



REGIONAL DISTRICT OF CENTRAL KOOTENAY
DEVELOPMENT PERMIT
DP1706F (CAN FILTERS LTD.)

Date: October 19th, 2017

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

1. This Development Permit is issued to Can Filters Ltd. of 2719 Lower Six Mile Road, Rural Nelson 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 787 Kootenay Land District Plan EPP20302 (PID 028-872-673) 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 an Industrial Development Permit Area pursuant to Electoral Area F Official Community Plan Bylaw No. 2214, 2011 as amended.
5. The Permittee has applied to the Regional District of Central Kootenay to expand their 'light manufacturing' business which involves the manufacturing and distribution of filters, fans, and related accessories. Light manufacturing is a permitted use under the M1 zone of Regional District of Central Kootenay Zoning Bylaw 1675, 2004. The development proposal involves the construction of an open storage building (3500 square feet), warehouse (8116 square feet), and 2 storey office block (3694 square feet per floor). The applicant is proposing to replace an existing warehouse building triggering a revised permit and variance to approved and issued DP1204F 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 'light manufacturing' as defined by the zoning bylaw and in particular includes authorization of those items approved under DP1204F and the use of the said lands for the intended 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 6.0 of this Development Permit and Development Permit DP1204F as issued. 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 (M1) zone under RDCK Zoning Bylaw No. 1675 as amended except as noted by Development Variance Permit 4260-20-D1204F-03544.002 dated June 3, 2013 which has the effect of varying parking spaces, site coverage, and setbacks as issued.
 - 6.3 In accordance with Resolution XXX/17 of the Board of Directors of the Regional District of Central Kootenay, Section 605(5) of RDCK Zoning Bylaw No. 1675 is further varied by reducing the required setback for lands adjacent to Lower Six Mile Road from the permitted 4.5 metre setback from the front lot line to 1.5 metres subject to approval by the Ministry of Transportation and Infrastructure.
 - 6.4 So as to form a continuous landscape buffer, the Permittee shall be required to install new landscaping consisting of fencing, trees and/or shrubs to supplement the existing landscaping in accordance with the landscape plan (Schedule 3) of DP1204F and cost estimate prepared by All Terrain Landscaping, dated April 24, 2013. Furthermore, subject to Section 7, the Permittee shall be required to maintain a Letter of Credit to allow the Regional District to complete the required landscape buffer if necessary.
7. As a condition of the issuance of this permit, the Regional District shall maintain an irrevocable Letter of Credit already submitted by the Permittee in the amount of \$12, 910 (the full amount of the landscaping cost estimate) to ensure the landscaping requirements as set forth in Section 6 and as required under DP1204F 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 issuance of a Building Permit or October 2018, whichever comes first. 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 previously issued Development Permit DP1204F 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.



Karen Hamling, Chair of the RDCK Board

OCTOBER 19TH, 2017 under RDCK Board

Resolution 641/17

Date of Approval and Issuance

Schedule 1: Subject Property



The Regional District of Central Kootenay
 Box 590, 202 Lakeside Drive, Nelson British Columbia V1L 5R4
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 www.rdck.bc.ca E-Mail: Info@rdck.bc.ca

25-Sep-2017

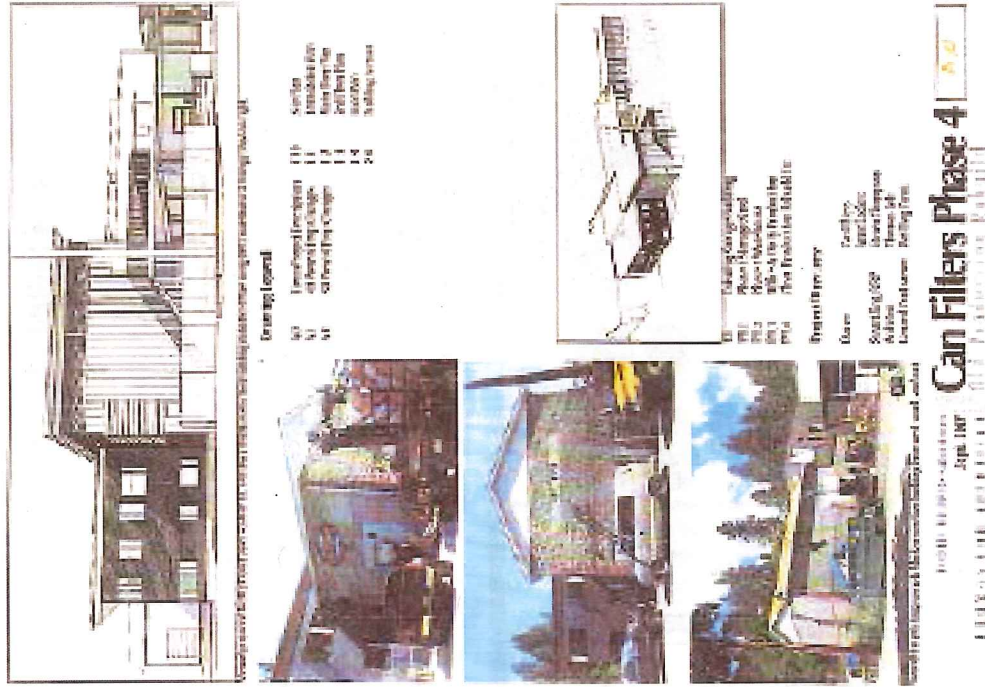
Property Information Report		
Folio Number:	707.03544.050	EA: F
Site Address:	2719 LOWER SIX MILE RD	
PID:	028-872-673	Parcel area: 1.312 ACRES
Legal Description:	LOT 1 PLAN EPP20302 DISTRICT LOT 787 KOOTENAY LAND DISTRICT	
Site Address:	2719 LOWER SIX MILE RD	



