Letter of Credit the funds to complete the required landscaping. In this event, the Regional District or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the Letter of Credit was submitted.
8. The said lands shall be developed strictly in accordance with the terms and conditions of this Development Permit and the requirements of all applicable Regional District Bylaws as well as any plans and specifications which may, from time to time, be attached to this Permit shall form a part thereof.
 9. In accordance with the Local Government Act, if the development authorized by this Development Permit is not commenced within two years of the date of this Permit, this Permit shall lapse.
 10. In accordance with the Local Government Act, 'Notice' shall be filed in the Land Title Office that the said lands are subject to this Development Permit.
 11. The terms of this Development Permit including subsequent amendments, are binding on all persons who acquire an interest in the said lands associated with this Permit.
 12. It is understood and agreed that the Regional District has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the Permittee other than those in this Development Permit. It is solely the

responsibility of the Permittee to ensure that the requirements of all other applicable government agencies are satisfied.

13. This Development Permit does not constitute a building permit.
14. This Development Permit shall come into force and effect 14 days after the date of issuance unless a Waiver of Appeal is received from the Permittee at which time the Development Permit shall be deemed to be issued upon receipt of the Waiver of Appeal. OR If a Notice of Appeal is received the Development Permit shall be suspended until such time as the Board of the Regional District of Central Kootenay has decided the Appeal.



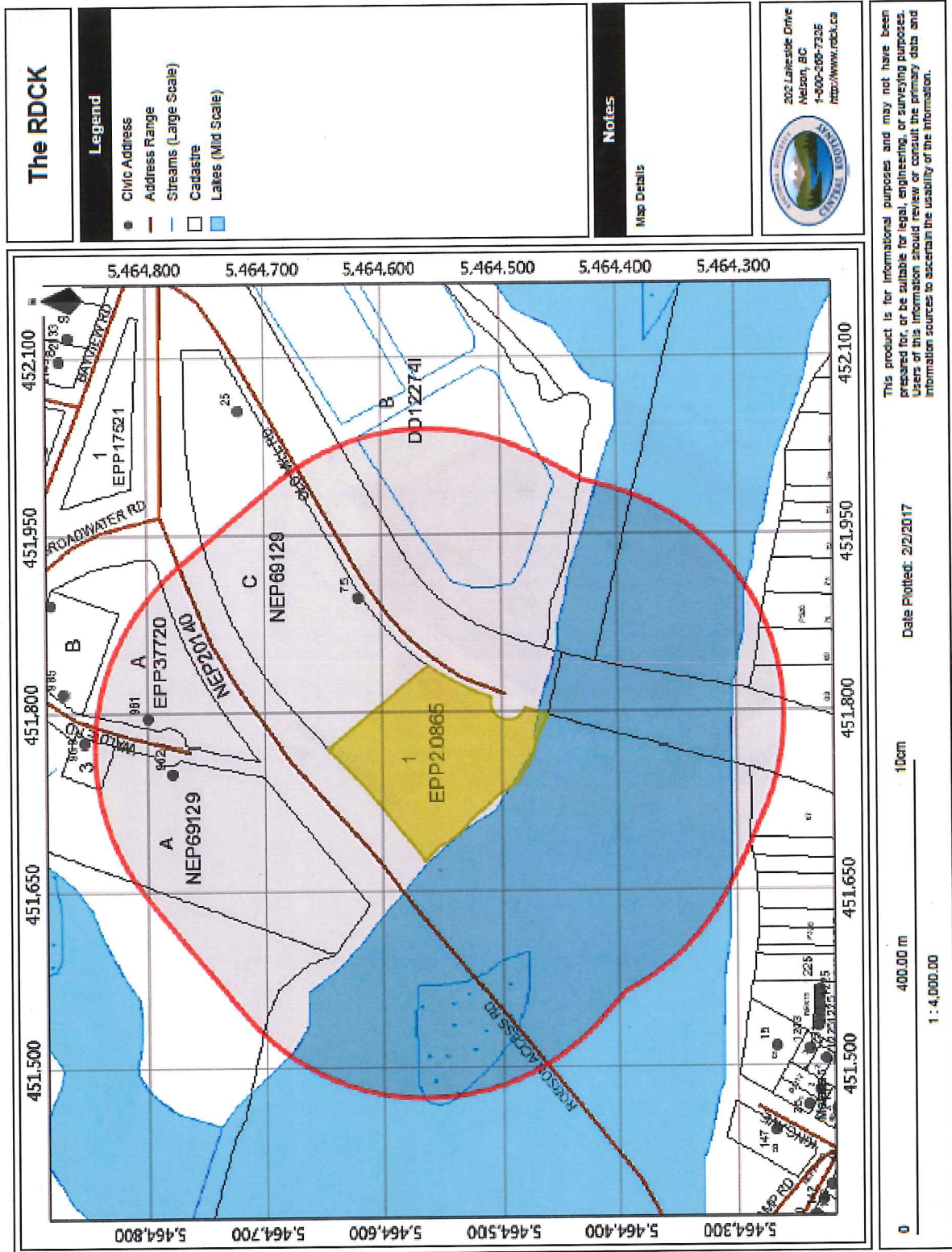
Sangita Sudan, General Manager of Development Services



