

**CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION**

File No: 0039-21-DVP-END

November 30, 2021

APPLICANT: Stephen and Shelley Smith

OWNER(S): Stephen and Shelley Smith

LEGAL DESCRIPTION: LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772

PID #: 004-849-248

LOCATION: 107 Timberlane Road, Enderby BC

PROPERTY SIZE: 5.52 acres (2.23 hectares/22,300 square meters)

ZONING: Residential Single Family (R.1)

**O.C.P
DESIGNATION:** Residential Low Density

**PROPOSED
VARIANCES:** Vary Zoning Bylaw by reducing the minimum lot size for subdivision for parcels not connected to a community sewer system from 1 ha (2.471 acres) to 0.494 acres (2,000 m²); vary Subdivision Servicing and Development Bylaw by i) not requiring dedication and construction of Timberlane Road, ii) not requiring a connection to a community sanitary sewage system, iii) permitting an on-site sewage disposal system on a lot less than 2 hectares in size, iv) not requiring the design and construction of a storm drainage system, v) not requiring the provision of street lighting, and vi) not requiring the provision of underground wiring for power, telephone and cablevision.

RECOMMENDATION:

THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT PLAN KAP59772 and located at 107 Timberlane Road, Enderby B.C. to permit a variance to Section 315 of City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum lot size for subdivision for parcels not connected to a community sewer system

from 1 ha (2.471 acres) to 0.494 acres (2,000 m²), and to permit variances to the following Sections of City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000:

- Section 2.0 of Schedule "A" by not requiring Timberlane Road to be dedicated a minimum of 9.0 m from the existing mean centreline of the road in accordance with the Local Road Standards;
- Section 4.0 of Schedule "A" and Schedule "B" by not requiring a connection to a community sanitary sewage system;
- Section 4.2.9 of Schedule "A" by permitting an on-site sewage disposal system on a lot less than 2 hectares in size;
- Section 6.0 of Schedule "A" and Schedule "B" by not requiring the provision of street lighting; and
- Section 7.0 of Schedule "A" and Schedule "B" by not requiring the provision of underground wiring for power, telephone and cablevision,

with the variances to Section 315 of the City of Enderby Zoning Bylaw No. 1550, 2014 and Section 4.0 of Schedule "A" and Schedule "B" and 4.2.9 of Schedule "A" of City of Enderby Subdivision Servicing and Development Bylaw being conditional upon the proposed lots being serviced via an approved sewerage system within the meaning of the *Sewerage System Regulation* and not a holding tank under Part 2 of the same regulation;

AND THAT Council NOT authorize the issuance of a Development Variance Permit to vary the following Sections of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000:

- Section 2.0 of Schedule "A" by not requiring the construction Timberlane Road to the centreline of the road in accordance with the Local Road Standards; and
- Section 5.0 of Schedule "A" and Schedule "B" by not requiring the design and construction of a storm drainage system.

BACKGROUND:

This report relates to Development Variance Permit Application for the property located at 107 Timberlane Road, Enderby BC. The applicant is proposing a six-lot subdivision and is seeking variances to the City of Enderby Zoning Bylaw No. 1550, 2014 and City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by, i) reducing the minimum lot size for subdivision for parcels not connected to a community sewer system from 1 ha (2.471 acres) to 0.494 acres (2,000 m²), ii) not requiring dedication and construction of Timberlane Road, iii) not requiring a connection to a community sanitary sewage system, iv) permitting an on-site sewage disposal system on a lot less than 2 hectares in size, v) not requiring the design and construction of a storm drainage system, vi) not requiring the provision of street lighting, and vii) not requiring the provision of underground wiring for power, telephone and cablevision.

Site Context

The 5.52 acre (2.23 hectare) subject property is located on the west side of Gunter Ellison Road, which is identified as a Municipal Major Collector Road in the Official Community Plan (OCP), and the eastern side of Timberlane Road. The property is located on a hillside with steep grades that run from west to east. A single-family dwelling is located along the southern property boundary, with a driveway access off of Timberlane Road. The southeastern portion of the property is located within the Agricultural Land Reserve (ALR), as shown in Figure 2 below. The property is adjacent to the City's community water system on Timberlane Road, but the community sanitary sewer system terminates on Gunter Ellison Road approximately 300 meters to the north of the subject property.

The property is zoned Residential Single Family (R.1) and is designated as *Residential Low Density* in the OCP. The properties to the west and north are zoned Country Residential (C.R) and are designated as *Country Residential* in the OCP. The properties to the east and south are located in Electoral Area 'F' of the Regional District of North Okanagan.

