



REGIONAL DISTRICT OF CENTRAL KOOTENAY
DEVELOPMENT PERMIT
DP1911F (Spearhead Timber)

Date: July 17, 2020

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

1. This Development Permit is issued to Spearhead Timber, 596324, B.C. LTD. of 4655 Highway 3A 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 PLAN NEP2449 DISTRICT LOT 790 KOOTENAY LAND DISTRICT PARCEL A, (BEING A CONSOLIDATION OF LOTS 1 AND 2 SEE CA5564282) (PID: 029-966-574) 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 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 industrial’ business which involves the manufacturing and distribution of finished wood (timber frame) products. Manufacturing of finished wood products is a permitted use under the M1 zone of the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004. The proposed development involves the development and construction of a fabrication and assembly shop that will house a CNC machine. The proposed building is 1260 square meters. 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 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. 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 of Regional District of Central Kootenay Zoning Bylaw 1675, 2004 as amended except as

noted by Development Variance Permit 4270-20-2019-V1905F-03618.040 dated September 6, 2019 which has the effect of varying setbacks and parking spaces as issued.

- 6.3 So as to form a continuous landscape buffer, the Permittee shall be required to install new landscape planting consisting of trees and/or shrubs to supplement the existing landscaping in accordance with the landscape plan (Schedule 3) and cost estimate prepared by Spearhead Timber and dated May 19, 2020. Trees and shrubs associated with the supplemental landscape planting shall be a minimum of 1.5m (5 ft) at the time of planting and spaced no more than 1.5m (5 ft) apart. All supplemental landscape planting shall be installed and inspected by Regional District of Central Kootenay staff prior to August 31, 2022. Furthermore, subject to Section 7, the Permittee shall be required to provide a Letter of Credit in the amount of \$25,416.94 to allow the Regional District to complete the required landscape buffer if necessary.
 - 6.4 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 \$25,416.94 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 August 31, 2022. Within this time period the required landscaping must be inspected and approved by the Regional District.
 - 7.3 The Permittee shall provide a report by a Qualified Professional which provides a baseline measurement of noise created by the dust collector to the RDCK by August 31, 2021.
 - 7.4 Pursuant to the Schedule 'D' Section 8 of the Planning Fees and Procedures Bylaw No. 2457, 2015 a condition of release of the security bond will be noise reduction of the dust collector by 50% of the baseline level provided in Section 7.3 of this permit by August 31, 2022.
 - 7.5 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.

- 7.6 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.
- 7.7 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.