Land-use Information			
Zoning Designation:	1675-M1		
		NSFEA & Rating:	Duhamel Creek -2 E
General Services Information			
		Fire Department:	NORTH SHORE

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Schedule 2: Site Plan



DEVELOPMENT PERMIT RE-SUBMISSION (AMENDMENT TO ORIGINAL PERMIT)

PROJECT BACKGROUND

Can Filters Ltd. has submitted a development permit application and rezoning (see 2019-0264) for the proposed development. The project involves the construction of a new 20,000 sq. ft. building on a 1.5-acre site. The project has been reviewed and approved by the City of Vancouver. The project has been reviewed and approved by the City of Vancouver. The project has been reviewed and approved by the City of Vancouver. The project has been reviewed and approved by the City of Vancouver.

Proposed changes to the original DP is "Development Permit for the building"

During phase 1 construction, the contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building.

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A covered loading dock is proposed on an area which will have a concrete foundation. The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building.

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Reasons/Justification for request of this "Development Permit for the building"

The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building.

Use Allowed

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Summary

The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building. The contractor should clear the existing concrete building which will be replaced by a new building.

Can Filters Phase 4
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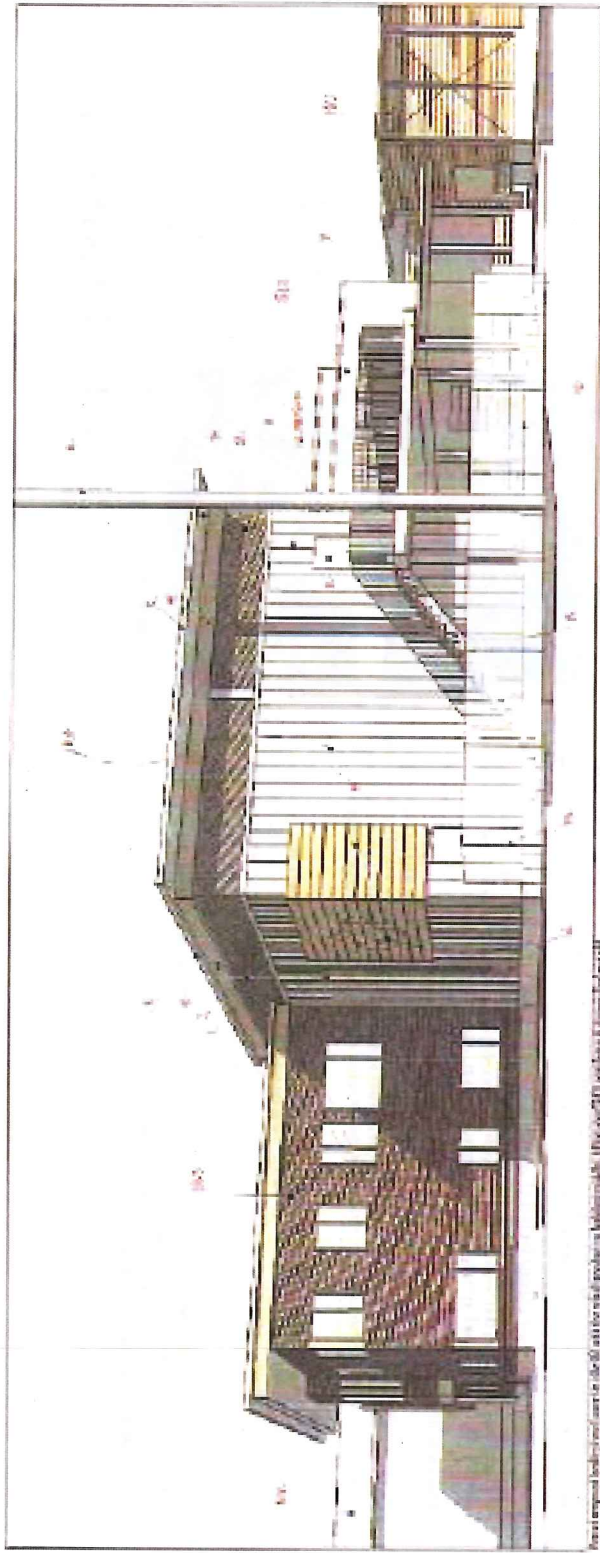


