

July 5, 2018

Subject Property:

602 Eckhardt Ave W

Lot A, District Lots 2 and 4, Group 7, Similkameen (Formerly Yale-Lytton) Division Yale District Plan EPP74147

Application:

Development Variance Permit PL2018-8290

The applicant is proposing to construct a four-storey, 98-room Fairfield Marriot hotel with an indoor pool, fitness facility and complimentary breakfast. To do so, the applicant is requesting a Development Variance Permit to vary the following section of Zoning Bylaw No. 2017-08:

- Section 11.10.2.5: to increase the maximum height from 12.0m to 16.5m.

Information:

The staff report to Council and Development Variance Permit PL2018-8290 will be available for public inspection from **Friday, July 6, 2018 to Tuesday, July 17, 2018** at the following locations during hours of operation:

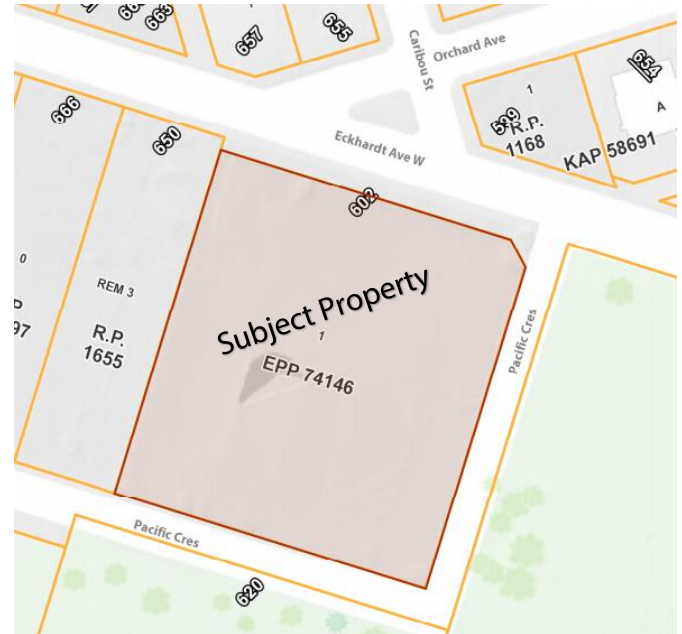
- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

Council will consider this application at its Regular Council Meeting scheduled for **6:00 pm, Tuesday, July 17, 2018** in Council Chambers at Penticton City Hall, 171 Main Street.



Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, July 17, 2018** to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the July 17, 2018 Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP

Manager of Planning



Council Report

penticton.ca

Date: July 17, 2018
To: Peter Weeber, Chief Administrative Officer
From: Randy Houle, Planner I
Address: 602 Eckhardt Avenue West
Subject: Development Variance Permit PL2018-8290
Development Permit PL2018-8289

File No: 2018 PRJ-153

Staff Recommendation

Development Variance Permit

THAT Council approve "Development Variance Permit PL2018-8290" for Lot A District Lots 2 and 4 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan EPP74147, located at 602 Eckhardt Avenue West, a permit to increase the maximum height from 12.0m to 16.5m.

AND THAT staff be directed to issue "Development Variance Permit PL2018-8290".

Development Permit

THAT Council approve "Development Permit PL2018-8289" for Lot A District Lots 2 and 4 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan EPP74147, a permit that allows for the construction of a hotel.

AND THAT upon approval of the Ministry of Transportation, staff be directed to issue "Development Permit PL2018-8289."

Background

On September 5, 2017, 602 and 640 Eckhardt Avenue West were rezoned from C7 (Service Commercial) to CT1 (Tourist Commercial) to allow for the construction of a four-storey, 95-room hotel made from modular construction. As a condition of approval, the two lots were consolidated and a 2.9m road dedication and 5.0m x 5.0m corner cut were registered with the land title office (Attachment J). A transportation impact assessment was submitted by the developer and accepted by City Staff, Council and the Ministry of Transportation and Infrastructure. As part of the rezoning process, Council approved a Development Variance Permit which increased the maximum height of a hotel from 12.0m to 13.5m and waived the requirement for bicycle parking.

The subject property is 5,980m² (64,368ft²) in area and features a Bingo Hall and single family dwelling which will be demolished prior to construction of the hotel. The subject property is designated by the City's Official Community Plan as TC (Tourist Commercial). Photos of the site are included as Attachment D. Surrounding properties are designated by the OCP as GC (General Commercial), PR (Parks and Recreation) and MFLD

(Multi Family Low Density Residential). The property is located in a central area, in close proximity to King's park, the South Okanagan Event's Centre, Convention Centre and Highway 97.

As per Section 505(2) of the Local Government Act, a permit for construction of commercial or industrial buildings exceeding 4,500 m² in gross floor area must not be issued unless a site plan of the buildings, including traffic circulation and parking areas and facilities, has been approved by the Minister responsible for the Transportation Act. Given the gross floor area of the proposed hotel building is larger than 4,500m², the Ministry of Transportation and Infrastructure will require sign off prior to final issuance of the development permit. This has been addressed in the Council resolution.

Proposal

The applicant is proposing to construct a four-storey, 98-room Fairfield Marriot hotel with an indoor pool, fitness facilities and complimentary breakfast. To do so, the applicant is requesting a Development Variance Permit to vary the following sections of Zoning Bylaw No. 2017-08:

- Section 11.10.2.5: to increase the maximum height from 12.0m to 16.5m.

Secondly, the property is located within the General/Tourist Commercial Development Permit area and requires approval for the form and character of the proposed development and to address landscaping requirements. Since the floor area of the hotel is larger than 2800m², the permit must be approved by Council as per the City's Development Procedures and Delegation Bylaw.

Financial implication

The City will receive Development Cost Charges from the developer at a rate of \$4.20 per ft² of floor area which will be approximately \$220,926.00.

Technical Review

This application was forwarded to the City's Technical Planning Committee and reviewed by the Engineering and Public Works Departments.