S Sangita

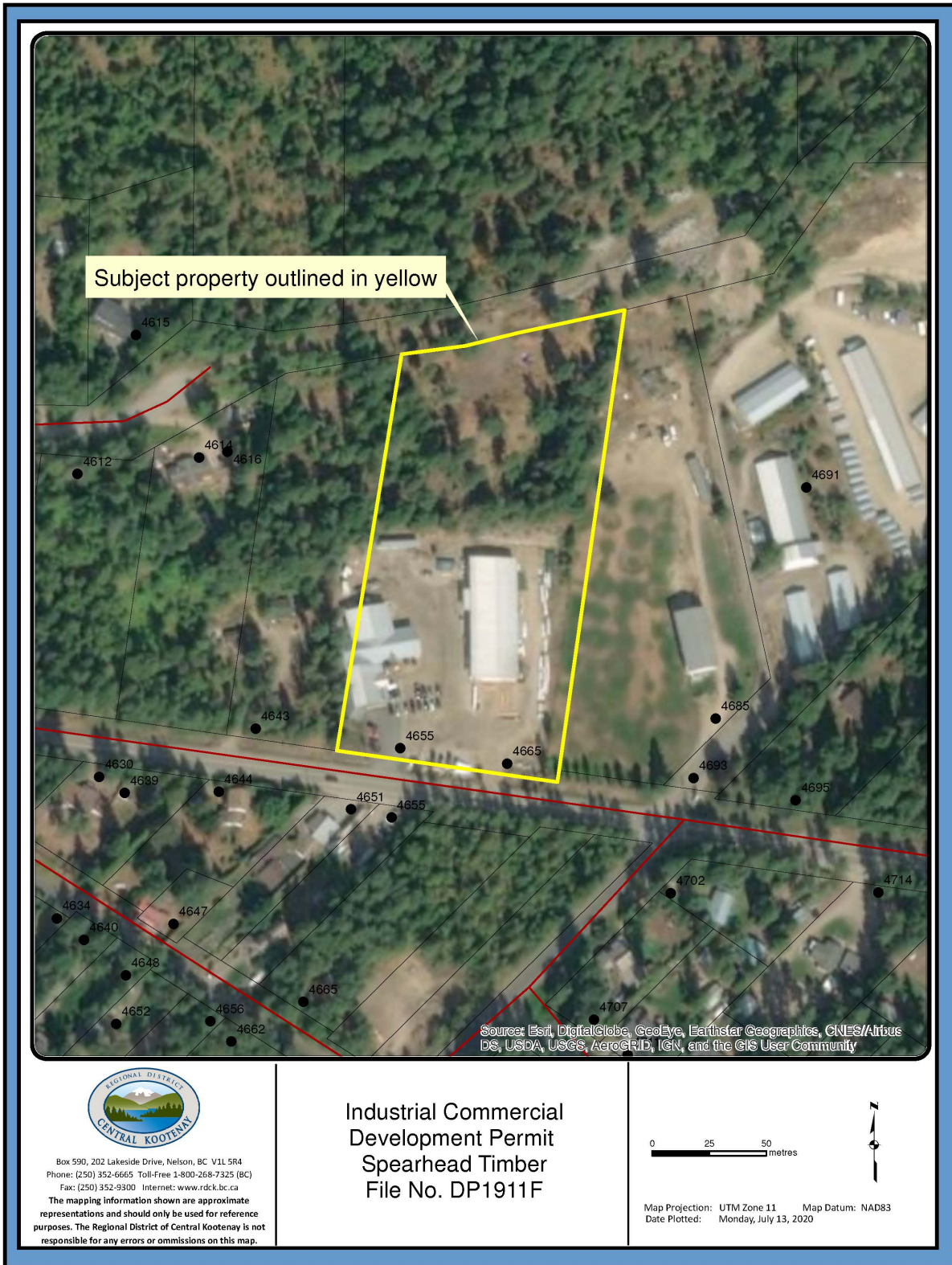
Sangita Sudan, General Manager of Development Services

