

Development Variance Permit

V2415J (0889922 BC LTD)

Date: January 30, 2025

Issued pursuant to Section 498 of the *Local Government Act*

TO: 0889922 BC LTD

ADMINISTRATION

1. This Development Variance Permit (DVP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this DVP, and any plans and specifications attached to this Permit that shall form a part thereof.
3. This DVP is not a Building Permit.

APPLICABILITY

4. This DVP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1' and '2':

Address: 50 Old Mill Road, Electoral Area 'J'

Legal: LOT 2 DISTRICT LOT 237 KOOTENAY DISTRICT PLAN EPP71075

PID: 030-632-439

CONDITIONS

5. Development Variance

RDCK Zoning Bylaw No. 1675, 2004 Sections 611.1, 611.2, 611.13 and 621.3 is varied as follows:

611.1 and 611.2: Reduction of required parking spaces based on "Operation Area" from 11 to 2.

611.13: Reduction of area to be surfaced with concrete or asphalt to an area measuring 775 m².

621.3: Reduction of landscape screen along the front property line to accommodate a wider driveway access for large commercial vehicles.

Subject to:

1. The following measures to control and mitigate dust being implemented:
 - a. Surfacing the non-paved portions of the site with a low dust alternative such as road base gravel;
 - b. Regular application of dust control treatment (e.g. water, calcium chloride or other suitable treatment) on non-paved portions of the site.

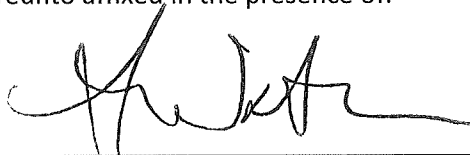
6. Schedule

If the holder of the DVP does not substantially start any construction or does not register the subdivision with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

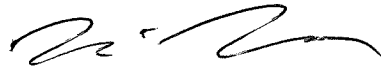
7. Other

Authorized resolution **112/25** passed by the RDCK Board on the 20th day of February, 2025.

The Corporate Seal of
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
was hereunto affixed in the presence of:



Aimee Watson, Board Chair

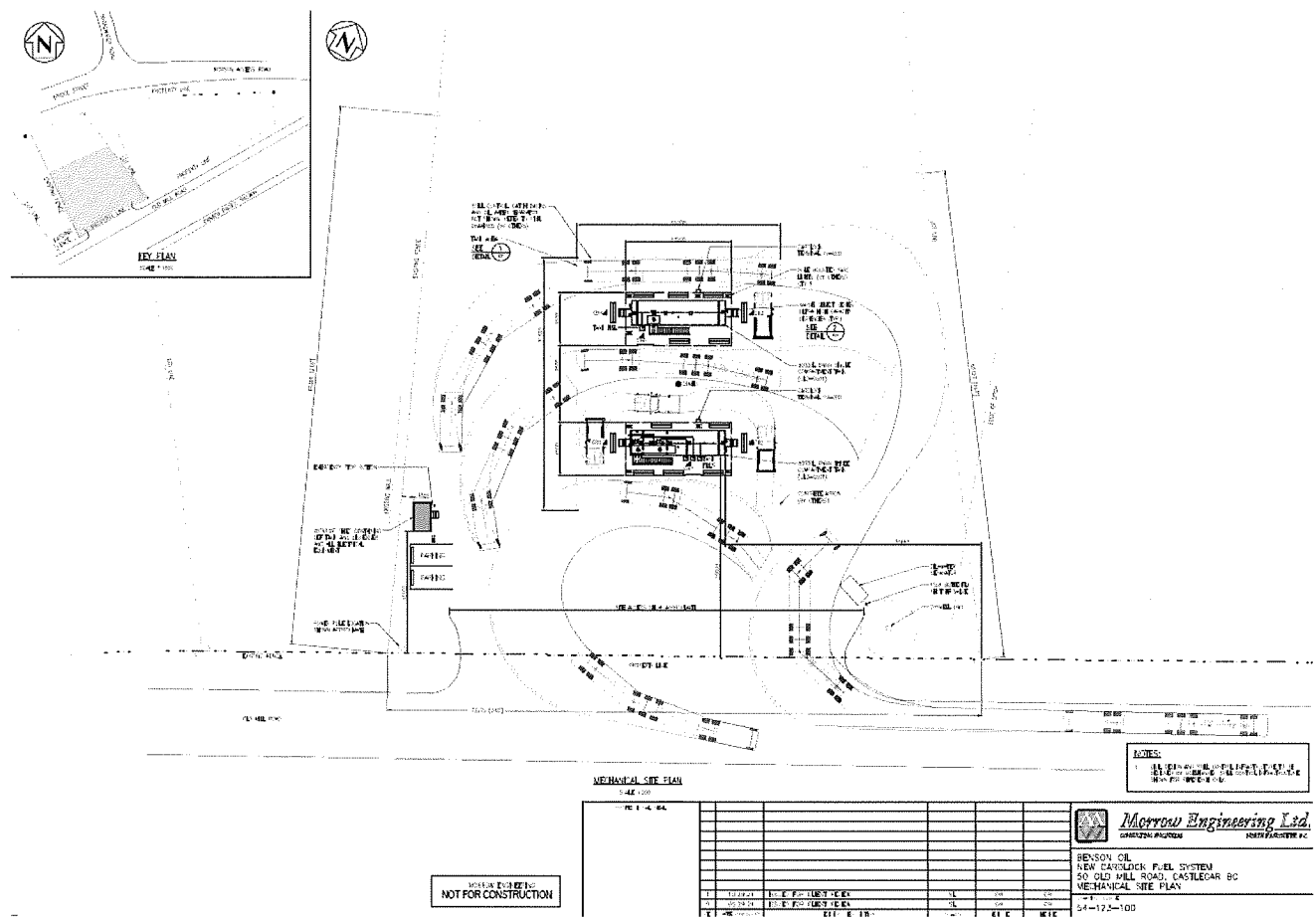


Mike Morrison, Corporate Officer

Schedule 1: Subject Property



Schedule 2: Site Plan



Schedule 3: Landscape Plan