The following figure shows the zoning designations of the subject and surrounding properties:

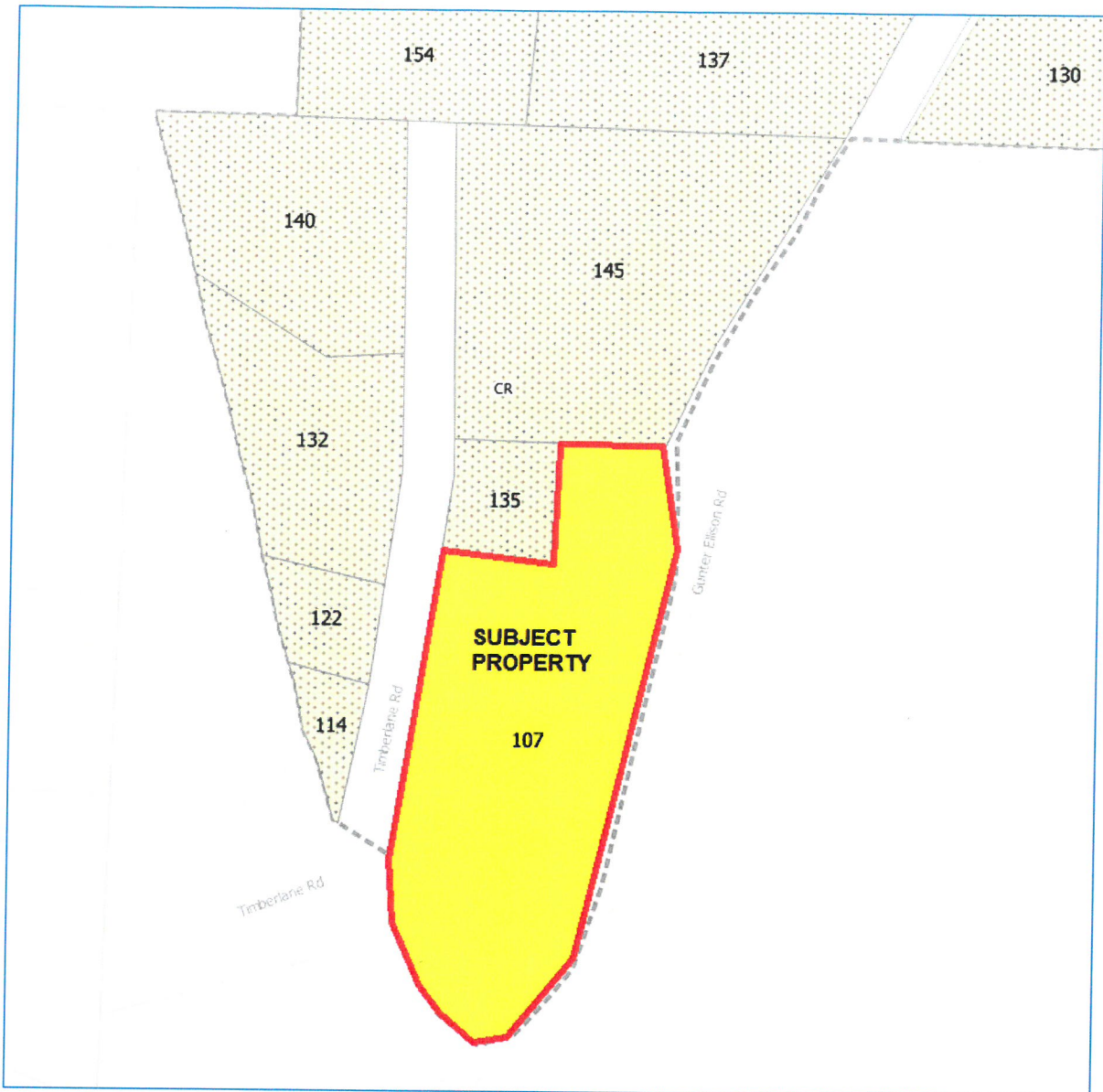


Figure 1: Zoning Map

Dotted: Country Residential (C.R)
Yellow: Residential Single Family (R.1)

The following orthophoto of the subject and surrounding properties was taken in 2011:



Figure 3: Orthophoto

****NOTE:** The property lines shown above are not an accurate representation of their true locations and are intended for display purposes only.

Development History / Proposal

In 2020, the applicant applied to change the subject property's OCP future land use designation from *Country Residential/Agricultural* to *Residential Low Density*, and to rezone the property from the *Country Residential (C.R)* zone to the *Residential Single Family (R.1)* zone; the intent of this application was to facilitate a six-lot subdivision of the subject property. Objective 9.3.f of the OCP states that Council will allow for phased development in Future Growth Areas provided that any new lots created are a minimum of 2,000 m², do not require new highway infrastructure, and are supported by sustainable alternate development standards relative to other infrastructure services. Given this, Council made approval of the rezoning subject to the applicant registering a Covenant on title which requires that any new lots created by subdivision of the subject property be a minimum of 2,000 m² (0.494 acres) in area, unless the properties are serviced by both community water and community sanitary sewer systems. This requirement was intended to ensure that the property develops in a phased manner, whereby any new lots created through subdivision would be larger in size until such time as access to both community water and community sanitary sewer systems is available, at which point an urban scale of development would be possible. The applicant satisfied this condition and the rezoning and change in OCP future land use designation has taken effect.