July 17, 2020

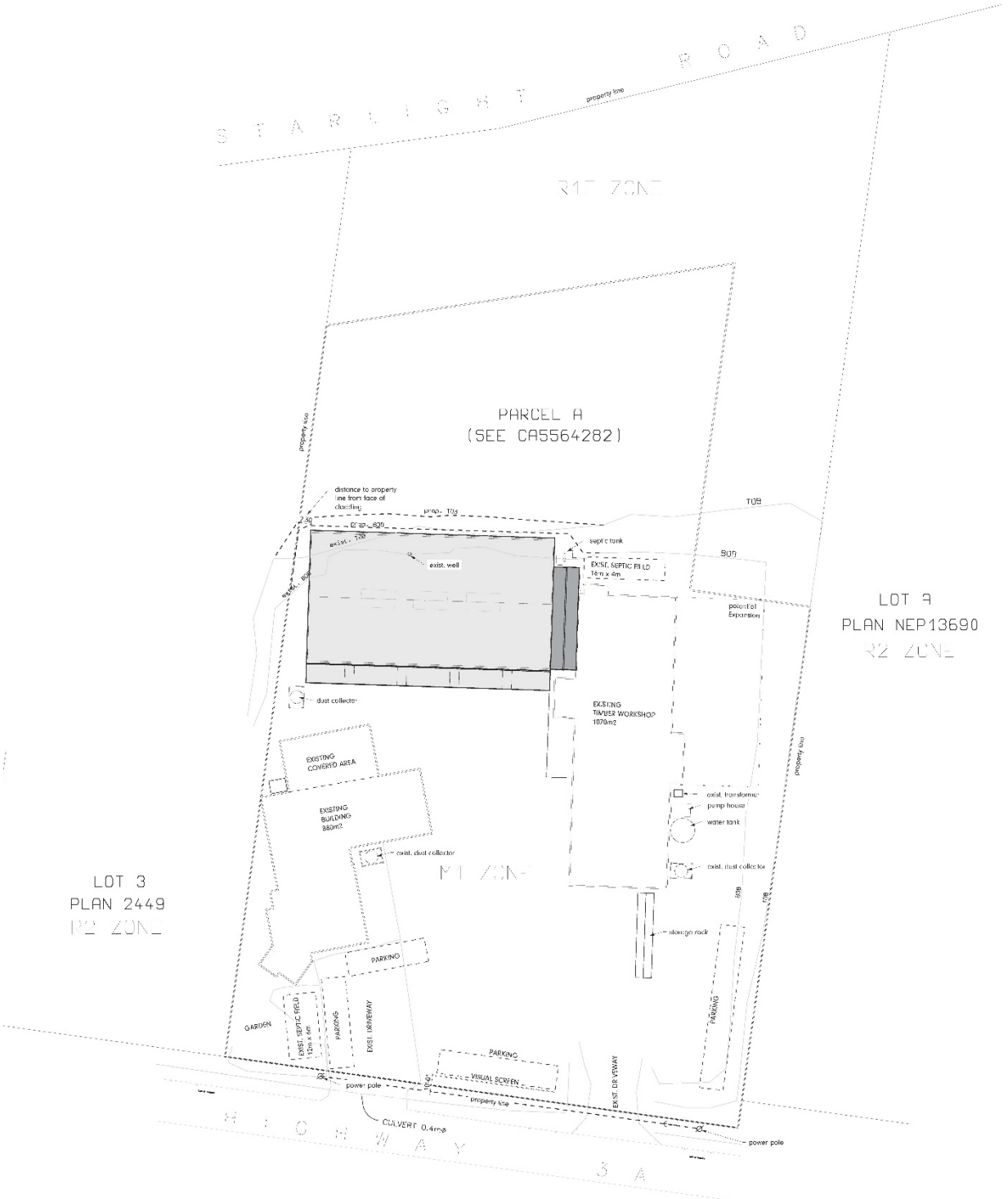
Date of Approval (date of review and approval)

Date of Issuance (pending receipt of securities)

