

## DEVELOPMENT PERMIT NO. 830-261

OWNERS: Kotterkey Enterprises Ltd. Ltd.  
PO Box 24062  
Scotch Creek, BC,  
VOE 3L0

1. This Industrial Development Permit (*Scotch Creek*) is issued subject to compliance with all the Bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies only to the lands described below:  
  
Lot F, Section 33, Township 22, Range 11, West of the 6<sup>th</sup> Meridian, Kamloops Division, Yale District, Plan KAP72803  
PID: 025-598-457,  
  
which property is more particularly shown outlined in bold on the Location Maps attached hereto as Schedule A (Location).
3. This Permit is issued pursuant to Section 13.8 of the "Electoral Area F Official Community Plan Bylaw No. 830, as amended," for the construction of a 12'x52' modular office building, a 25'x50' steel maintenance building, and a 50'x50' concrete block containment structure with a fabric roof cover, and other site developments as more particularly shown on the site plan attached hereto as Schedule B (Site Plan).
4. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
5. This Permit is issued based on the plans attached hereto as Schedule C (Acciona – 3797 Kenwood Gate Scotch Creek Form and Character Overview), and which also form conditions to the issuance of this permit, which satisfies the requirements of Industrial Development Permit Area (*Scotch Creek*) as set out in Section 13.8 of the Electoral Area F Official Community Plan Bylaw No. 830.
6. It is understood and agreed that the Regional District has made no representation, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developers other than those in the permit.
7. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

8. This Permit is NOT a building permit.

AUTHORIZED AND ISSUED BY the Columbia Shuswap Regional District Board on the    day of,  
2019.

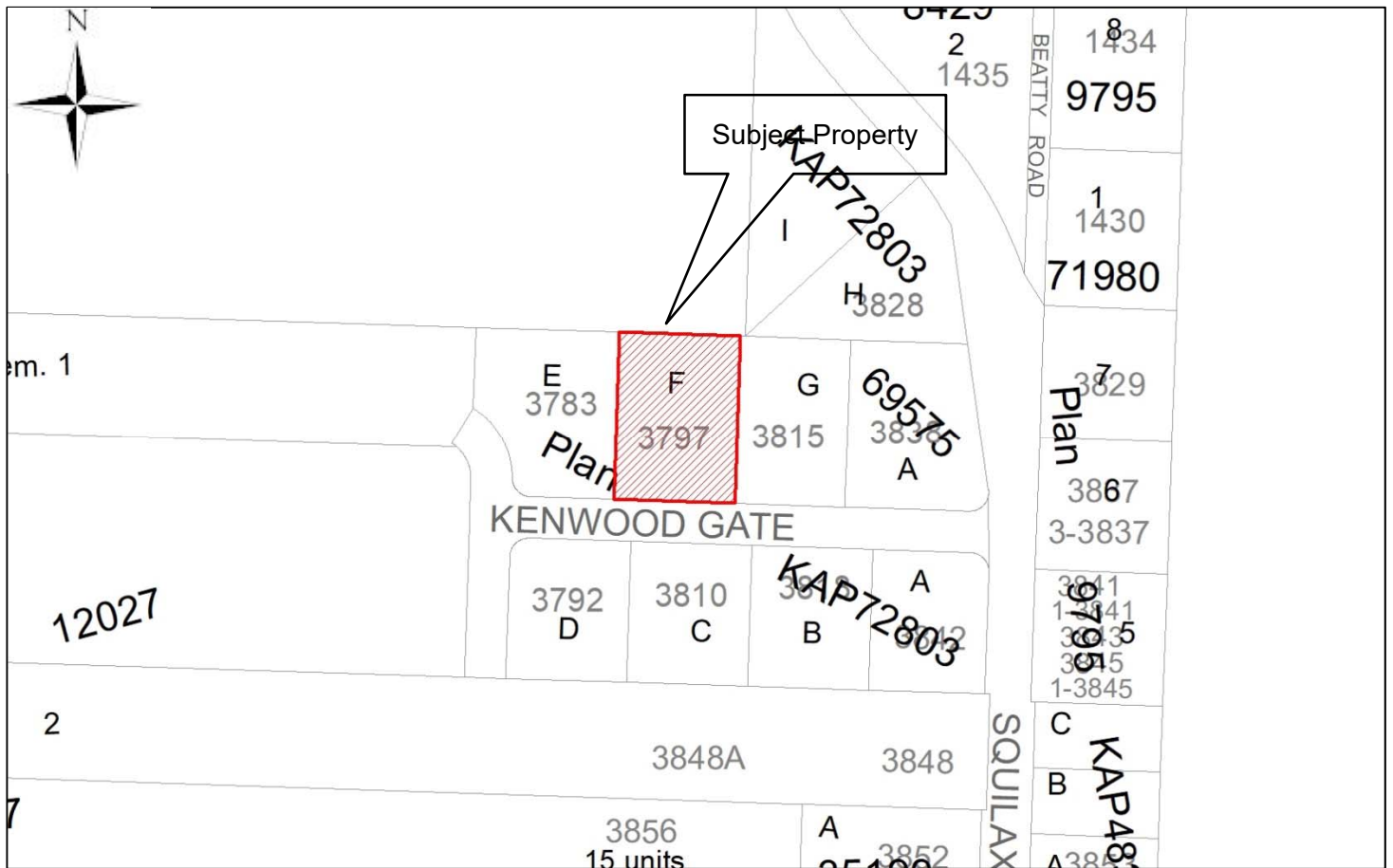
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Corporate Officer

