

## Development Permit

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**Permit No:** DP000321

**Registered Owner:** The Corporation of the District of North Cowichan

**Applicant:** Cowichan Green Community

**Subject Property:** 2431 Beverly Street **Folio:** 00206-100

**Description of Land:**

Parcel Identifier: 029-237-424

Legal Description: Lot 1, Section 19, Range 7, Quamichan District, Plan EPP35195

**Proposal:** **Food processing and innovation hub facility**

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**Conditions of Permit:**

1. This permit is issued subject to compliance with all relevant District of North Cowichan bylaws, except as specifically varied or supplemented by this Permit.
2. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
3. The Lands and building which are subject to this Permit shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the following schedules:

**Schedule 1 – Site Plan - McElhanney Ltd. - Drawing No. 101 Rev. PD**

**Schedule 2 – Building Elevations - Buepoint Consulting Ltd Elevations Drawing No. 7**

**Schedule 3 – Floor Plan - Buepoint Consulting Ltd overall Main floor plan Drawing No. 4**

**Schedule 4 – Stormwater Management Plan – McElhanney Ltd. – September 19, 2023**

**Schedule 5 – Aquifer Impact Assessment Report – McElhanney Ltd. – September 19, 2023**

4. Pursuant to section 504(1) of the *Local Government Act*, this permit will lapse two years from the date of the Development Permit with Variances approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.
5. This permit is not a building permit.
6. Further to condition 4, construction is considered to be substantially started when a valid building permit for the development has been issued and shall not have lapsed and excavation or construction works associated with the development hereby approved must have commenced to

the satisfaction of the Director of Planning and Building. Demolition does not constitute construction.

7. Imbrium Systems Stormceptor EF Oil/grit/water separator, catch basins, and Stormtech SC740 underground storage tanks shall be installed as per Site Plan (Schedule 1) and the Stormwater management Plan (Schedule 4)
8. All storm water management devices and infrastructure are to be installed and maintained in accordance with manufacturer specifications, including the regular inspection and removal of accumulated oil and sediment.
9. The use of pesticides, herbicides and fertilizers shall be managed and minimized to prevent potential contamination of groundwater.
10. Annual water quality sampling for the full suite of water quality potability standards from the on-site irrigation well shall be completed as outlined in the Guidelines for Canadian Drinking Water Quality, including testing for specific parameters associated with agricultural impacts such as nitrogen (nutrient testing including nitrates and nitrites), potassium and phosphorous

**Date of Development Permit Approval/Issue by Council or its Delegate:**

This permit was approved and issued on **(date of issue)**.

This permit expires on **(2 years from date of approval/issuance)**.

The Corporation of the District of North Cowichan

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**Rob Conway,**  
**Director of Building and Planning**

## **Advisory Comments**

The following comments are provided for information purposes only:

1. An inspection of the application site by Planning and Building Department staff will take place prior to the issuance of an Occupancy Permit to ensure that the development is in complete accordance with the approved Development Permit plans. The applicant is responsible for contacting the Planning and Building Department to arrange the inspection at least three weeks prior to applying for an Occupancy Permit. Additional site inspections by Planning and Building Department staff may occur during the construction phase of the project.
2. This Permit does not constitute a building permit, sign permit or a subdivision approval. The applicant may contact the Planning Department to determine whether further permits are required in association with the development hereby approved.
3. Section 13 of the *Heritage Conservation Act* protects heritage sites and heritage objects (which may also be referred to as archaeological sites or objects). This permit does not authorize the alteration of any such site or object. The permit holder is responsible for ensuring compliance with the *Heritage Conservation Act*, including taking any steps required to determine whether or not a heritage site or object is present on the subject property. Under section 36 of the *Heritage Conservation Act*, it is an offence to alter heritage site or heritage object without first obtaining a permit to do so from the Province of British Columbia

## **Engineering Department Advisory Comments**

Hugh Zunti [hugh.zunti@northcowichan.ca](mailto:hugh.zunti@northcowichan.ca)

### **Roads & Access**

- Access is existing was completed at time of upgrades to Beverly St. therefore no further requirements.
- At time of Building Permit, the Beverly St access will require apron paving from back of sidewalk to property line.

### **Water**

- At Building Permit, connection to the existing 200mm preservice stub will require an application for inclusion into the South-end Local Water.
- A hydrant is located just left of the existing access.
- At Building Permit, FUS calculations will be required.

### **Sewage**

- At Building Permit, connection to the existing 150 mm preservice stub will require an application for inclusion into the South-end Sewer Local Area.

### **Drainage**

- An existing 200 mm service stub is provided for the property.
- Storm water management plan as per District of North Cowichan's Guidelines is required.

#### Utilities

- Consultation with BC Hydro, TELUS, FortisBC and Shaw Cable is required to confirm their servicing expectations.

#### Development Cost Charges

- DCC's will be collected at time of building permit for commercial units.

### **Building Division Advisory Comments**

Tim Byron [tim.byron@northcowichan.ca](mailto:tim.byron@northcowichan.ca)

The building will most likely be sprinklered. Therefore, the fire flow calculations should be reviewed by NC Engineering department to confirm we can support the demand.

The wall adjacent to the property line will need to be designed with a 1-hour fire resistance rating and non-combustible cladding as per table 9.10.14.5.A in the BC Building Code.