In 2021, the applicant applied to the Agricultural Land Commission (ALC) for an ALR subdivision to create six residential lots. The application was denied by the ALC given that the proposal would limit the Property's agricultural potential and that retaining the ALR portion of the property in its current size and configuration would retain a continuous ALR area for agricultural use in the long-term. The applicant has now submitted a revised subdivision application to the City of Enderby proposing a six-lot subdivision of the property, with the proposed new lots outside of the ALR boundaries, as shown on the attached Schedule 'A'. Given that the subdivision does not involve land within the ALR, no approval from the ALC is required. The proposed lots range in area from 0.494 acres to 2.42 acres.

The City of Enderby Zoning Bylaw requires the subdivision for parcels not connected to a community sewer system to have a minimum lot area of 1 ha (2.471 acres). Furthermore, the Subdivision Servicing and Development Bylaw requires that when subdividing a property, the applicant is required to: i) dedicate and construct the adjacent road to centreline (or provide cash-in-lieu), ii) connect the proposed lots to a community sanitary sewage systems, iii) only permit on-site sewage disposal systems on lots a minimum of 2 hectares in size, iv) design and construct a storm drainage system, and v) provide street lighting and underground wiring for power, telephone and cablevision. The applicant is seeking to have the proposed lots serviced via on-site septic systems in lieu of extending the community sanitary sewer system from the north, and is looking to maintain the adjacent Timberlane Road to its existing standard, and thus is seeking the following variances:

Zoning Bylaw

- Section 315 by reducing the minimum lot size for subdivision for parcels not connected to a community sewer system from 1 ha (2.471 acres) to 0.494 acres (2,000 m²).

Subdivision Servicing and Development Bylaw

- Section 2.0 of Schedule "A" by not requiring Timberlane Road to be dedicated a minimum of 9.0 m from the existing mean centreline of the road and not requiring the construction of Timberlane Road to the centreline of the road in accordance with the Local Road Standards;
- Section 4.0 of Schedule "A" and Schedule "B" by not requiring a connection to a community sanitary sewage system;
- Section 4.2.9 of Schedule "A" by permitting an on-site sewage disposal system on a lot less than 2 hectares in size;
- Section 5.0 of Schedule "A" and Schedule "B" by not requiring the design and construction of a storm drainage system.;
- Section 6.0 of Schedule "A" and Schedule "B" by not requiring the provision of street lighting; and
- Section 7.0 of Schedule "A" and Schedule "B" by not requiring the provision of underground wiring for power, telephone and cablevision.

It should be noted that the adjacent Gunter Ellison Road, and the portion of Timberlane Road that intersects with Gunter Ellison Road (which is actually named Woodpark Road), is outside of Enderby city limits and is under the jurisdiction of the Ministry of Transportation and Infrastructure; this is shown in Figure 4 below.

