

DEVELOPMENT PERMIT NO. 725-568

OWNERS: 1439519 B.C. LTD. INC NO. BC1439519

650 1190 MELVILLE STREET

VANCOUVER BC

V6E 3W1

- 1. This Village Centre and Secondary Settlement Area Form and Character Development Permit 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 7 SECTIONS 7 AND 8 TOWNSHIP 22 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN EPP63121 (PID: 029-932-211), which property is more particularly shown outlined in bold on the Location Map attached hereto as Schedule A.

- 3. This Permit is issued pursuant to Section 12.5 of the "Electoral Area C Official Community Plan Bylaw No. 725, as amended," for the form and character of multifamily development including 9 fourplex buildings; and is issued based on the Site Plan attached hereto as Schedule B, the Landscape Plans attached hereto as Schedule C and the Building Design Drawings attached hereto as Schedule D.
- 4. Building designs shall be in accordance with the Building Design Drawings attached hereto as Schedule D.
- 5. Landscaping, parking areas and paving shall be in accordance with Schedule C and shall be completed within 30 months of issuance of this permit.
- 6. Commercial garbage bins shall be screened with fencing or landscaping with secure enclosures.
- 7. Lighting shall be placed at intervals throughout the parking areas to improve safety. Lighting standards shall be downward facing to minimize light pollution in the overall neighbourhood.

- 8. Signage may be placed at each entrance to the development and shall be integrated into the landscaping.
- 9. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
- 10. 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.
- 11. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 12. This Permit is NOT a building permit.

AUTHORIZED F	OR ISSUANCE	BY RESOLUTION	of the	Columbia	Shuswap	Regional	District
Board on the _	day of	2025.					
CORPORATE OI	FFICER		_				

PLEASE NOTE:

- 1) Pursuant to Section 504 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.
- 2) This Permit addresses Local Government regulations only. Further permits or authorizations may be required from Provincial and Federal governments. It is the owner's responsibility to call Front Counter BC at 1-877-855-3222 regarding this project.

