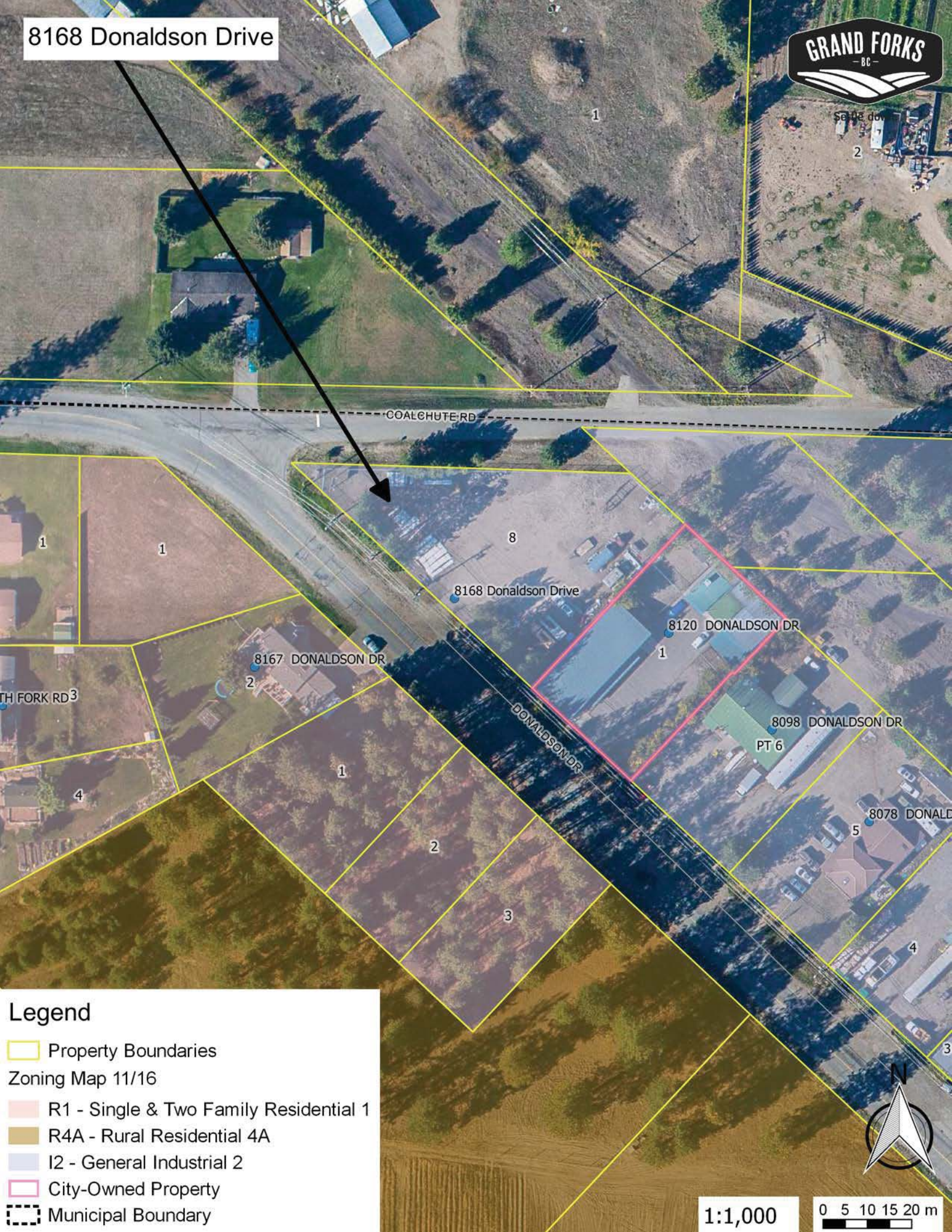


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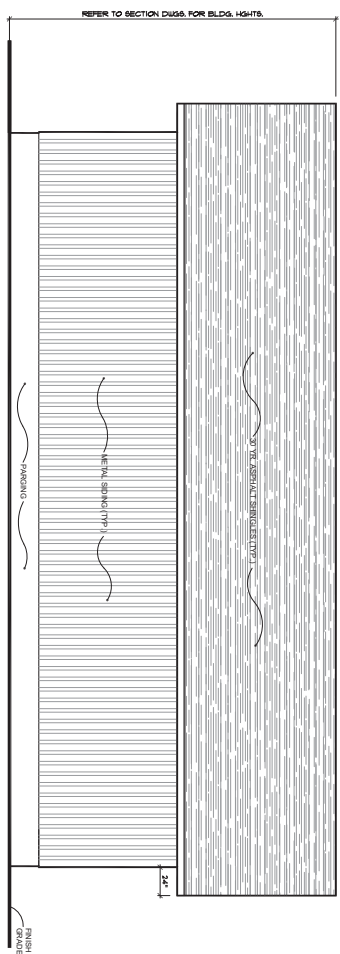
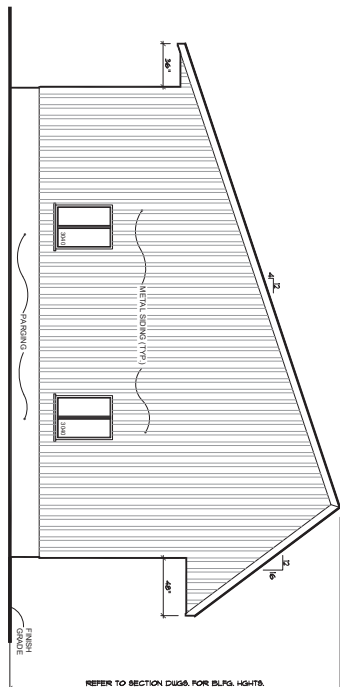
