



DEVELOPMENT PERMIT NO. 850-61

OWNERS: 1262538 BC Ltd. Inc. No. 126538
1061 Cashato Cres.
REVELSTOKE BC
V0E 2S1

1. This Commercial 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:

DISTRICT LOT 7044, KOOTENAY DISTRICT, EXCEPT THAT PART IN PLAN 9151 (PID: 011-740-671), 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 5.4 of the "Electoral Area B Official Community Plan Bylaw No. 850, as amended," for the form and character of commercial development including a cardlock fuel station, EV charging stations, helipad with helicopter refuelling, and public rest area with washroom building and area for food truck(s); and is issued based on the Site Plan attached hereto as Schedule B.
4. The garbage bins for the development shall be bear proof and fenced for the dual purpose of screening and addressing potential bear management issues.
5. Landscaping is to be provided as follows:
 - a. Landscape screening along the road frontages shall be provided and maintained within the 5 m setback area from the property boundaries.
 - b. Landscape screening (7 m width) shall be provided along the ALR boundary.
 - c. A natural treed area including walking trails is to be provided and maintained as shown on Schedule B.

6. The gas and diesel cardlock pumps shall be located on a 15 m by 13 m concrete slab. The driveways and turn around area may be surfaced in gravel.
7. The washroom building shall be a uniform colour that coordinates with the rest of the development.
8. Lighting is to be provided for the safety of persons using the cardlock pumps, EV charging stations, helipad, public rest area and washrooms. All lighting for the development must utilize downward facing fixtures in order to reduce light pollution in the rural environment.
9. Signage for the development shall be designed and placed in accordance with Section 3.24(2) of Electoral Area B Zoning Bylaw No. 851. Signage design is to match the overall design of the development.
10. An amendment to the Permit will be required if development is not in substantial compliance with this Permit.
11. 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.
12. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
13. This Permit is NOT a building permit.

AUTHORIZED FOR ISSUANCE BY RESOLUTION of the Columbia Shuswap Regional District Board on the ____ day of _____ 2025.

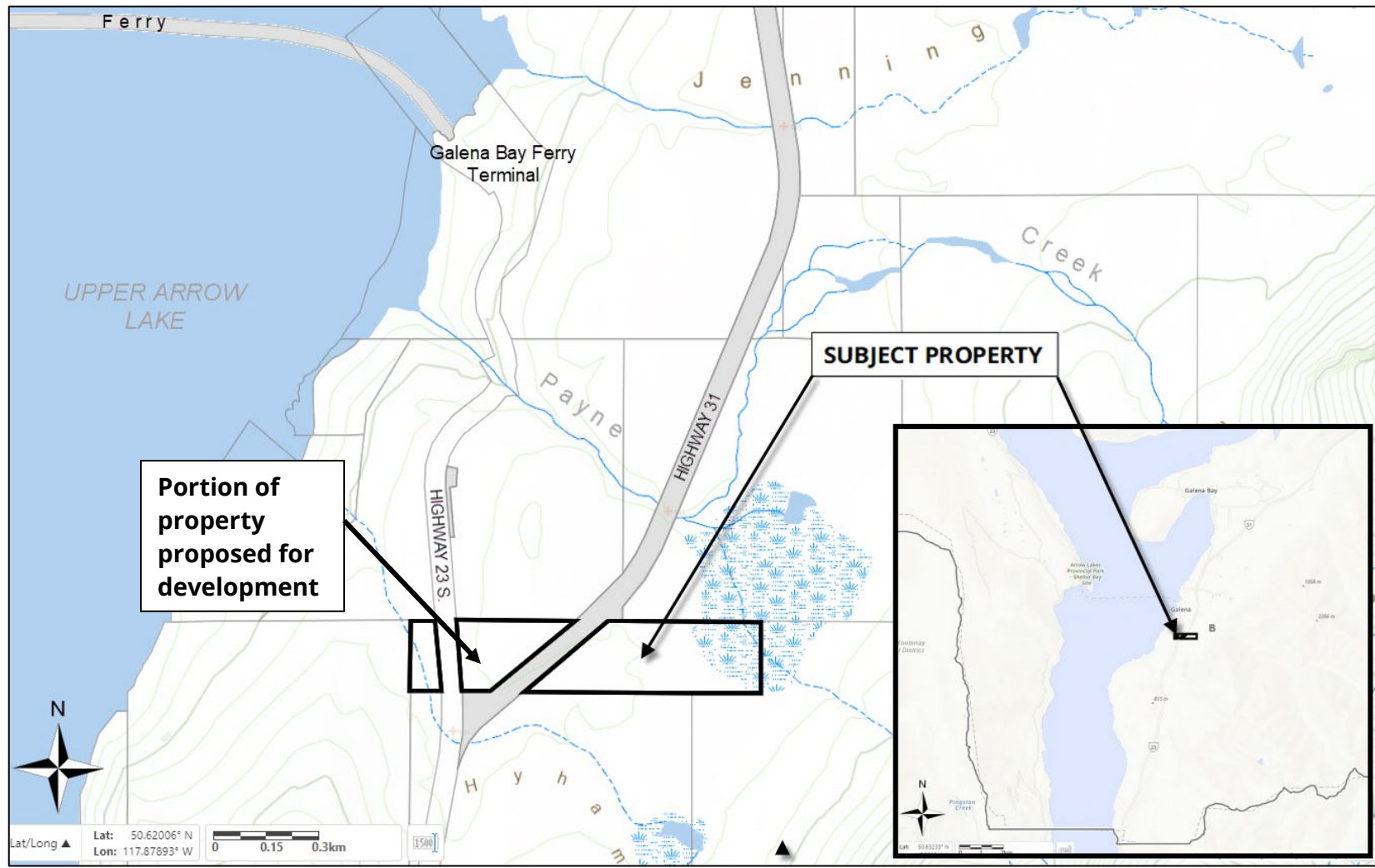
CORPORATE OFFICER

PLEASE NOTE:

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.