Schedule ALocation Map



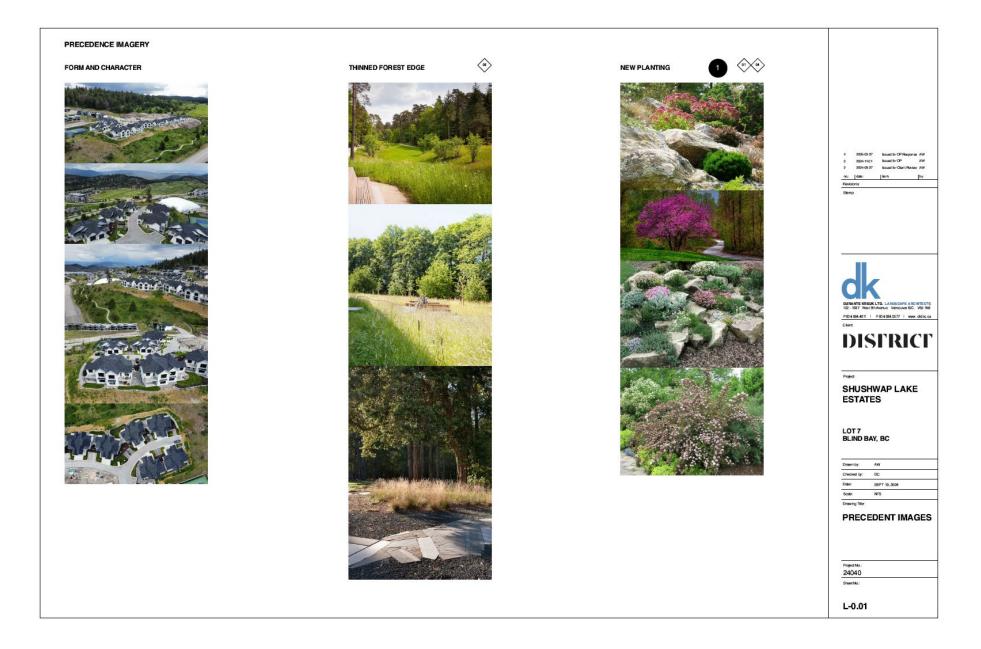
Schedule BSite Plan



Schedule C

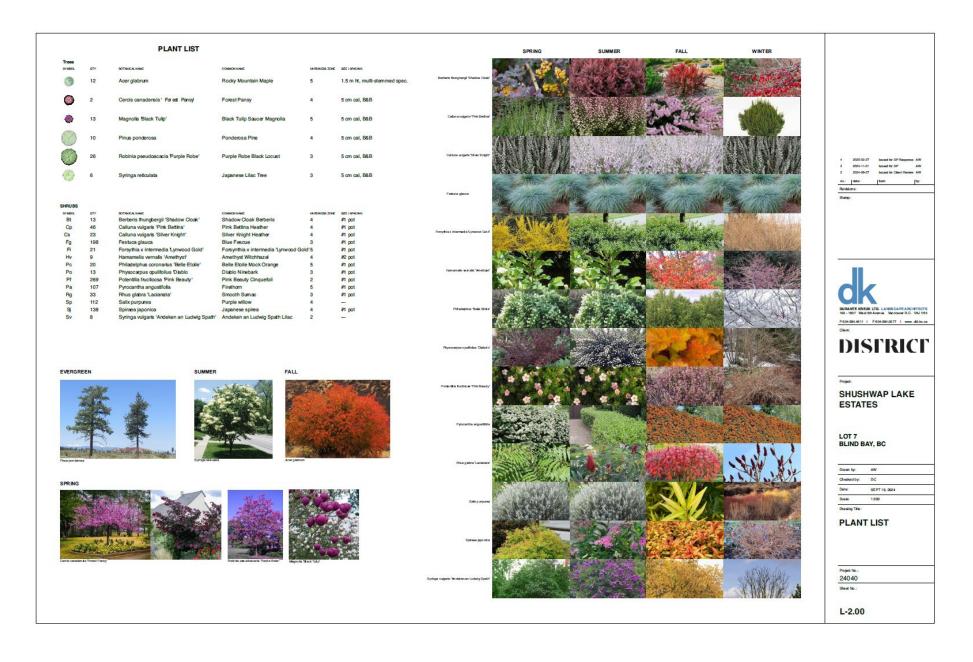
Landscape Plans

MATERIALS LEGEND DRAWING LIST SHEET DRIVINGTILE L-0.00 COVER SHEET CIP CONCRETE SIDEWALK NEW PLANTING IRRIGATION NOTES All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IIABC Standards. EVERGREEN TREES WITHIN 30M SETBACKTHINNED AS PER FIRESMART BC EVERGREEN TREES WITHIN 10M SETBACKTO BE STUMPED AND PLANTED Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination. PRIVACY PLANTING REFER TO PLANT LIST Issued for DP Irrigation system is a deign-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval. Issued for Client Fleview: AW 4. No visible irrigation lines will be accepted. 5. All irrigation boxes to be equipped with quick couplers. HYDROSEEDED VEGETATIVE SWALE REFER TO PLANT LIST LANDSCAPE NOTES All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard. PROGRAM Certains a backgo was train. Plant size and related contrainer disease are specified according to the Canadian Landscape Standard current Edition. For container disease #3 and emailer, plant sizes what be as shown in the plant life and the Standards, the all other plants, both plant size and container disea shall be as shown in the plant list. Specifically, when the plant list call for #5 disea containers, these entails be as shown in the plant list. Specifically, when the plant list call for #5 disea containers, these entails be as defined in the CIRAL/MSI) Standard. ENTRY LOW PROFILE PLANTING - MAX 18* A nee of earth is reported plant material that include the Countries Shartwap Regional Dieter, Regional Dieter of the Morth Oburagean, and Thompson Neoda Regional Dieter. A plant material was on their provide role to harry in the called. Marily that see has been authorized that equal providences, incl. It is developed from cutifings or exode collected in an a entire crimitato Cornectivation. All trees to be staked in accordance with CNLA Standards. For all existing on site services and survey symbols refer to survey drawings. STEEP SLOPE RETAINED PLANTING - SEE GEOTECHNICAL REPORT All landscaping and treatment of the open portions of the site shall be completed in accords with the approved drawings within six(6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions. DISTRICT 9. Specing of all planting to minimize wildfire hazard as per Firemart BC Standards 11. For all service layout, refer to Civil 12. For steep slope "No Build Area" refer to Geotechnical Report SHUSHWAP LAKE **ESTATES** BLIND BAY, BC Checked by: DC **COVER SHEET** Project No.: 24040 L-0.00

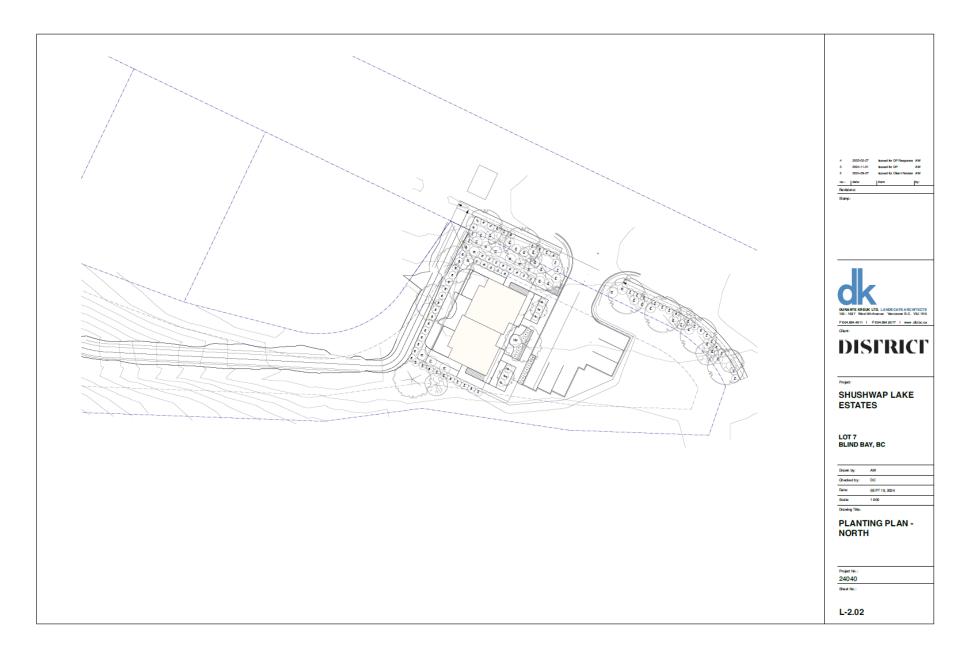












Schedule DBuilding Design Drawings