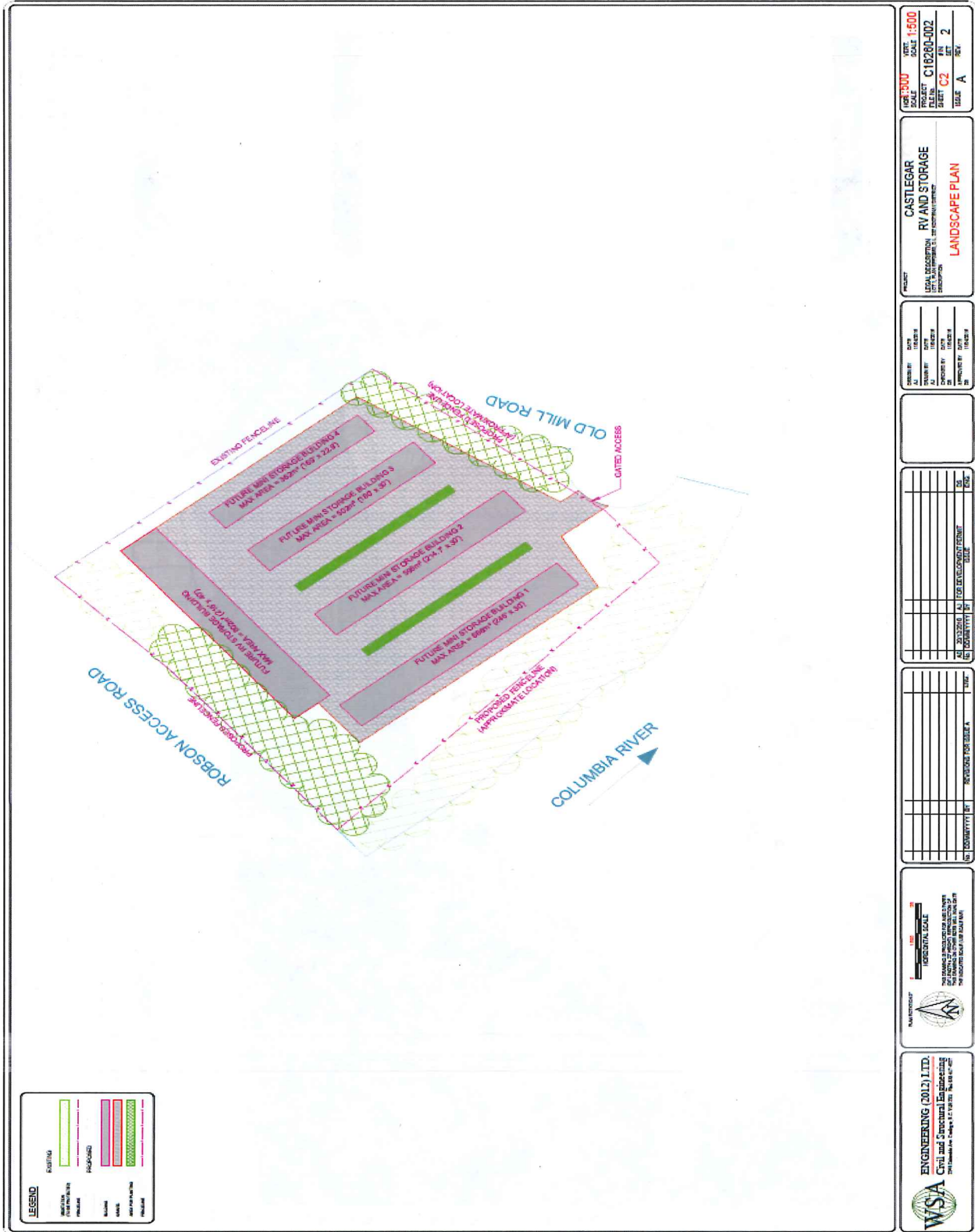
Date of Approval

Date of Issuance

Schedule 1: Subject Property



Schedule 2: Site Proposal



PROJECT: CASTLEGAR RV AND STORAGE
 LEGAL DESCRIPTION: 1/2 OF SECTION 11, T.10N, R.10W, S.10N
 SHEET: C18280-002
 SHEET # IN SET: 2
 TABLE: A

DATE: 11/11/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]

NO.	REVISION	DATE

NO.	REVISION	DATE

NO.	REVISION	DATE

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