As part of building permit approval, street frontage upgrades will be required at the developer's expense. This will include relocation and re-instating of existing driveway entrances, sidewalk enhancement and improvement of the existing lane entrance from Eckhardt Ave West. Staff has confirmed that the remainder of the lane will not require upgrading unless damages occur during construction. There are multiple water and sewer connections which require termination and upgrade at the developer's expense. Electrical service to the development will be underground from a new pad mount transfer. These engineering requirements have been communicated to the developer. As per City of Penticton Building Bylaw 94-95 section 7.1.5, storm water/drainage is to be maintained on site.

If the requests for the variance and development permit are supported, BC Building Code and City bylaw provisions will apply.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the Development Variance and Development Permit applications:

Item	Requirement CT1 zone	Proposed
Maximum Lot Coverage:	40%	23%
Maximum Density:	1.2 FAR	0.81 FAR
Vehicle Parking:	1 space per room (98) A credit of 1 space is given as 5 extra bicycle parking stalls are provided. Therefore, 97 spaces are required.	97 spaces
Required Setbacks		
Front yard (north, Eckhardt Avenue West):	3.0m	21.36m
Rear yard (south, lane):	4.5m	24.6m
Interior yard (west):	4.5m	6.8m
Interior yard (east, lane):	0m	3.25m
Maximum Building Height:	12.0m	16.5m (variance required)
Other Information:	The subject property is located within the General Tourist Commercial Development Permit Area, thus a development permit is required, to be issued by Council.	

Analysis

Development Variance Permit PL2018-8290

Support" Development Variance Permit PL2018-8290"

When considering a variance to a City bylaw, staff encourages Council to be mindful as to whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable.

The variance below is required to accommodate the unique design features that are associated with the Fairfield Marriot Brand, which will provide for a positive contribution to the community in an area close to several public and private amenities.

Section 11.10.2.5: to increase the maximum height from 12.0m to 16.5m.

- On September 5, 2017, Council approved a variance for the subject property to increase the maximum permitted height of a hotel from 12.0m to 13.5m. As plans were developed in more detail, it was realized that a further variance request to 16.5m was required to accommodate the architectural features required by the Marriot brand. The roof of the proposed hotel is approximately 13.7m from grade, with a parapet, canopy and various design features increasing the height to 16.5m. The building exceeds the minimum setbacks required in the zone, thus limiting the negative impacts that a taller than permitted building will have on the neighbouring properties.
- The additional height will raise the profile of the building in one of the City's main entry points, providing for a well-articulated design and welcoming addition to the community.

- Staff feel that the height variance request is reasonable and unlikely to have any added negative impacts on surrounding properties, and recommend that Council, after hearing from any affected neighbours, support the application.

Deny/Refer Development Variance Permit PL2018-8290

Council may consider that the proposed variance will negatively affect the adjacent properties. If this is the case, Council should deny the variance.

Development Permit

Support Development Permit PL2018-8289

The subject property is in the General Tourist Commercial Development Permit Area (DPA). As such, a development permit is required prior to construction. According to the DPA Guidelines in the City's Official Community Plan (OCP), the objective is to produce streetscapes defined by attractive buildings and landscaping. In this DPA, there is an emphasis on the following design considerations:

Front entrances should be well defined and provide a focal point to the building.

- The proposal features a port-cochere (covered entry), made of white and silver phenolic board siding which will be held up with dark-grey coloured brick. This design feature will provide a focal point to the building.

Building design should incorporate architectural detailing and variety in building finishes which provides interest such as windows and door details, varied roof lines, pillars, or similar features:

- The building elevations contain a mix of dark and light grey, blue and black siding with picture windows. The roof line is varied in height, with an aluminum trellis and a tower adding visual interest to the building. The design will be similar to that of the Kamloops Fairfield Marriott Hotel (Figure 25).

Outdoor surface parking areas that accommodate 30 or more vehicles should incorporate landscape islands and pedestrian pathways to soften the visual impact and provide safe walking opportunities to entrances and through the street:

- The design incorporates landscaped islands with trees and shrubs intended to soften the visual impact that surface parking spaces will have on site aesthetics. Concrete walkways are integrated into the plan to provide safe pedestrian access through the site.

Landscaped areas, boulevards and setback areas adjacent to streets should be planted with boulevard trees and use planting techniques that conserve water through xeriscaping and incorporation of drought resistant species:

- In the proposal, the boulevard area will be landscaped with irrigated sod, perennial mulched planting beds and trees. The landscape plan features a variety of drought resistant plants.

Screening should be provided in the forms of fencing and planting in the following areas; around waste containers, between parking areas, along the property edges, between buildings, etc:

- In the proposal, the garbage and recycling containers will be screened in an enclosure in the south west corner of the property. A fence will be constructed along the NW side of the property, with a low-screen hedge planting around the rest to a maximum of 6ft high. As per the landscape plan (Attachment F), large trees will be planted around the perimeter of the property, which provides an attractive separation from nearby uses.

Staff feel that the proposed addition will add value to the neighbourhood and be a significant upgrade from the abandoned bingo hall and older single family dwelling. The building elevations and landscape plan are of high quality and meet the intention of the DP Area guidelines. As such, staff recommend that Council approve the Development Permit application.

Deny/Refer Development Permit PL2018-8289

Council may consider that the proposal does not reflect the current built form of the neighbourhood, or that the development should soften the impact on neighbouring properties. If this is the case, Council should deny the permit.

Alternate Recommendations

1. THAT Council support "DVP PL2018-8290" but deny support for "DP PL2018-8289."
2. THAT Council support "DVP PL2018-8290" and "DP PL2018-8289" with conditions.
3. THAT Council refer "DVP PL2018-8290" back to staff.

