



REGIONAL DISTRICT OF CENTRAL KOOTENAY
DEVELOPMENT PERMIT
DP2002K (HALCYON HEIGHTS ESTATES)

Date: September 15 2020

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

1. This Development Permit is issued to Daniel Wiebe of 1325 Wilson Lake Rd, Nakusp 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 DISTRICT LOT 100 KOOTENAY LAND DISTRICT EXC (1) PCL 1 (SK PL 4614I) & (2) PLS 9709, 17137, 17948, NEP61860, NEP83283 & NEP85242. (PID 008-191-042) 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 'Tourist Commercial' and are located within a Development Permit Area pursuant to the Electoral Area 'K' – The Arrow Lakes Official Community Plan Bylaw No. 2022, 2009 as amended.
5. The Permittee has applied to the Regional District of Central Kootenay to develop a campground, including ground works and landscaping, to provide twenty (20) camp sites, a mixed-use development comprising caretaker's dwelling and two (2) self-contained tourist accommodation units, a garage, and two (2) washroom buildings, 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 a campground comprising twenty (20) campsites, a mixed use building comprising one (1) residential dwelling and two (2) self-contained tourist accommodations, a garage, and two (2) washroom buildings..
6. The Permittee is required to obtain approval in writing from the Regional District of Central Kootenay prior to the construction of any new buildings, external additions to existing buildings or for any deviation from the development authorized under Section 2 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 Tourist Commercial (C3) zone of Regional District of Central Kootenay Zoning Bylaw 1675, 2004 as amended.

- 6.3 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. 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.

ssudan

Sangita Sudan, General Manager of Development Services

September 28, 2020

Date of Approval (date of review and approval)