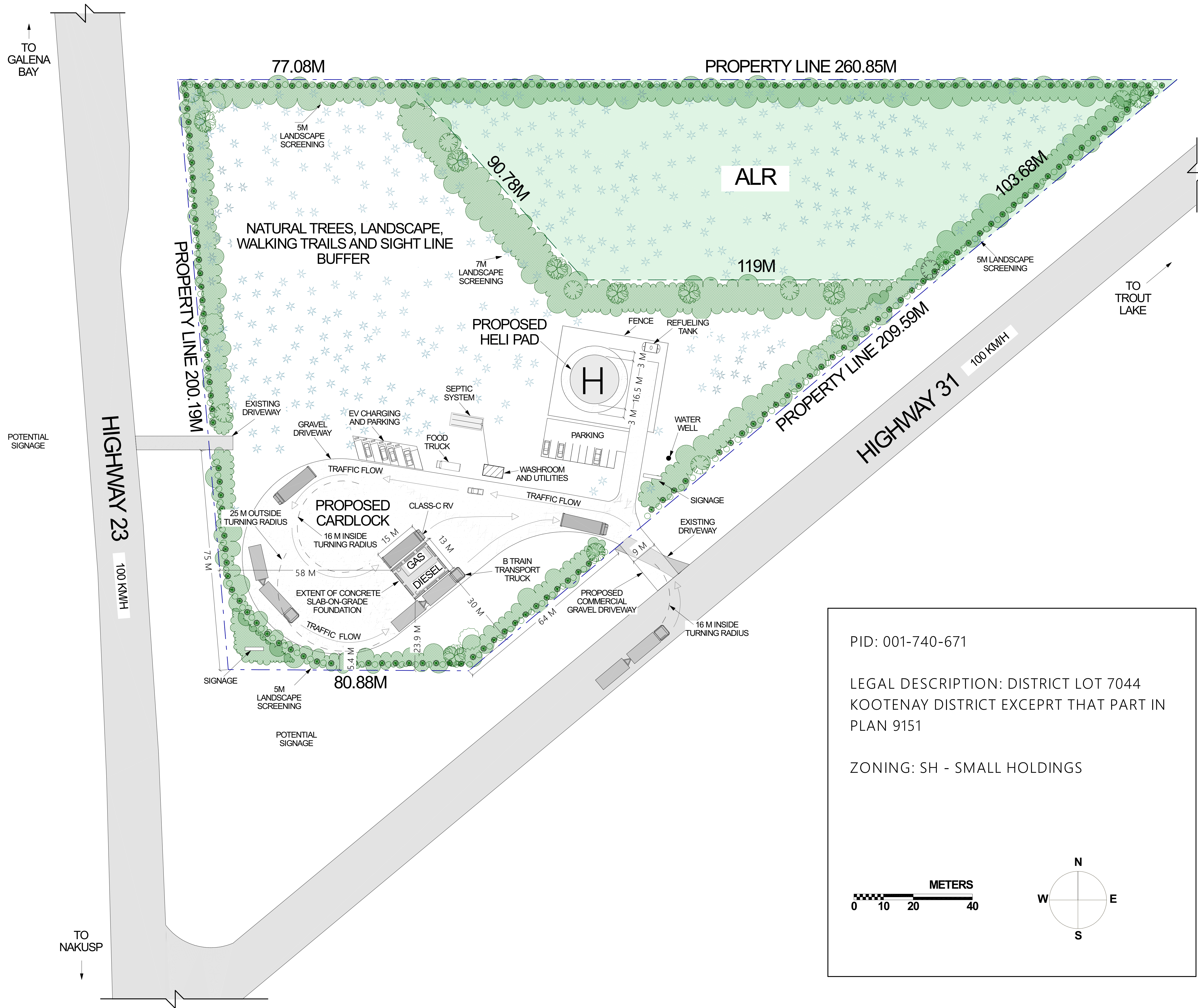
Schedule A Location Map

20 Highway 31



Schedule B

Site Plan



FOREST-SMITH
DEVELOPMENT
CARDLOCK FACILITY LAND
DEVELOPMENT

SET ISSUE DATES:	
DATE	ISSUE
2021-11-1	CONCEPTUAL LAYOUT V1
2021-11-08	ISSUED FOR REZONING
2023-05-11	ALC SUBMISSION
2023-12-15	DEVELOPMENT PERMIT
2024-05-22	DP SECOND READING
2024-11-30	DP THIRD READING
2025-03-01	DP FINAL READING

SITE PLAN

SHEET NO:
A-01