Attachments

Attachment A:	Subject Property Location Map
Attachment B:	Zoning Map
Attachment C:	OCP Map
Attachment D:	Photos of Subject Property
Attachment E:	Site Plan
Attachment F:	Landscape Plan
Attachment G:	Elevations
Attachment H:	Floor Plans
Attachment I:	Renderings
Attachment J:	Lot Consolidation and Road Dedication
Attachment K:	Letter of Intent
Attachment L:	Development Variance Permit PL2018-8290
Attachment M:	Development Permit PL2018-8289

Respectfully submitted,

Randy Houle
Planner I

Approvals

DDS	CAO
<i>AM</i>	

Draft

Attachment A – Subject Property Location Map

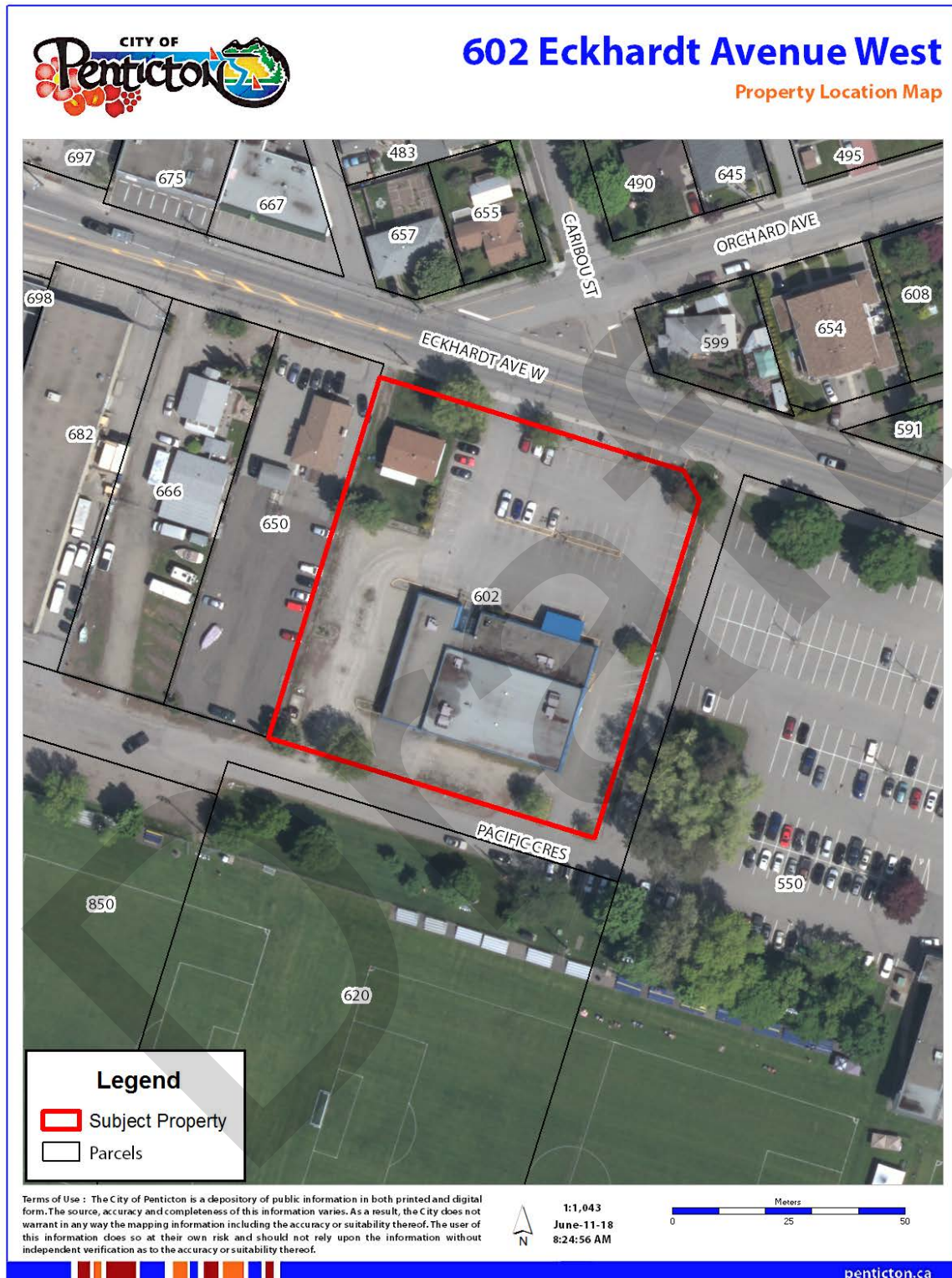


Figure 1: Subject Property Location Map

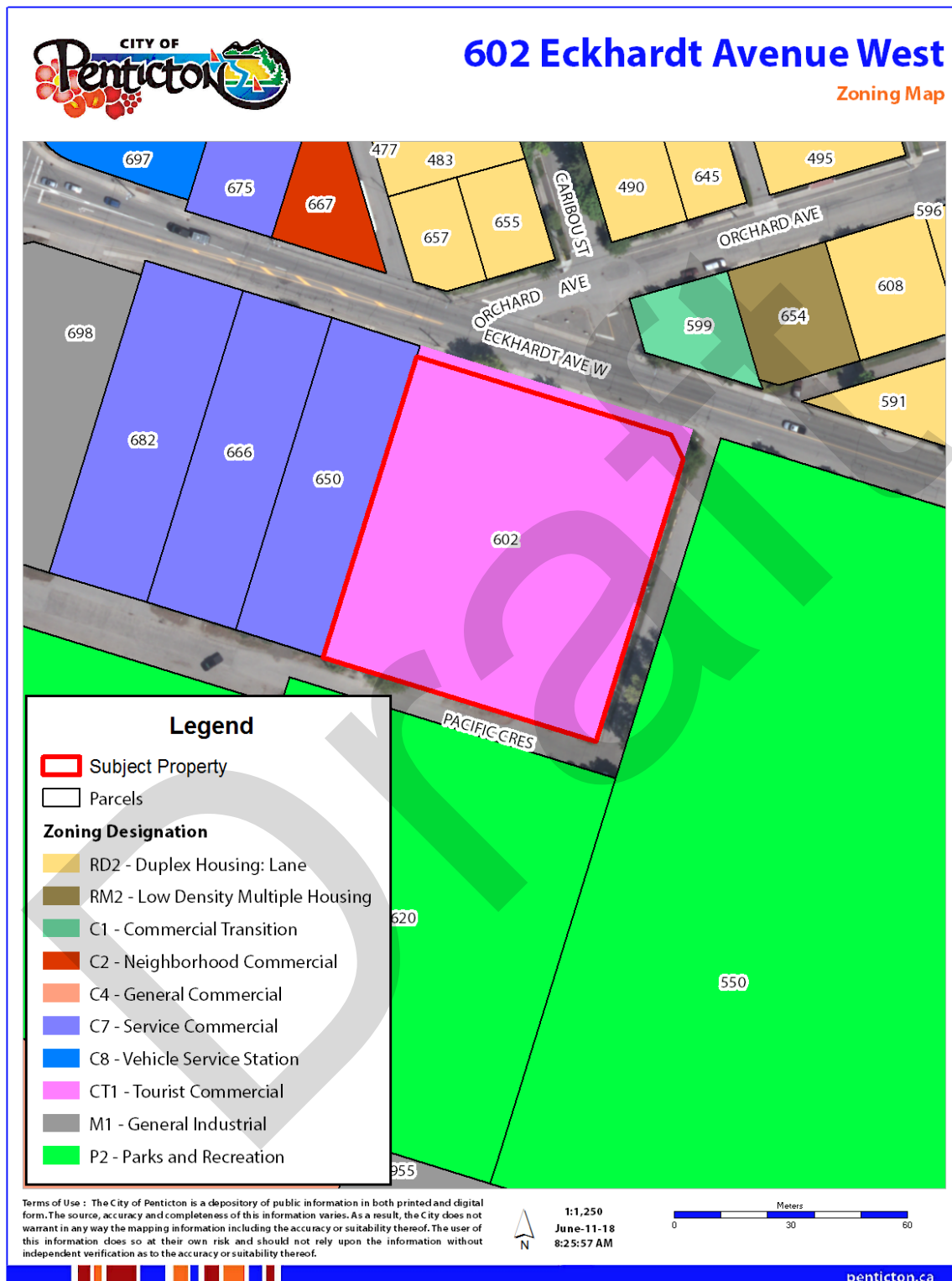


Figure 2: Zoning Map

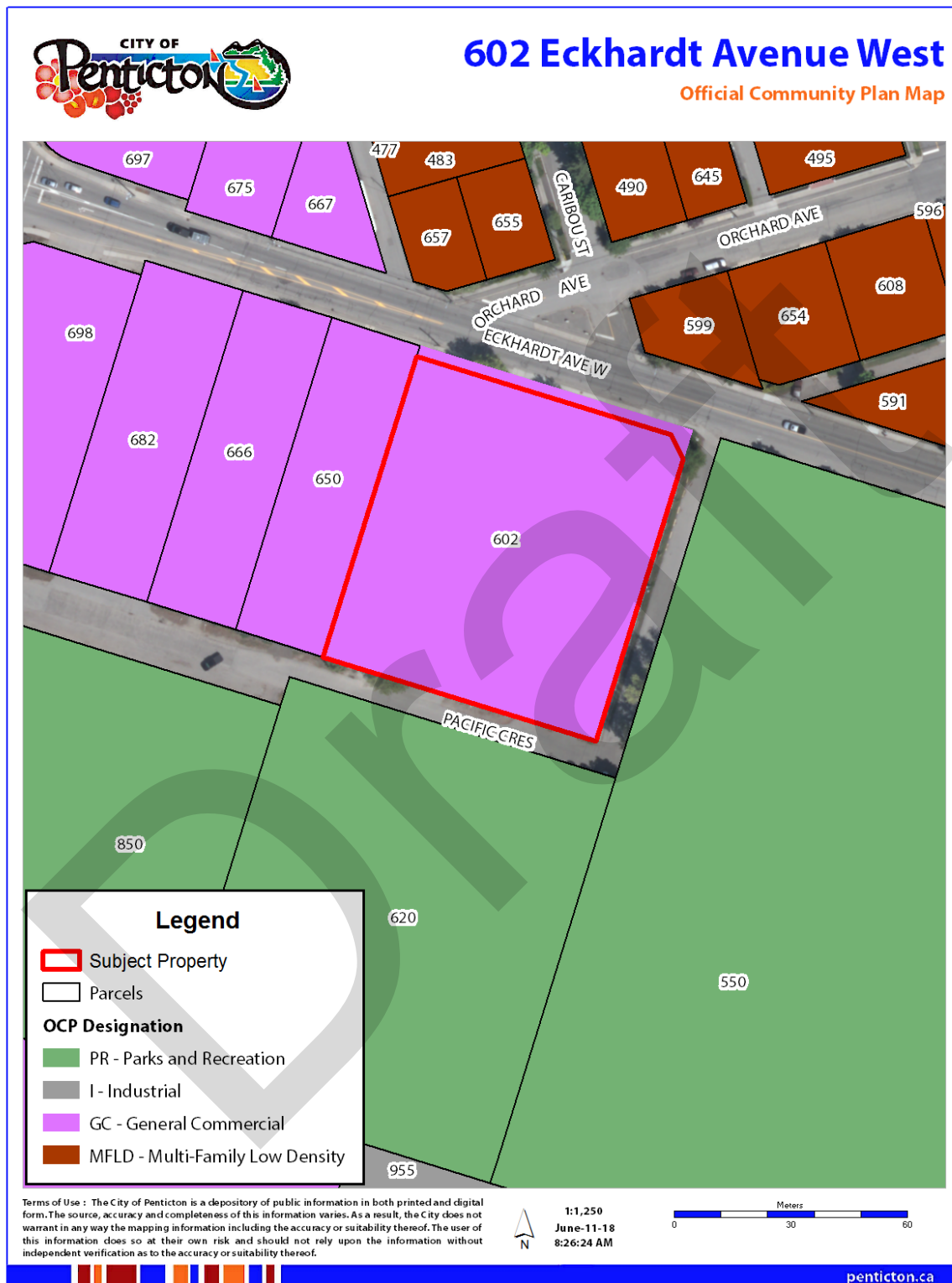


Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: Front View showing existing bingo hall (from Eckhardt Ave W)



Figure 5: Front View showing existing dwelling (from Eckhardt Ave W)



Figure 6: North East View (from the lane)



Figure 7: South East View (from the lane)