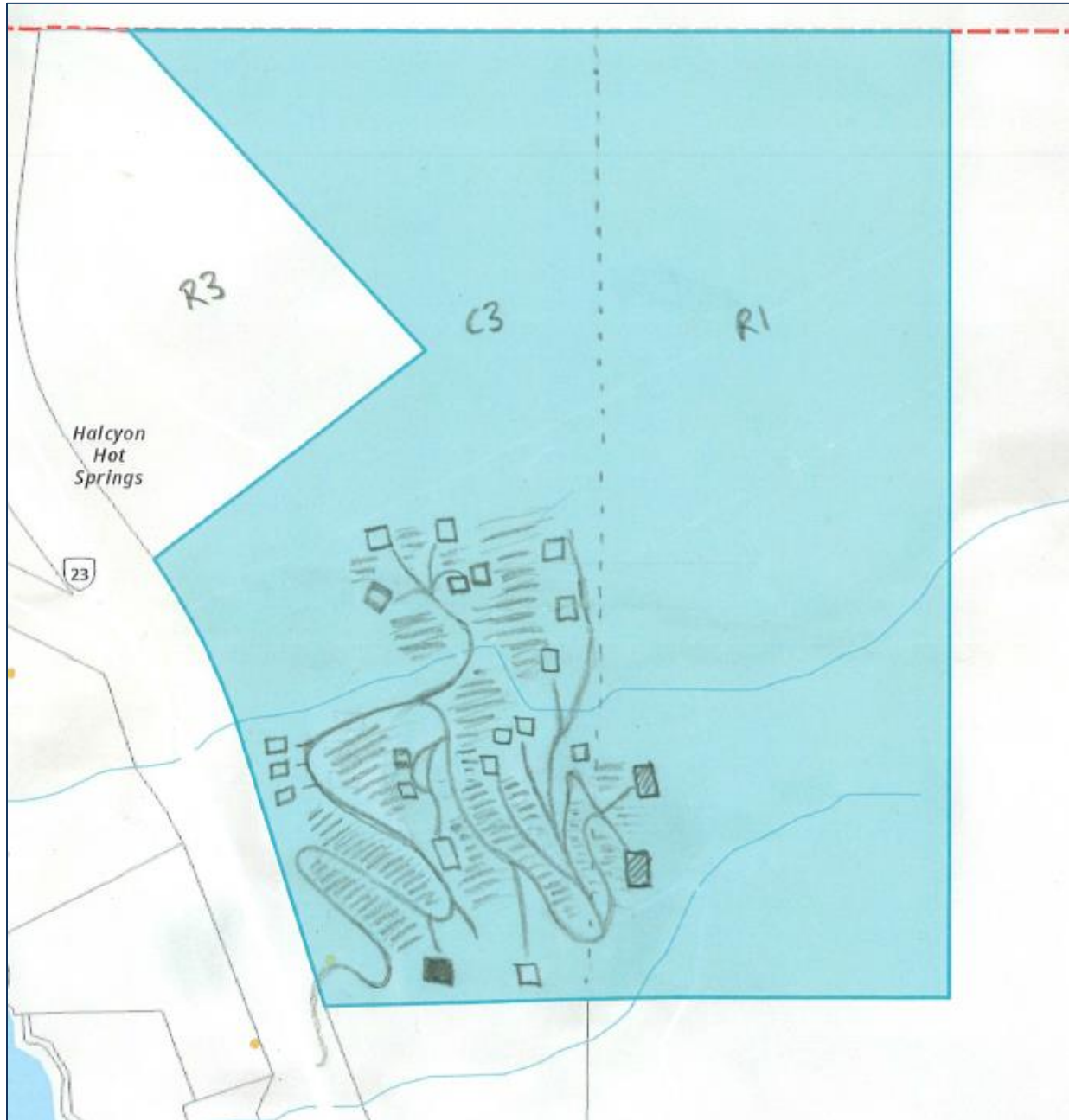
October 2, 2020

Date of Issuance (pending receipt of securities)

Schedule 1: Subject Property



Schedule 2: Site Plan



□ Campsites (x20)

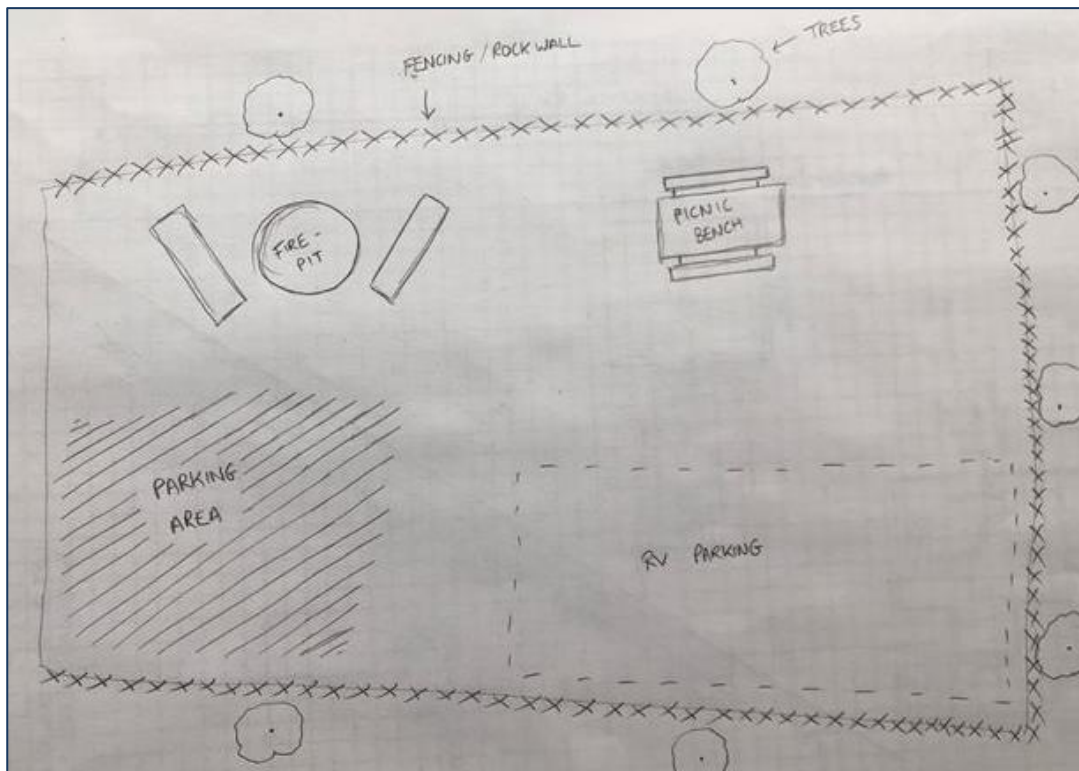
▨ Potential Dwellings sites (outside of DPA)

▨ Banked Areas

■ Mixed Use Building
(comprising 1 residential dwelling and 2 self-contained tourist accommodations)



Campsite Site Plan



Garage Site Plan