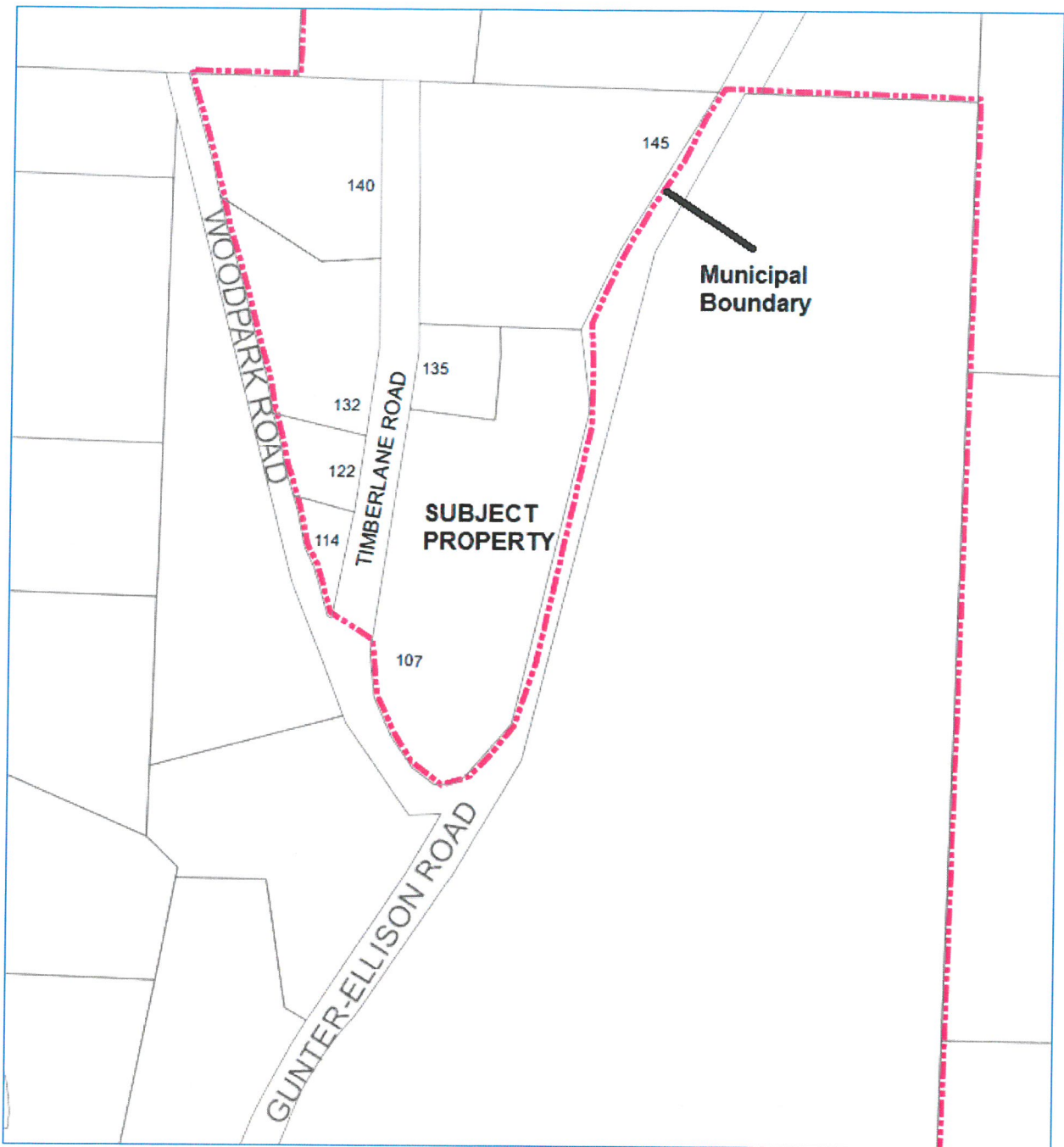


Figure 4: Road Jurisdictions

Given the above, the City of Enderby plays no role in requiring, and thus varying, the construction, dedication, or improvements to these Ministry-owned roads; however, Staff note that the Approving Officer has referred the subdivision application to Ministry Staff for comment.

ZONING BYLAW:

The subject property is zoned Residential Single Family (R.1) and uses permitted within this zone include:

- Accessory residential
- Restricted agriculture
- Single-family dwellings
- Secondary suites
- Bed and breakfasts
- Civic and public service use

Section 315 of the Zoning Bylaw states that the minimum lot size for subdivision is 1 ha (2.471 acres) for parcels not connected to a community sewer system.

SUBDIVISION SERVICING AND DEVELOPMENT BYLAW:

Section 2.0 of Schedule "A" of the Subdivision Servicing and Development Bylaw requires the dedication and construction of local roads adjacent to properties zoned Residential Single Family (R.1) in accordance with Design, Materials, and Installation standards outlined in Section 2.0 of Schedule "A" of the Bylaw. Sections 6.0 and 7.3 of Schedules "A" and "B" of the Subdivision Servicing and Development Bylaw require the provision of ornamental street lighting and underground wiring for power, telephone and cablevision for Single Family Residential (R.1) developments.

Section 4.0 of Schedule "A" and Schedule "B" of the Bylaw require properties zoned Residential Single Family (R.1) to be connected to a community sanitary sewage system, while Section 4.2.9 of Schedule "A" requires lots to be at least 2 hectares in size in order to be serviced via on-site sewage disposal systems.

OFFICIAL COMMUNITY PLAN:

Policies contained within the OCP which apply to this development include:

- Policy 3.3.c - Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.
- Policy 9.3.c - Council supports a phased approach to development including consideration of alternate servicing standards within Growth Areas and Future Growth Areas.
- Objective 9.3.f - Council will allow for phased development in Future Growth Areas such that any new lots created are a minimum of 2,000 m², do not require new highway infrastructure, and are supported by sustainable alternate development standards relative to other infrastructure services.
- Policy 20.3.g - Council will support innovative options that will assist in maintaining appropriate levels of infrastructure and service delivery in a fiscally responsible manner.

REFERRAL COMMENTS:

The application was referred to the following individuals/agencies:

- City of Enderby Public Works Manager;
- Fire Chief;
- Building Inspector; and
- Interior Health Authority.

The City of Enderby Public Works Manager provided the following comments:

With respect to the variance to the requirement to dedicate additional width on Timberlane, the dedication is significantly wider than the constructed road, which is already a reasonable width for a rural local road with this level of traffic. The City does not own Woodpark Road or Gunter-Ellison Road adjacent to the subject property, which would be outside of the scope for me to comment with respect to this specific variance.

I recommend not supporting the variance regarding constructing, or cash-in-lieu for constructing, the adjacent portion of Timberlane to centreline. This development will add traffic that will impact the road. It would be appropriate to collect cash-in-lieu towards a renewal of the full width of the constructed road in the future.