Figure 8: Rear Lane looking West



Figure 9: South View showing back of existing Bingo Hall



Figure 10: West Property line looking North



Figure 11: South View showing back of existing dwelling

Attachment E – Site Plan

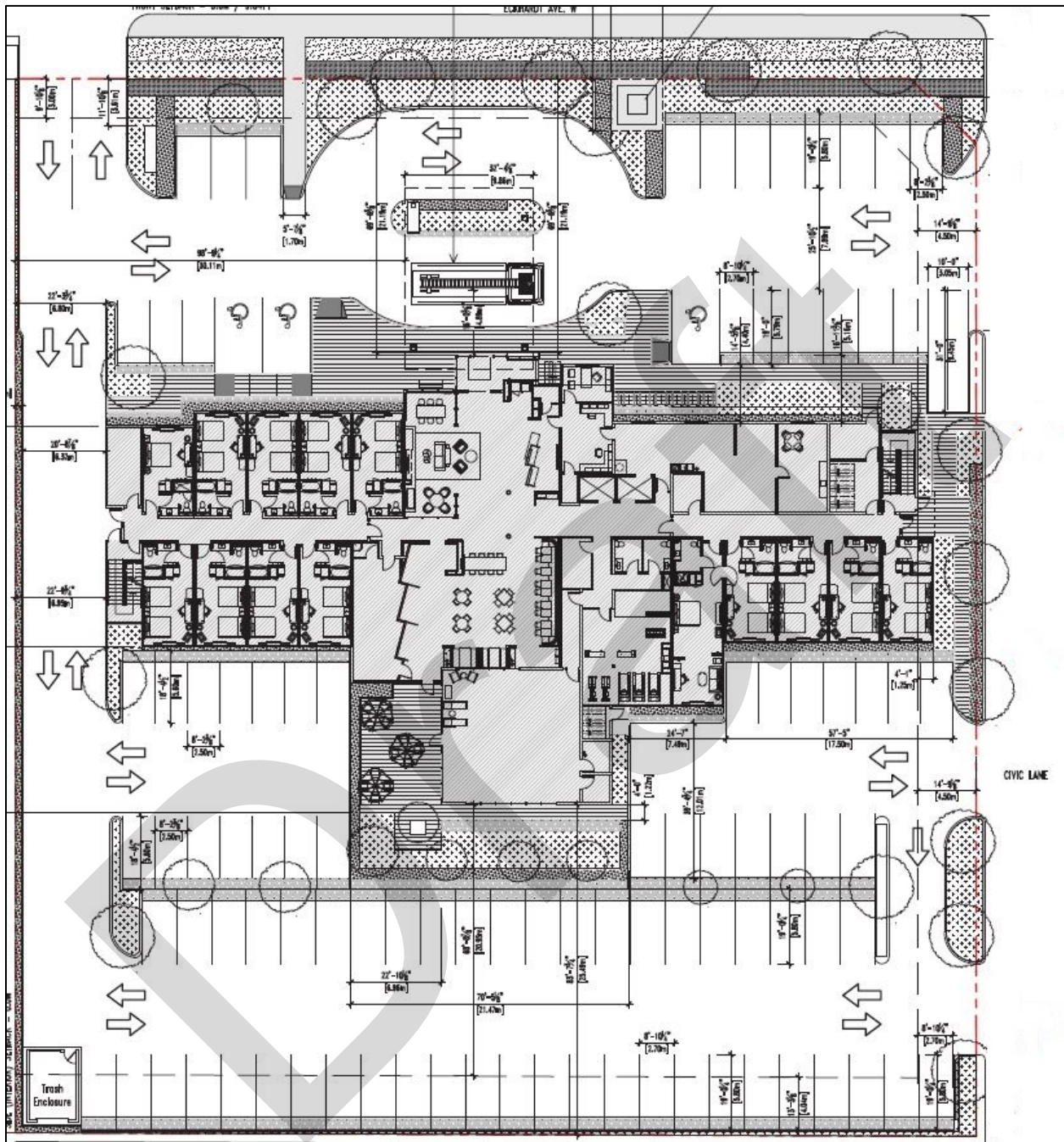


Figure 12: Site Plan

Attachment F – Landscape Plan

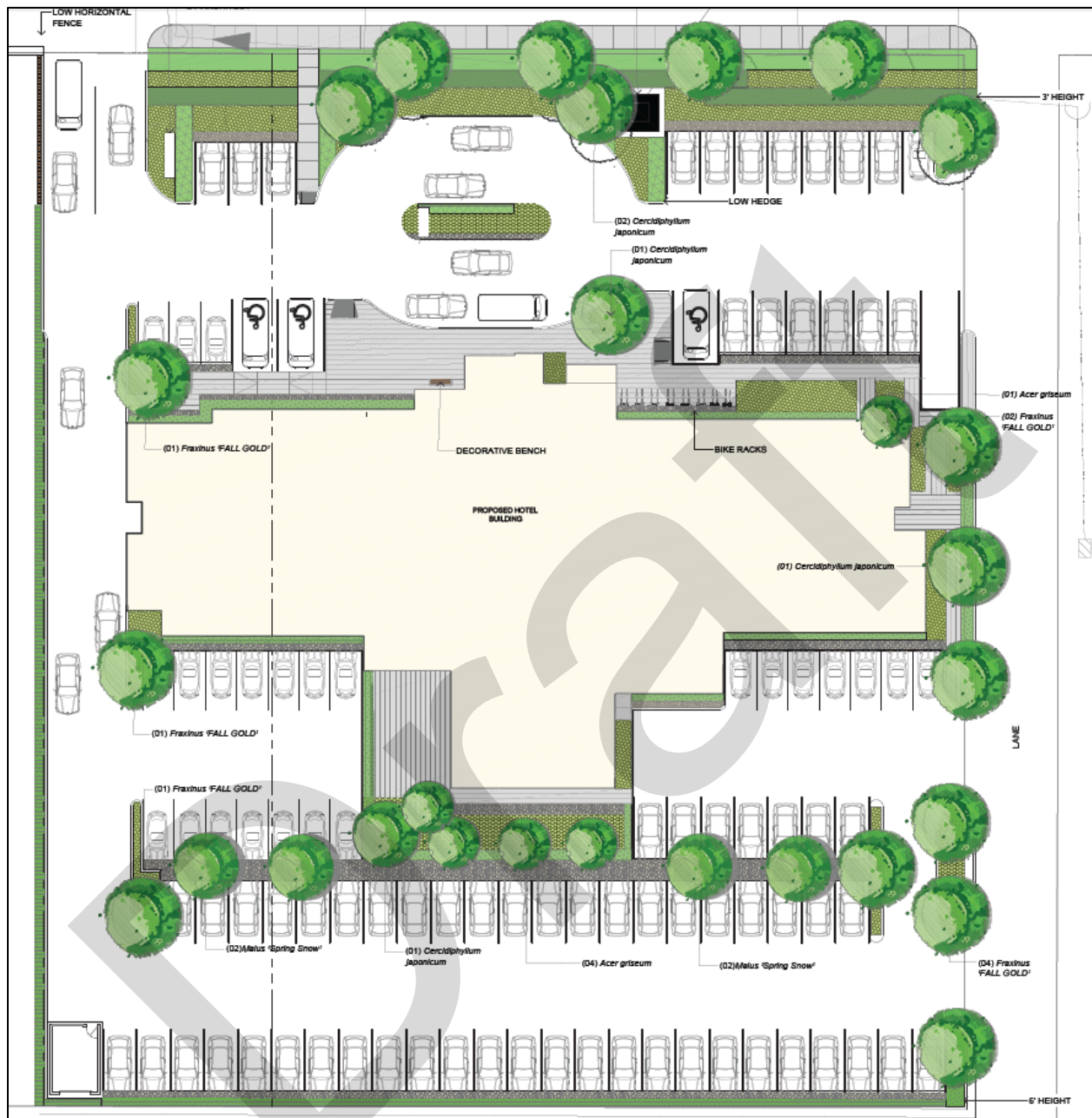
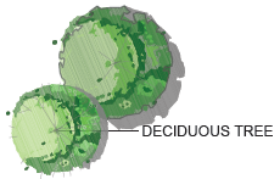
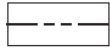


