



## REGIONAL DISTRICT OF CENTRAL KOOTENAY

# DEVELOPMENT PERMIT

### D2004A (LOCKHART)

Date: August 31, 2020

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

1. This Development Permit is issued to Bruce Lockhart (hereinafter called the "Permittee") on behalf of Mountain Shores Resort and Marina Cooperative Association, Inc. No. CP2039 of 13527 Lakeshore Drive, Boswell, British Columbia, as the registered owner and shall only apply to those lands within the Regional District of Central Kootenay, in the Province of British Columbia legally described as Lot A, DL 197, KD, Plan EPP13791 (PID 029-573-203) as shown on the attached Schedules 1 and 2, forming part of this Permit, referred to hereafter as "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 'Multi-family Residential' and are located within a Development Permit Area pursuant to the Electoral Area 'A' Comprehensive Land use Bylaw No. 2315, 2013 as amended.
5. The Permittee has applied to the Regional District of Central Kootenay to construct a garage addition on a single family dwelling 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 the development of a garage addition.
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 Schedules 2 and 3 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 Multi-family Residential (R6) zone of Regional District of Central Kootenay Electoral Area 'A' Comprehensive Land use Bylaw No. 2315, 2013 as amended.
  - 6.3 In recognition of the increase to impervious cover on the parcel as a result of the development authorized by this Development Permit, the Permittee shall direct all

storm water runoff from the garage addition to landscaped areas on said lands to reduce or, where possible, eliminate runoff into the existing storm water collection system.

- 6.4 Exterior finishings of the garage addition shall be comprised of similar materials as the existing single family dwelling on said lands in order to maintain consistent form and character throughout the entire development.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. This Development Permit does not constitute a building permit.
13. 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.

*s Sudan*

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Sangita Sudan, General Manager of Development Services

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September 10, 2020  
Date of Approval (date of review and approval)

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Date of Issuance (pending receipt of securities)

**Schedule 1: Subject Property**





Schedule 3: Building Plans



