



**CITY OF WEST KELOWNA  
DEVELOPMENT PERMIT  
DP 20-16**

**To:** 1299803 B.C. LTD.  
220-7565 132<sup>nd</sup> Street  
Surrey, BC, V3W 1K5

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

**Block 102, DL 3190, ODYD, PLAN 777 Except Plans 42380 and EPP71495**  
(3210 Salmon Road)

3. This Permit allows the construction of 20 units in the form of 10 duplexes in the **Multiple Family and Intensive Residential Development Permit Area (DPA 3)**, subject to the following conditions and related Schedules:
  - A. The siting, exterior design, and finish of buildings are to be in accordance with the Architectural submission (site plan, elevations, renderings, and materials and colour schedule) prepared Inartifex Designs Ltd, dated May 4, 2021 and attached as Schedule "A";
  - B. The dimensions and siting of the structures to be constructed on the land be in general accordance with the Civil Engineering Drawings (site servicing and grading plans, erosion and sediment control, stormwater management plan, turning template), prepared by Protech Consulting, dated April and June 2020, and attached as Schedule "B"; and
  - C. The landscaping to be provided on the land be in accordance with Landscape Plan prepared by Ecora, drawing number LDP-1, dated June 18, 2021, and attached as Schedule "C".
4. As a condition of the issuance of this Permit, the City of West Kelowna is holding a landscape security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the Permit within the time provided, the City of West Kelowna may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out below, the security shall be returned to the Permittee. There is filed accordingly:

**a) An Irrevocable Letter of Credit or Bank Draft in the amount of \$152,091.50.**

5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any changes be required to this permit, please ensure that you obtain written approval from City of West Kelowna prior to making any changes.
6. If this Development Permit has not been issued within one year from approval, Development Permit DP 20-16 shall be deemed to have been refused and the file will be closed.
7. **This Permit is not a Building Permit.**
8. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which the permit was issued within one year after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. CXXX/XX PASSED BY THE MUNICIPAL COUNCIL ON \_\_\_\_\_, 2021.

Signed on \_\_\_\_\_

\_\_\_\_\_  
City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit DP 20-16 and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on \_\_\_\_\_

\_\_\_\_\_  
Property Owner or Agent

ISSUED on \_\_\_\_\_

**Schedules:**

- A. Architectural Submission by Inartifex Designs Ltd, dated May 4, 2021
- B. Civil Engineering Plans by Protech Consulting, dated April and June 2020
- C. Landscape Plan by Ecora, Drawing No. LDP-1, dated June 18, 2021