Figure 13: Landscape Plan

SITE PLAN LEGEND:



DECIDUOUS TREE



PROPERTY LINE



DECORATIVE SCREEN



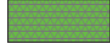
SOD



GRASS / PERENNIAL MULCHED PLANTING BEDS



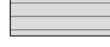
LOW HEDGE PLANTING



SCREENING HEDGE PLANTING



DARK GRAY COBBLE MULCH



CONCRETE WALKWAY



BIKE RACK

LANDSCAPE DEVELOPMENT DATA:

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)
Trees Deciduous				
<i>Acer griseum</i>	Paper Bark Maple	4cm Cal	B&B	
<i>Acer palmatum dissectum 'Garnet'</i>	Weeping Red Japanese Maple	#25 Cal	Potted	
<i>Cercidiphyllum japonicum</i>	Katsura Tree	5cm Cal	B&B	
<i>Fraxinus nigra 'Fall Gold'</i>	Fall Gold Ash	5cm Cal	B&B	
<i>Magnolia 'Randy'</i>	Randy Pink Magnolia	4cm Cal	B&B	
<i>Malus 'Spring Snow'</i>	Spring Snow Crab Apple	5cm Cal	B&B	
Shrubs				
<i>Amelanchier grandiflora 'Ballerina'</i>	Ballerina Service Berry	#01	Potted	
<i>Buxus 'Green Gem'</i>	Green Gem Boxwood	#02	Potted	1.0m x 1.0m
<i>Mahonia repens</i>	Creeping Oregon Grape	#01	Potted	1.50m x 1.50m
<i>Fothergilla gardenii 'Mt. Airy'</i>	Mt. Airy Fothergilla	#02	Potted	
<i>Rhododendron x marjatta 'Elvira'</i>	Elvira Dwarf Rhododendron	#05	Potted	
<i>Taxus media 'Hicksii'</i>	Hick's Yew	#02	Potted	
<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Cedar	1.8m	B&B	1.8m @600 O.C.
Perennials /Grasses				
<i>Helioborus orientalis 'Hybrids'</i>	Hybrid Lentin Rose	#01	Potted	
<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Sedge	#01	Potted	
<i>Heuchera 'Palace Purple'</i>	Palace Purple Alumroot	#01	Potted	
<i>Iris sibirica 'Ruffled Velvet'</i>	Ruffled Velvet Siberian Iris	#01	Potted	
<i>Iris sibirica 'Snow Queen'</i>	Snow Queen Siberian Iris	#01	Potted	
<i>Narcissus 'Talia'</i>	Talia Daffodil		bulb	
<i>Pennisetum alopecuroides 'Little Bunny'</i>	Little Bunny Fountain Grass	#01	Potted	
<i>Polystichum munitum</i>	Western Sword Fern	#01	Potted	
<i>Pachysandra terminalis 'Green Sheen'</i>	Green Sheen Spurge	4" Pot	Potted	
<i>Anemone japonica 'Honorine Jobert'</i>	Honorine Jobert Anemone	#01	Potted	