Provided the Interior Health Authority approves the application for on-site sewage disposal, I have no objection to varying the requirement to connect to the sanitary sewer system, provided the permit is for a sewerage system under Part 3 of the Sewerage System Regulation and not a holding tank under Part 2 of the same regulation. While the City has the authority to issue a permit for a holding tank, I am aware of a "dual jurisdiction" issue with the Interior Health Authority; as such, this particular variance should be made conditional upon an approved sewerage system within the meaning of the Sewerage System Regulation in order to eliminate the risk of permitted holding tanks, which invite significant problems.

Notwithstanding a variance not to connect to the sanitary sewer system, if and when a sanitary sewer main is extended such that it is adjacent to the subject property, the owner(s) would be responsible for the sanitary sewer frontage tax; furthermore, it is within a local government's authority to require connection to the community system at an owner's expense, regardless of whether they have an approved on-site sewerage system.

I do not support the variance not requiring the owner to design and construct a storm drainage system. The City's bylaw dealing with works and services provides flexibility for rural areas and large holdings. It is not reasonable to use a variance to opt the owner out of their drainage and stormwater management requirements without a fuller understanding of what those requirements may be, and why the design and construction requirements specific to the property have reason to be varied.

Timberlane is a rural local road that does not have any street lighting at present. This is an area where street lighting is likely not merited and may do little more than add infrastructure and energy costs to the City while providing limited public benefit. It will also contribute to light pollution in a rural area with wildlife values. If representations from adjacent landowners

indicate that this kind of service is necessary or desirable for their street, those representations should be evaluated and balanced against the above considerations.

I am fine with the variance not to underground wires; this is suitable to and consistent with the existing service level on this street.

An Interior Health Authority representative provided the following comments:

I've reviewed the referral and have the following comments for your consideration:

- We have no objections for the DVP for the variance to allow for onsite sewerage systems. If this application is approved and at the time of subdivision, Interior Health could do a further technical review for onsite sewerage servicing at that time and the City could send a referral back to HBE@interiorhealth.ca for a review of that subdivision application. This statement does not automatically confer IH support for the proposed subdivision. Additional information will be required at that time to be able to meaningfully comment on the sewerage servicing capability of the land and long term sustainability.*
- We support maintaining the requirement for minimum road width – safety concerns, such as with a narrow road, can be a barrier to physical activity and active transportation for residents in this neighbourhood. As per the BC CDC Healthy Linkages Toolkit providing, “wide, safe shoulders along major routes where sidewalks or bike lanes are not feasible” is a planning intervention for active transportation safety concerns in both small and medium sized communities (P. 73). By maintaining this requirement for minimum road width, this can be supportive of current and future road safety for pedestrians/cyclists in addition to facilitating active transportation benefits in this neighbourhood.*
- We support maintaining the requirement for storm drainage system – this is good for climate change adaptation and resilience to be able to protect against future weather events.*

PLANNING ANALYSIS:

Road Dedication

The City of Enderby Planner raises no objections to the applicant's request to vary Section 2.0 of Schedule “A” of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by not requiring Timberlane Road to be dedicated a minimum of 9.0 m from the existing mean centreline of the road, given that Timberlane Road already has a dedicated width of 20.1 m (66.0 feet) which exceeds the ‘local street’ standard of 18.0 m (59.1 feet).

On-site Sewage Disposal

The City of Enderby Planner raises no objections to the applicant's request to vary Section 4.0 of Schedule "A" and Schedule "B" and Section 4.2.9 of Schedule "A" of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000, by not requiring a connection to a community sanitary sewage system and permitting an on-site sewage disposal system on a lot less than 2 hectares in size, and to vary to Section 315 of City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum lot size for subdivision for parcels not connected to a community sewer system from 1 ha (2.471 acres) to 0.494 acres (2,000 m²), for the following reasons:

- A Covenant has been registered on the title of the subject property which requires that any new lots created by subdivision of the subject property be a minimum of 2,000 m² (0.494 acres) in area, unless the properties are serviced by both community water and community sanitary sewer systems; given this, on-site sewage disposal systems would only be permitted on lots equal to or greater than 2,000 m² (0.494 acres), which are of a rural scale where on-site sewage disposal is appropriate;
- Interior Health, which is the licensing entity for on-site sewage disposal systems, has stated that they have no objections to the proposed variance;
- The proposed variance is consistent with Objective 9.3.f of the OCP states that Council will allow for phased development in Future Growth Areas such that any new lots created are a minimum of 2,000 m², do not require new highway infrastructure, and are supported by sustainable alternate development standards relative to other infrastructure services;
- Avoiding a significant community sanitary sewer extension (~300 m) for a low intensity residential subdivision is consistent with the City's asset management objectives.

As stated by the City's Public Works Manager, there is a potential "dual jurisdiction" issue with the Interior Health Authority whereby both jurisdictions have the authority to permit for the use of a holding tank for sewage disposal, although the City of Enderby feels that this level of service would not be appropriate for this development. In order to address this issue, it is recommended that the issuance of the sewage disposal variances be conditional upon the proposed lots being serviced via an approved sewerage system within the meaning of the *Sewerage System Regulation* and not a holding tank under Part 2 of the same regulation.