Figure 1: Proposed building facade design on the north elevation (looking south), showing the grid lines and the building facade design.

DESIGN STRATEGY

- The proposed building facade design is the result of a series of design iterations. The design team has worked closely with the client to ensure that the building facade design meets their requirements and expectations. The design team has also conducted a series of consultations with the community to ensure that the building facade design is in line with their expectations and needs.
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MAJOR PHASES OF CONSTRUCTION

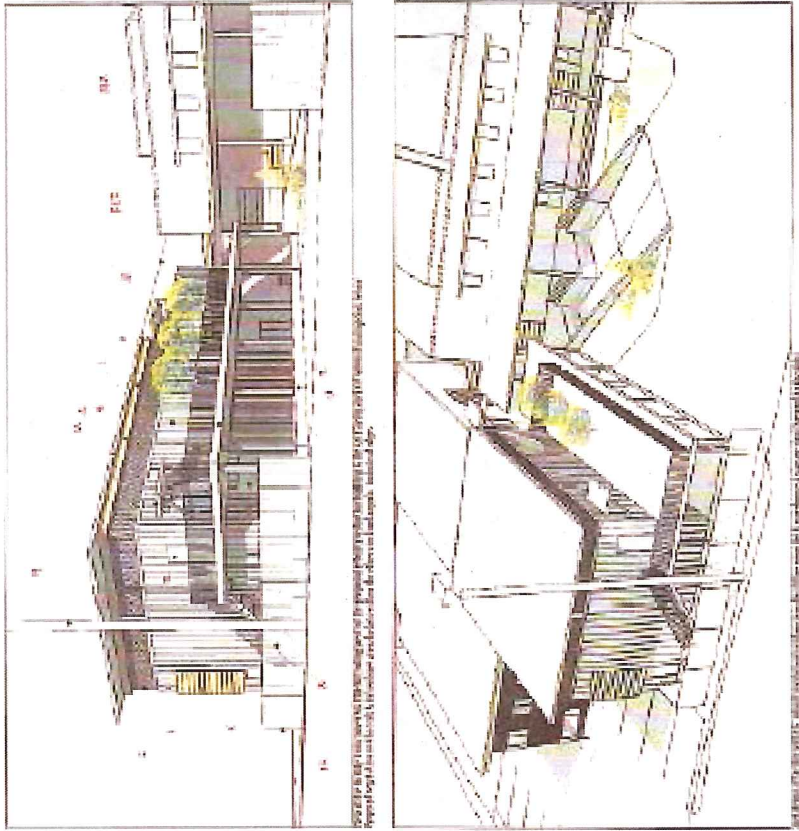
1. Site preparation and foundation work.
2. Foundation and structural steel erection.
3. Installation of exterior wall panels.
4. Installation of roof panels.
5. Installation of interior partitions.
6. Installation of mechanical and electrical systems.
7. Installation of interior finishes.
8. Final inspection and handover.

EXTERIOR FINISHES

- 1. Brickwork on the ground floor.
- 2. Wood slat panels on the upper floors.
- 3. Metal panels on the upper floors.
- 4. Glass panels on the upper floors.
- 5. Concrete panels on the upper floors.
- 6. Metal panels on the upper floors.
- 7. Glass panels on the upper floors.
- 8. Concrete panels on the upper floors.

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Can Filters Phase 4



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Can Filters Phase 4

Schedule 2: Landscape Plan (as per DP1204F)

Schedule 3: Landscape Plan