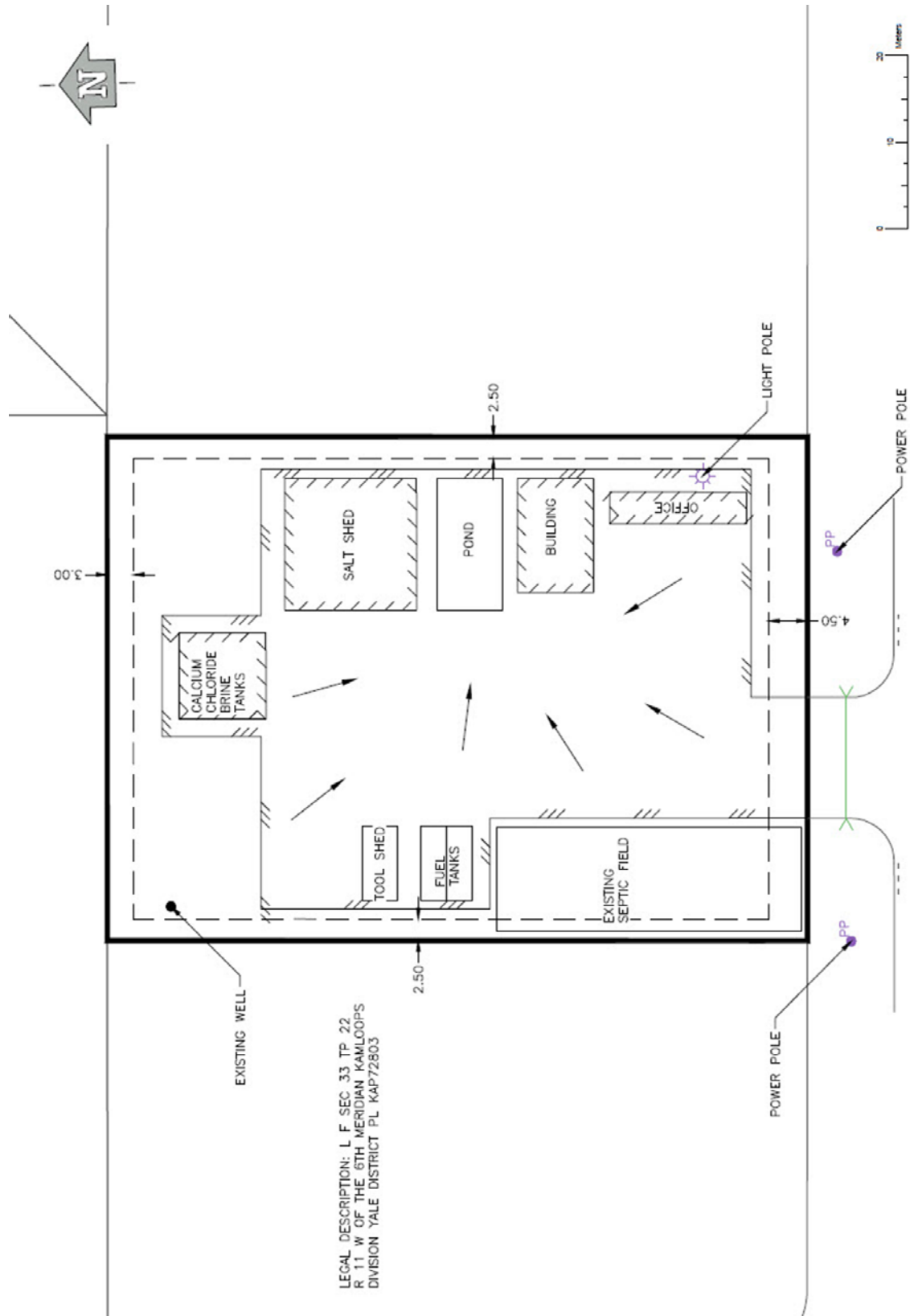
PLEASE NOTE:

- 1) Pursuant to Section 504(1) of the *Local Government Act*, if the development of the subject property authorized by this permit is not substantially commenced within two years after the issuance of this permit, the permit automatically lapses.

Schedule A DP 830-261  
Location



# Schedule B DP 830-261 Site Plan



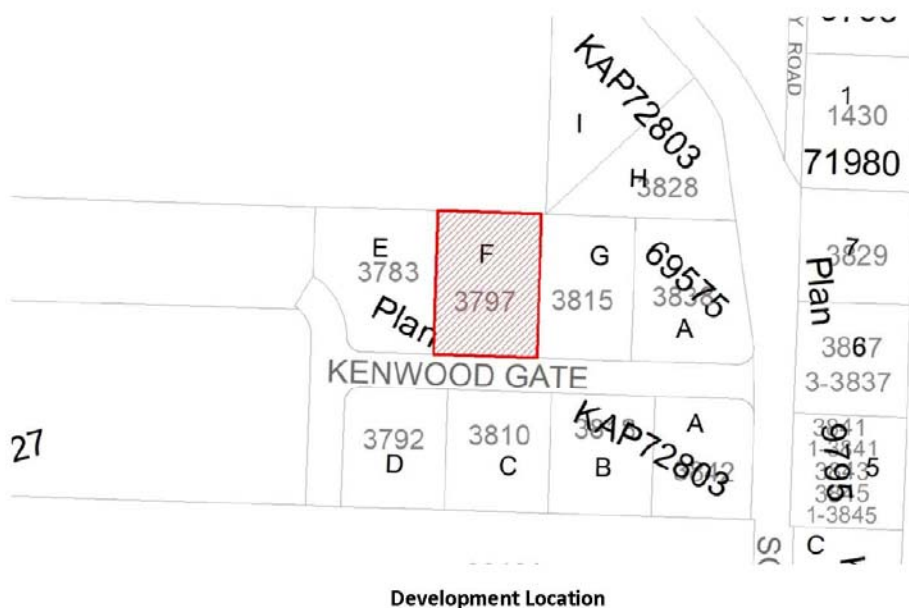
Schedule C DP 830-261  
Acciona – 3797 Kenwood Gate Scotch Creek Form and Character Overview

## Acciona - 3797 Kenwood Gate Scotch Creek Form and Character Overview

Proposed development at 3797 Kenwood Gate Scotch Creek

Prepared by: John Murray - Acciona Infrastructure Canada Ltd [jmurray@acciona.ca](mailto:jmurray@acciona.ca) 250 878 1903

Date: February 22, 2019



Form and Character Guidelines provided to Acciona. – Bylaw No. 830

### 13.8.2 Guidelines

- (a) Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use.
- (b) Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back a minimum distance from the street, to avoid the creation of wide barriers.
- (c) Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the