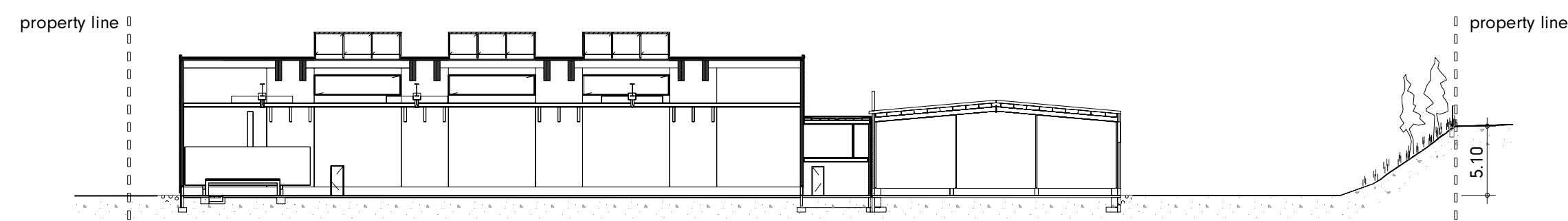
Schedule 1: Subject Property



Schedule 2: Site Plan



Schedule 3: Landscape Plan



SECTION



1 GARDEN AREA @ HWY



EAST BANK



2 SOUTH-EAST CORNER @ HWY



4 NORTH SLOPE

LANDSCAPE PLAN DESCRIPTION

Existing Landscapes

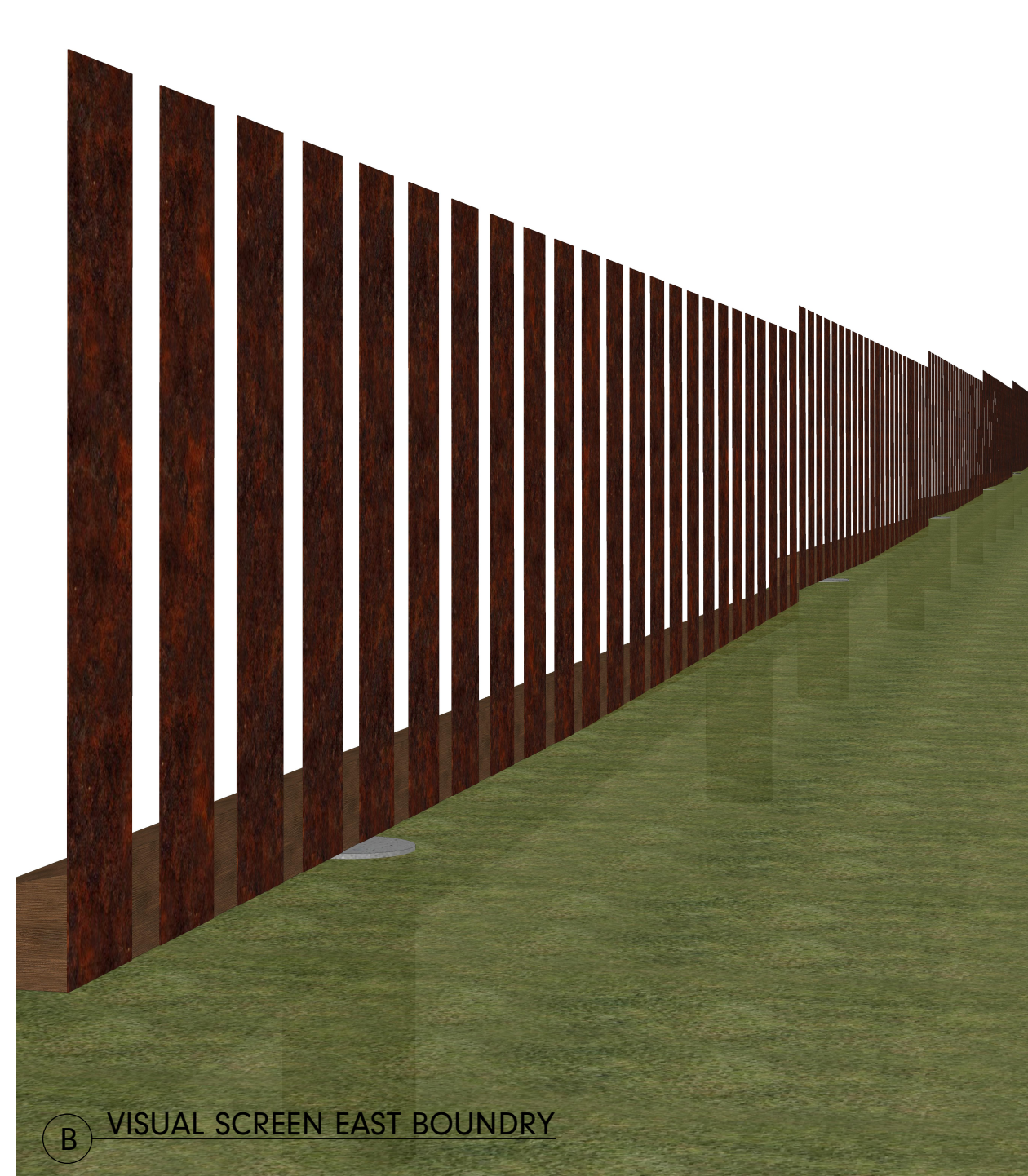
- 1) Fully finished/maintained landscape of trees, shrubs and lawn with irrigation
- 2) Rock wall with native trees and shrubs
- 3) Rock wall with native trees and shrubs which transitions to native forest
- 4) Native forest and rock cliffs
- 5) Screened lunch area.

Proposed Landscape Additions

- A) South Boundary - visual screen with Spearhead logos at both ends - size length:72' height:16' - the design intent is to use metal sheets which will oxidize over time to match surrounding natural colors.
- B) East Boundary - steel plate fins 12" x 5' height mounted to Glulam beams to create a visual screen. Screen assemblies are stepping in elevation to match the terrain slope. The fins are 12" wide with a spacing of 6". Total screen length is 180'
- C) - the design intent is to use metal sheets which will oxidize over time to match surrounding natural colors. West Boundary - green giant cedar trees (15), 1.5 to 2.0 meters tall, transitioning to native forest to the North and screened lunch area to the South. Max. spacing 1.5 meters



A VISUAL SCREEN HWY



B VISUAL SCREEN EAST BOUNDRY