Figure 14: Plants List

Attachment G – Elevations



Figure 15: North Elevation



Figure 16: South Elevation



Figure 17: West Elevation



Figure 18: East Elevation

Attachment H – Floor Plans

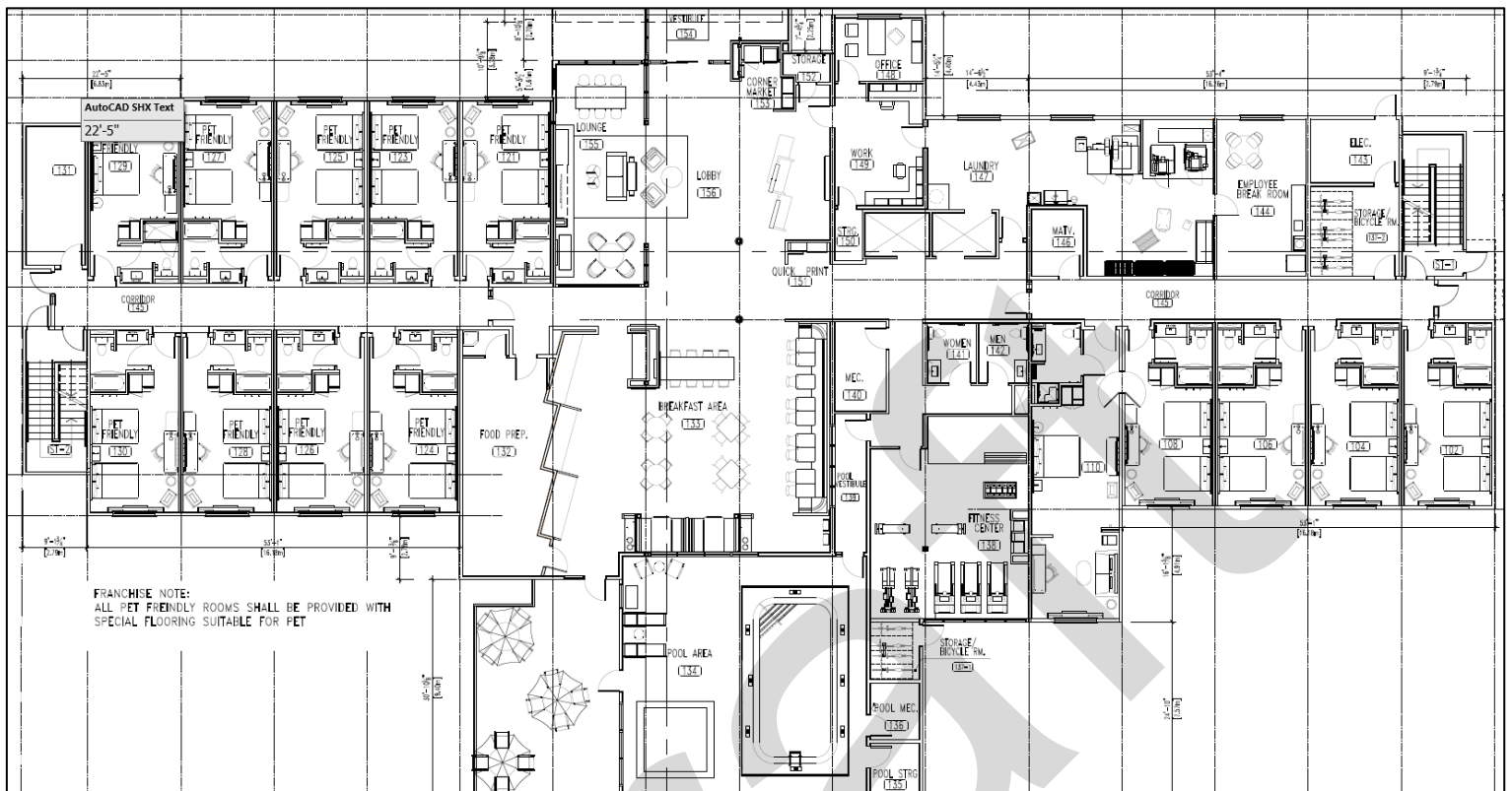


Figure 19: Main Floor Plan



Figure 20: Second Floor Plan



Figure 21: Third Floor Plan



Figure 22: Fourth Floor Plan

Attachment I – Renderings



Figure 23: North Rendering



Figure 24: South Rendering



Figure 25: Fairfield Marriot Kamloops

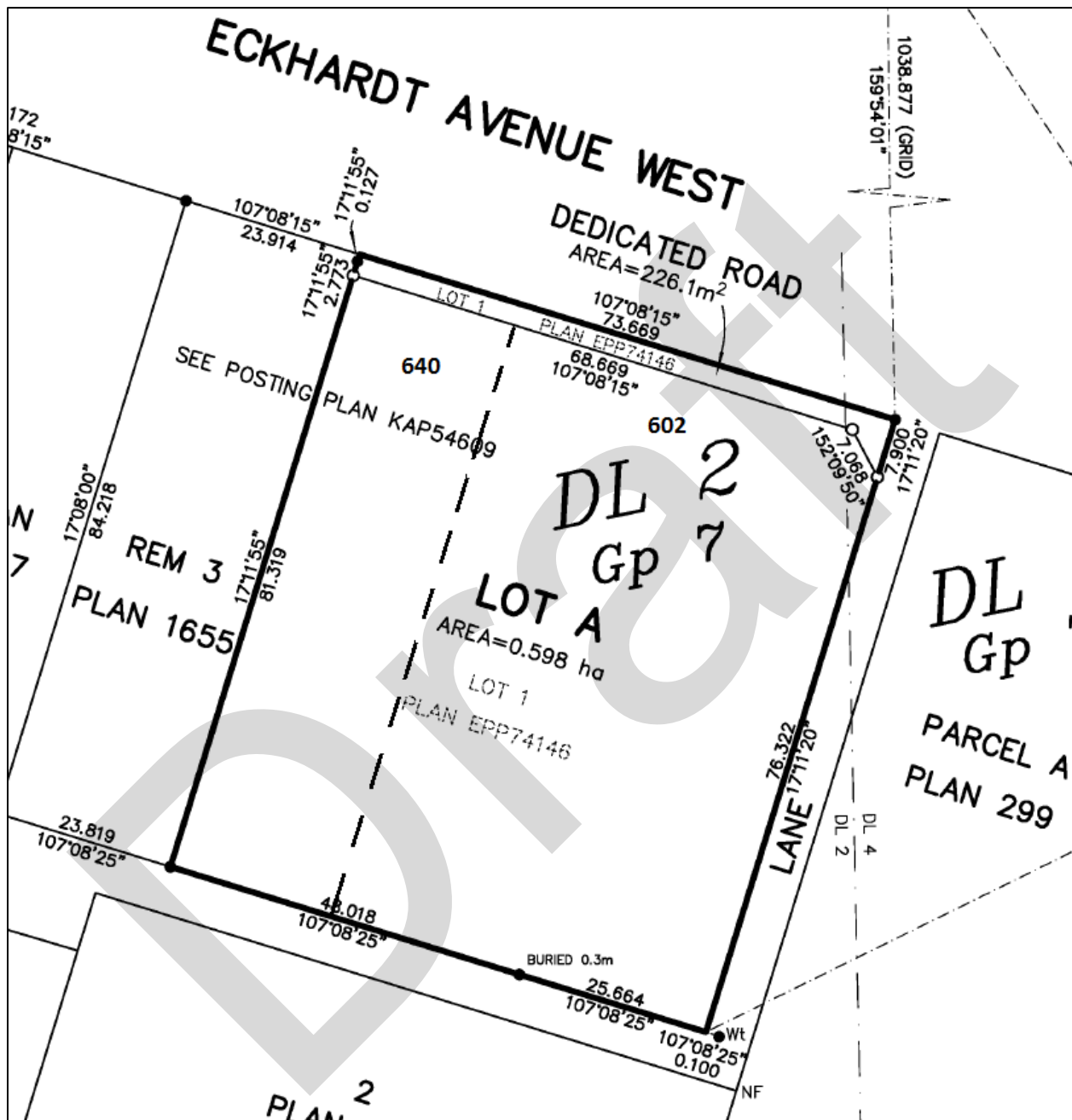


Figure 26: Lot Consolidation and Road Dedication Plan



MUNDI HOTEL ENTERPRISES INC.
1250 Rogers Way, Kamloops, B.C. V1S 1N5

June 6th, 2018

Planning Department
City of Penticton
171 Main Street
Penticton, B.C. V2A 5A9

**RE: Letter of Intent RE Development Permit Application –
602 Eckhardt Avenue, West, Penticton, BC**

To Whom It May Concern,

Mundi Hotel Enterprises Inc is please to submit a formal development application to the City of Penticton for the property located at 602 Eckhardt Avenue, West.

This parcel of land is 1.5 acres, and zoned CT1 (Tourist Commercial). The applicant has franchise approval from Marriott International to construct a 4-story, 98 room limited service Fairfield Marriott hotel, with an indoor pool, complimentary breakfast, fitness facilities and surface parking. The submission plans to demolish the existing structures at each address.

The applicant has already gained the following approvals from the City of Penticton:

- 1) The height of the building to be varied from 12.0 m to 13.5 m to accommodate the brand's design features of architectural elements
- 2) Waive the bicycle parking requirements as this type of travel is not a common travel method for hotel guests. We are happy to provide a small bike rack in front of the lobby for employees or the odd guest who does wish to travel by bicycle.
- 3) The parcels of land were previously two separate parcels and have now been consolidated into one parcel with the civic address 602 Eckhardt Ave West, PID# 030-229-642, legal description Lot A District Lots 2 and 4 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan EPP74147

BUILDING & CONSTRUCTION

Mundi Hotel Enterprises Inc will be the builder of the hotel. The architectural design, colours, floor plans are all based on Fairfield Marriott design prototypes. We have submitted alternates to Marriott in the following areas and are awaiting feedback if these will be approved:

- 1) The rendering attached is the proposed exterior colour scheme and is subject to change based on Marriott approvals
- 2) The room matrix indicates more rooms with two queen beds versus king beds due to the nature of the travel market in Penticton
- 3) Due to architectural design features of the hotel, which are mandated by Marriott, the building height is now at 16.5 meters therefore we are requesting a variance be granted to accommodate this height.

Construction style will be wood and we are planning on incorporating a pre-fab panelized system to shorten the construction time.

All finishes will be in accordance with Marriott guidelines and any deviances from the brand will be pre-approved by Marriott prior to proceeding.

Due to the lots size and Marriott requirements for a two way drive aisle on the West end of the building we are only able to provide 97 parking stalls. To make up the balance of 1 parking space we have provided 5 bicycle parking spaces and trust that this will satisfy the parking requirement for the City.

SUMMARY

The City of Penticton is a growing municipality capable of attracting a larger variety of events and corporate and leisure travelers. Mundi Hotel Enterprises Inc is respectfully requesting the City of Penticton approve the attached architectural renderings, floor plans, and landscaping plan as this new hotel will be solid anchor in the expansion of the City of Penticton.