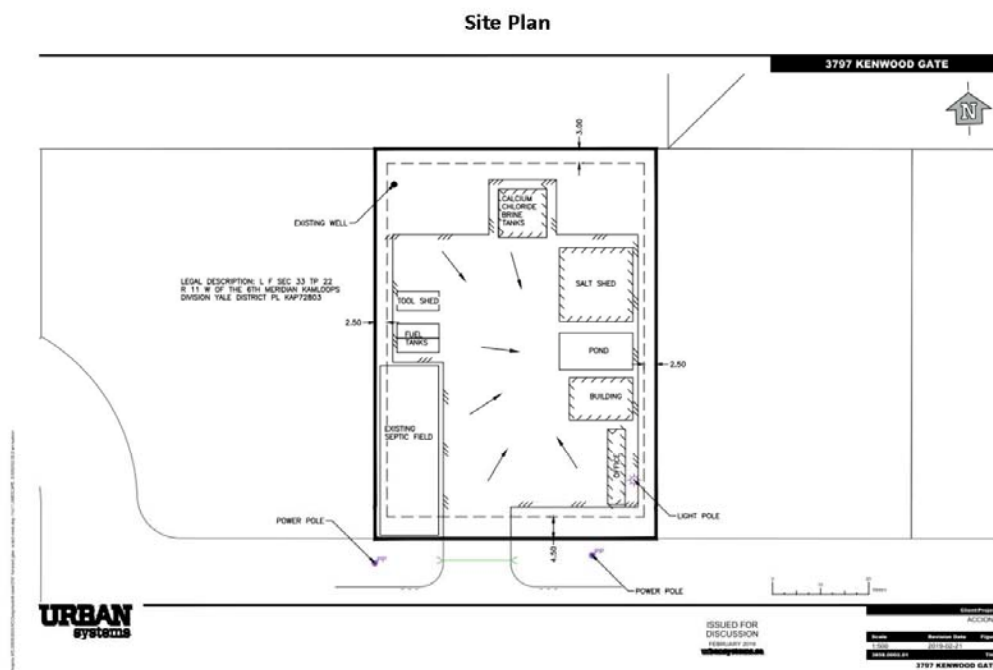
## Acciona - 3797 Kenwood Gate Scotch Creek Form and Character Overview

*parking area and the public street.*

*(d) Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape.*

*(e) Green roofs and other sustainable practices are encouraged.*

## Proposed Development - 3797 Kenwood Gate Scotch Creek



Acciona is taking over responsibility for Highway Maintenance in this area in April, 2019, contracted by BC MOTI to maintain the highway network in this area, 12 months per year. This location is the selected highway maintenance yard location for the Scotch Creek area.

By necessity a highway maintenance facility includes an office for staff, a larger (metal) building for storage and vehicle repair, a sand and salt shed, a brine mixing and storage unit, and fuel storage.

This location was selected because of the following features :

- Located strategically for efficient highway maintenance equipment deployment - snow plows, graders and general maintenance of the highway infrastructure.
- An existing fenced and graded yard.
- An existing septic field with earlier engineers' approval, for five mobile homes. Existing capacity of the field is well in excess of the requirements for the few maintenance workers in the

## Acciona - 3797 Kenwood Gate Scotch Creek Form and Character Overview

### Building Appearance

As noted earlier, the nature of a typical highway maintenance yards is that buildings are utilitarian, lacking green roofs, appealing street appearance, shared parking and significant signage. Sites are fenced for security and safety of the public. The following are examples of buildings similar in form to those planned for the site. Detailed design plans of the structures planned for the site are not yet available, however, these examples are fully representative of the types of structures planned.



Typical Salt Shed ... Block base and arched fabric structure



Typical metal building of the type planned .. dimensions will vary from this



## Acciona - 3797 Kenwood Gate Scotch Creek

### Form and Character Overview

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## Acciona - 3797 Kenwood Gate Scotch Creek Form and Character Overview



Typical office trailer - similar to this in form



Lined pond – will have secure chain link fence around the perimeter as required for a swimming pool - dimensions will vary from this



Typical double walled fuel tank .. secondary containment provided by asphalt surfacing over the travelled portion of the lot as shown in Site Plan (hatched line)

## Acciona - 3797 Kenwood Gate Scotch Creek Form and Character Overview

### EXISTING CONDITION

The existing lot is fully fenced and has several exiting buildings on site . The site is recently graded . Buildings include a fabric structure which will be removed, and three sea can containers with temporary spanning roofs which will also be moved, most likely offsite to other highway maintenance yards throughout the Okanagan. Any that remain will be placed with required set backs from property line.



Looking south along the eastern fence line toward 3810 Kenwood Gate



Across the lot looking south west from the eastern fence line mid lot



Looking toward the NW corner from the eastern fence line mid lot



Looking north from eastern fence line mid lot