Provision of Street Lighting and Underground Wiring

The City of Enderby Planner raises no objections to the applicant's request to vary Section 6.0 of Schedule "A" and Schedule "B" of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by not requiring the provision of street lighting for the following reasons:

- Timberlane Road is not currently serviced for street lighting, and the provision of street lighting is not necessary for a rural scale of development;

- The provision of street lighting would contribute to light pollution in a rural area with wildlife values;
- The provision of street lighting would add infrastructure and energy costs to the City, while providing limited public benefit; and
- Should this area develop to a more urban standard over time through future subdivisions, the provision of street lighting would be required at that time.

The City of Enderby Planner also raises no objections to the applicant's request to vary Section 7.0 of Schedule "A" and Schedule "B" of the City of Enderby Subdivision Servicing and Development Bylaw by not requiring the provision of underground wiring for power, telephone and cablevision as this is consistent with the existing service standard along Timberlane Road, which is an appropriate service level within a rural local road setting.

Construction to Centreline

The City of Enderby Planner has concerns with the applicant's request to vary Section 2.0 of Schedule "A" of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by not requiring the construction of Timberlane Road to the centreline of the road in accordance with the Local Road Standards, and recommends that Council NOT support the requested variance given that the proposed development will result in an increase in relative density along Timberlane Road (i.e. increasing number of lots from 7 to 11, which represents a 57% increase), thus increasing the amount of traffic and wear-and-tear to Timberlane Road; given this, Staff feel that it is appropriate for the applicant to contribute towards the construction of Timberlane Road to the centreline of the road, which would likely be collected as a cash-in-lieu payment that would be directed towards a future renewal of Timberlane Road.

Design and Construction of Storm Drainage System

The City of Enderby Planner has concerns with the applicant's request to vary Section 5.0 of Schedule "A" and Schedule "B" by not requiring the design and construction of a storm drainage system and recommends that Council NOT support the requested variance. Timberlane Road is serviced through an open ditch system along Gunter Ellison Road. As part of the subdivision process, the applicant would be required to engage an engineer to determine potential stormwater runoff impacts associated with the proposed development and determine the appropriate service level for managing these impacts; this engineering analysis would need to be reviewed by the City's engineer. This engineering analysis may or may not conclude that the existing open ditch storm drainage system is sufficient to manage the impacts. The issuance of a variance would remove the City's ability to require this engineering analysis, let alone construction in accordance with any potential recommendations, which could result in the proposed development exacerbating runoff impacts which the developer would not be responsible for managing.

SUMMARY

This report relates to a Development Variance Permit application for the property located at 107 Timberlane Road, Enderby BC. The applicant is proposing a six-lot subdivision and is seeking variances to the City of Enderby Zoning Bylaw No. 1550, 2014 and City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 by, i) reducing the minimum lot size for subdivision for parcels not connected to a community sewer system from 1 ha (2.471 acres) to 0.494 acres (2,000 m²), ii) not requiring dedication and construction of Timberlane Road, iii) not requiring a connection to a community sanitary sewage system, iv) permitting an on-site sewage disposal system on a lot less than 2 hectares in size, v) not requiring the design and construction of a storm drainage system, vi) not requiring the provision of street lighting, and vii) not requiring the provision of underground wiring for power, telephone and cablevision.

The City of Enderby Planner is supportive of the majority of the variance requests, except for the requests not to construct Timberlane Road to centreline and not to require the design and construction of a storm drainage system.

Prepared By:



Kurt Inglis, MCIP, RPP
Planner and Deputy Corporate Officer

Reviewed By:



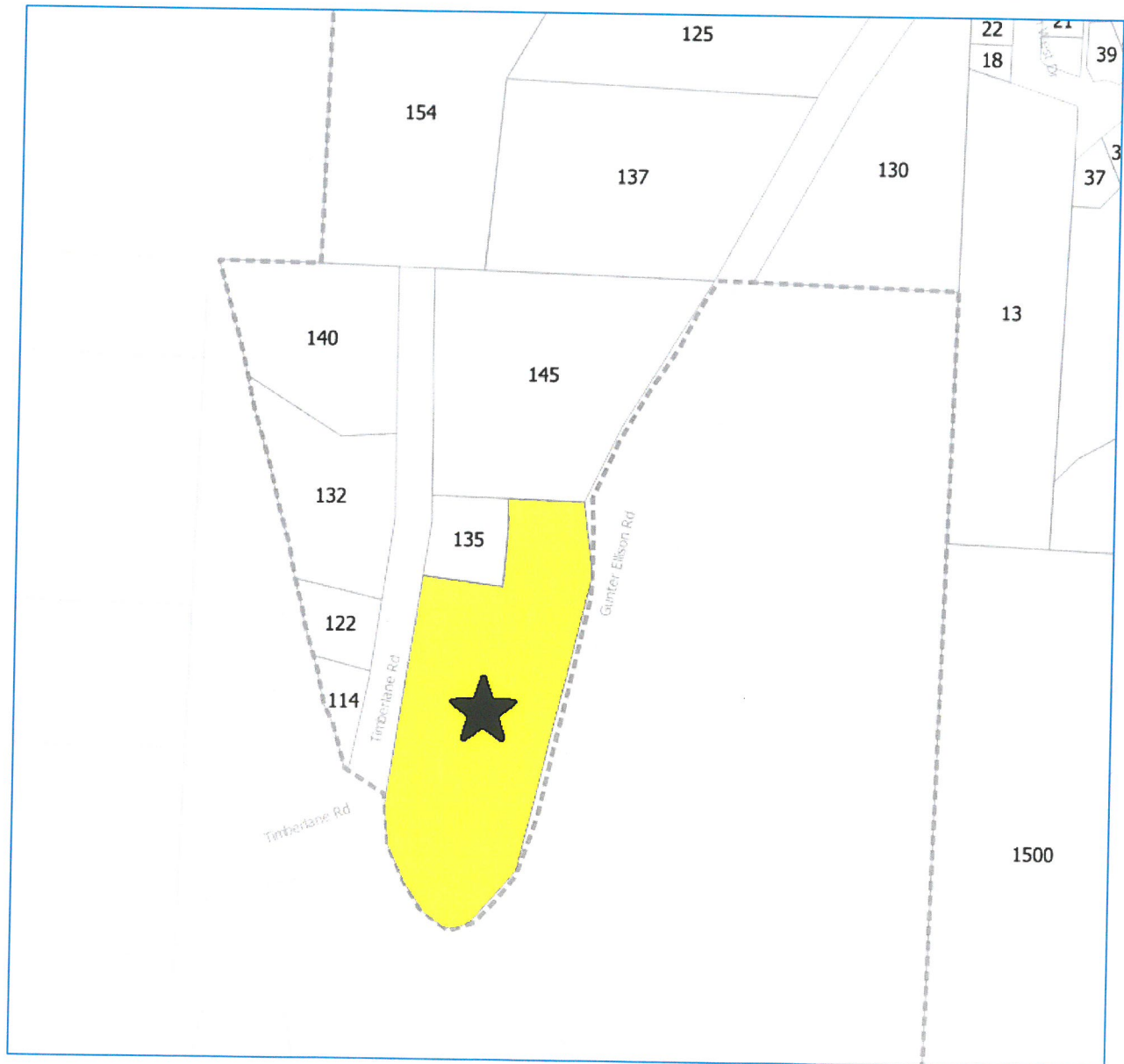
Tate Bengtson
Chief Administrative Officer

THE CORPORATION OF THE CITY OF ENDERBY
DEVELOPMENT VARIANCE PERMIT APPLICATION
SUBJECT PROPERTY MAP

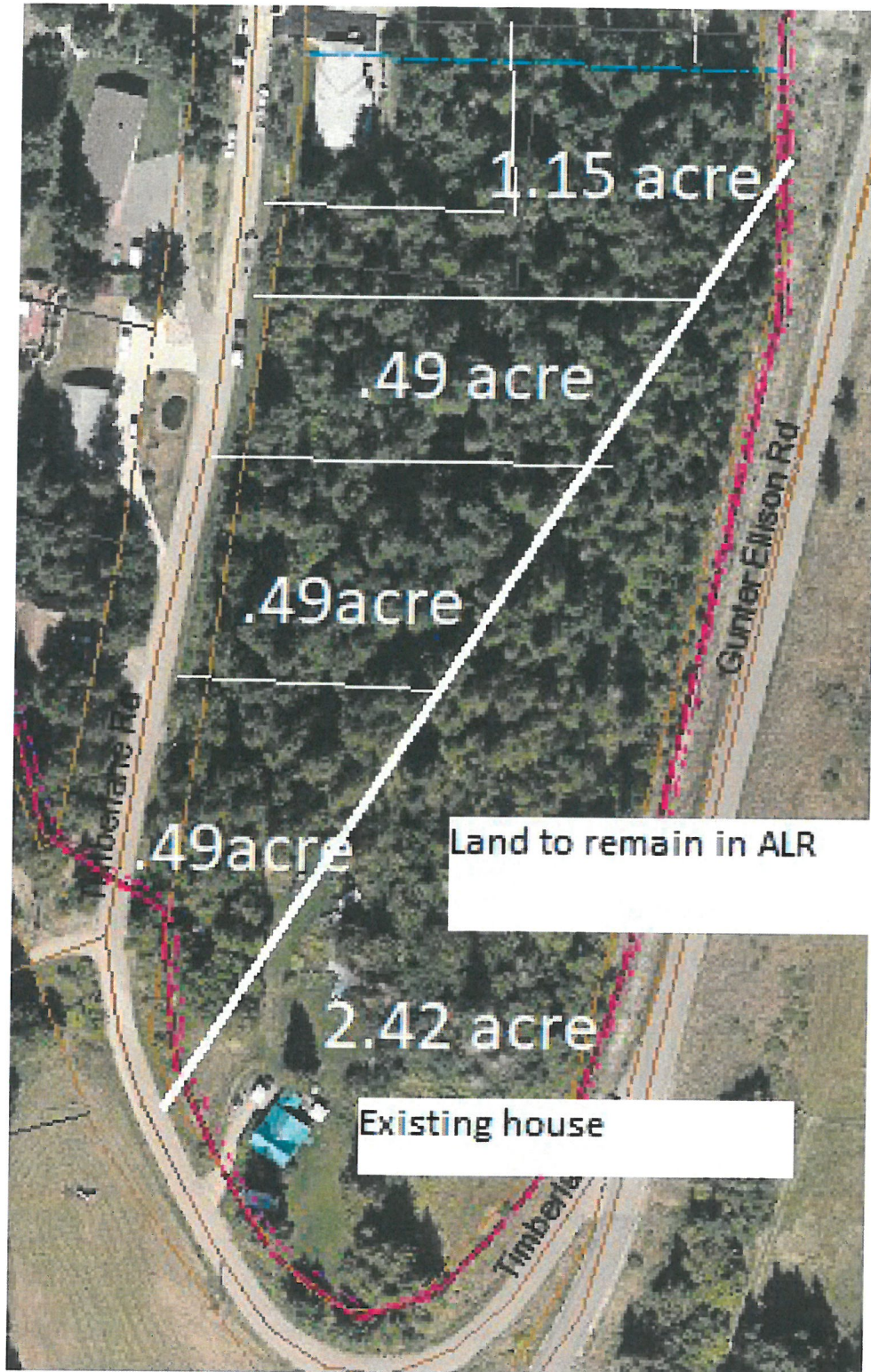
File: 0039-21-DVP-END (Smith)