Mundi Hotel Enterprises Inc. is prepared to move forward with construction very quickly, with the goal of breaking ground for the new hotel in the last week of July, 2018, and opening the property by September 2019, providing we gain the relevant permit approvals.

Mundi Hotel Enterprises Inc is a privately owned hotel development company and has been in the hotel industry for over 20 years and retains an impressive streak of transformations in the tourism and accommodation sector. Currently the Company owns three hotels in Alberta and four in BC.

We would like to thank the Mayor, Council and Planning Department for the opportunity to submit our development permit application and look forward to continuing to work with the City staff on this growth opportunity.

Respectfully submitted,



Ron Mundi, President
Mundi Hotel Enterprises Inc.

Attachment L - Development Variance Permit PL2018-8290



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2018-8290

Name:
Address:

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot A District Lots 2 and 4 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan EPP74147
Civic: 602 Eckhardt Avenue West
PID: 030-229-642
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following section of Zoning Bylaw 2017-08 to allow for the construction of a hotel.
 - Section 11.10.2.5: to increase the maximum height from 12.0m to 16.5m.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Draft

Authorized by City Council, the 17 day of July, 2018.

Issued this ____ day of _____, 2018

Dana Schmidt,
Corporate Officer

Draft

DVP PL2018-8290

Page 2 of 2

Attachment M - Development Permit PL2018-8289



Development Permit

Permit Number: DP PL2018-8289

Name:

Address:

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot A District Lots 2 and 4 Group 7 Similkameen (Formerly Yale-Lytton) Division Yale District Plan EPP74147
Civic: 602 Eckhardt Avenue West
PID: 030-229-642
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a hotel, as shown in the plans attached in Schedule A.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$83,965.00 must be deposited prior to, or in conjunction with, an application for a building permit for the development authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502(2.1) of the *Local Government Act*, to undertake works or other activities required to:
 - a. correct an unsafe condition that has resulted from a contravention of this permit,
 - b. satisfy the landscaping requirements of this permit as shown in Schedule A or otherwise required by this permit, or
 - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. The holder of this permit shall be eligible for a refund of the security described under Condition 5 only if:
 - a. the permit has lapsed as described under Condition 8, or
 - b. a completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.
6. Upon completion of the development authorized by this permit, an application for release of securities must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security as follows:
|



1 st Inspection	No fee
2 nd Inspection	\$50
3 rd Inspection	\$100
4 th Inspection or additional inspections	\$200



General Conditions

7. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
8. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
9. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
10. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
11. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 17 day of July, 2018

Issued this _____ day of _____, 2018

Dana Schmidt,
Corporate Officer

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