

Development Variance Permit No. 25-01

DEVELOPMENT VARIANCE PERMIT

Town File No: DVP No. (2025-01)

Registered Owners: Ian Charles Lockerbie Ferguson and Elizabeth Ruth Huscroft

Subject Property: 908 Northwest Blvd.

Description of Land: **Official Community Plan Land Use Designation:** Commercial – General

Zoning: Commercial General Zone

Actual Use: Commercial General

Number of Business frontages: 1

Parcel Identifier: 012-002-313

Legal Description: Lot 2, District Lot 524, Kootenay District, Plan 4452

Proposal: To allow for a total of two (2) fascia signs on the primary building were one (1) is currently permitted.

Details of Variance:

- Only the following variances are approved by this permit:
Bylaw: Sign Bylaw No. 1797, 2014
Section of Bylaw: 7.3, Maximum # / Type of Permanent Signs Allowed, permitting one (1) fascia sign per business frontage
Variance: Increase from “One (1) fascia sign” to “Two (2) fascia signs” allowed per business frontage
- The bylaw variance allowed pursuant to this Permit has been authorized in the context of and only for the development of the Land as depicted in the Plans and Documents. All amendments, variations or revisions to the Plans and Documents must be approved by resolution of the Municipal Council.

Conditions of Development Variance Permit:

- Development of the site must be completed in accordance with the attached drawings and documents:
Schedule “A”
- As provided for under section 491 of the *Local Government Act*, the following conditions must be adhered to:

3. ~~In addition, pursuant to section 502 of the *Local Government Act*, unless security has been provided as a pre-condition of this permit, it is a condition of this permit that the Owner shall provide the following security the earlier of before undertaking any activity authorized by the permit, and before receiving a building permit (failure to do so being cause to revoke such permit):~~

~~\$XXXXX.~~

4. Pursuant to section 504 of the *Local Government Act*, this permit will lapse two years from the date of the Permit approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.
5. The plans and specifications attached to this Permit are an integral part of this Permit.
6. Nothing in this Permit confers any approval, permission or authority to carry out work on public property, including but not limited to the boulevard and the portion of any driveway lying outside the boundaries of the Land.
7. This permit is issued subject to compliance with all relevant Town of Creston bylaws and given that the proposed development is supplemented by this Permit.

Despite issuance of this Permit, construction may not start without a Building Permit, or other necessary permits. It is the owner's responsibility to determine whether such permits are required.

Registration:

Notice of this Permit shall be filed by the Town in the Land Titles Office at Kamloops, B.C. under s. 503 of the *Local Government Act*, and upon such filing, the terms of this Permit (DVP No. 25-01) or any amendments hereto shall be binding upon all persons who acquire an interest in the affected Lands affected by this Permit.

Approved by Council Resolution No. _____

Date: _____

Mayor Arnold DeBoon

Kirsten Dunbar, Corporate Officer

Schedule "A"



Business frontage, abutting Northwest Blvd.



North building elevation, from Cavell and Northwest Boulevard intersection