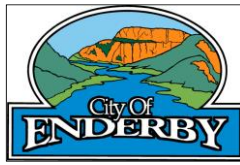
Applicant: Stephen and Shelley Smith

Location: 107 Timberlane Road, Enderby BC



Schedule 'A' - Proposed Subdivision Plan





DEVELOPMENT VARIANCE PERMIT

Application / File No.: 0039-21-DVP-END

To: Stephen and Shelley Smith

Address: 107 Timberlane Road, Enderby BC

1. This Development Variance Permit is issued in accordance with the provisions of Section 498 of the Local Government Act and subject to compliance with all of the Bylaws of the City of Enderby applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the City of Enderby described below, and any and all buildings, structures, and other development thereon:

LOT A SECTION 27 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH
MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 27274 EXCEPT
PLAN KAP59772

3. City of Enderby Zoning Bylaw No. 1550, 2014 is hereby supplemented or varied as follows:
 - i. Section 315 of City of Enderby Zoning Bylaw No. 1550, 2014 by reducing the minimum lot size for subdivision for parcels not connected to a community sewer system from 1 ha (2.471 acres) to 0.494 acres (2,000 m²).
4. City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 is hereby supplemented or varied as follows:
 - Section 2.0 of Schedule "A" by not requiring Timberlane Road to be dedicated a minimum of 9.0 m from the existing mean centreline of the road and not requiring the construction Timberlane Road to the centreline of the road in accordance with the Local Road Standards;
 - Section 4.0 of Schedule "A" and Schedule "B" by not requiring a connection to a community sanitary sewage system;
 - Section 4.2.9 of Schedule "A" by permitting an on-site sewage disposal system on a lot less than 2 hectares in size;
 - Schedule 5.0 of Schedule "A" and Schedule "B" by not requiring the design and construction of a storm drainage system.;
 - Schedule 6.0 of Schedule "A" and Schedule "B" by not requiring the provision of street lighting; and

- Schedule 7.0 of Schedule “A” and Schedule “B” by not requiring the provision of underground wiring for power, telephone and cablevision.
5. Requirements, conditions or standards applicable to Section 491 of the Local Government Act: **N/A**
 6. As a condition of the issuance of this Permit, the Council is holding the 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 this Permit within the time provided, the City of Enderby 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 above, the security shall be returned to the Permittee. There is filed accordingly:
 - a. a Bearer Bond in the amount of \$ **N/A**; or
 - b. a Performance Bond in a form acceptable to the City of Enderby in the amount of \$ **N/A**; or
 - c. an Irrevocable Letter of Credit in the amount of \$ **N/A**; or
 - d. a certified cheque in the amount of \$ **N/A**.
 7. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
 8. If the Permittee does not commence the development permitted by this Permit within two (2) years of the date of issuance of this Permit, this Permit shall lapse.
 9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE DAY OF , 2021.

ISSUED THIS DAY OF , 2021.

Corporate Officer

NOTICE OF PERMIT:

Issued	
Amended	
Cancelled	

Filed with the Land Title Office this day of , 2021.