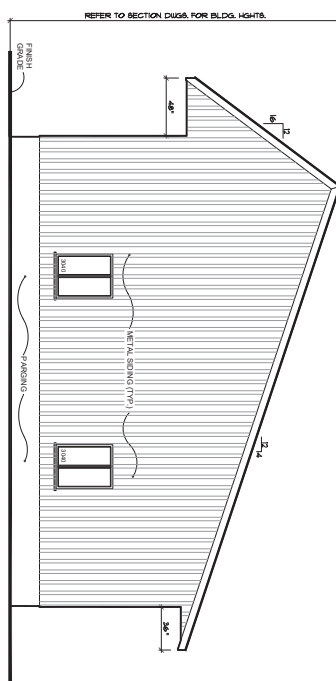
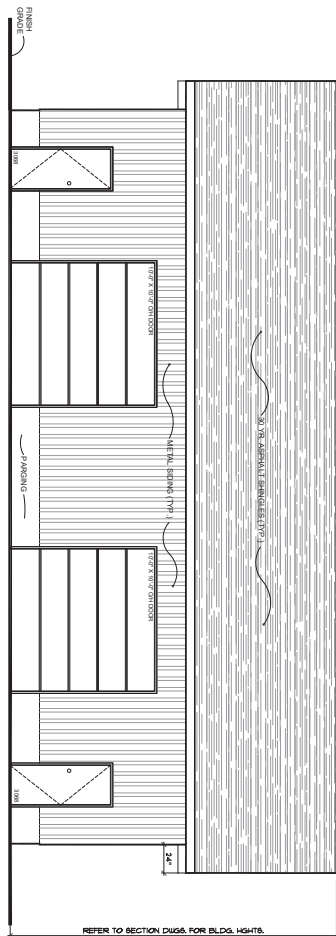


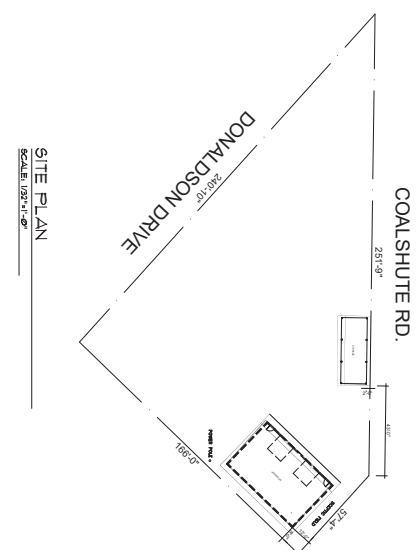
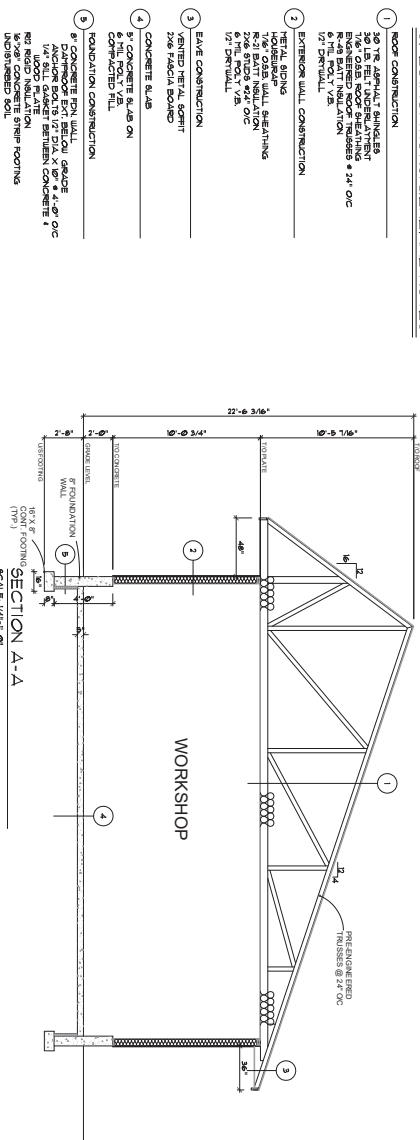
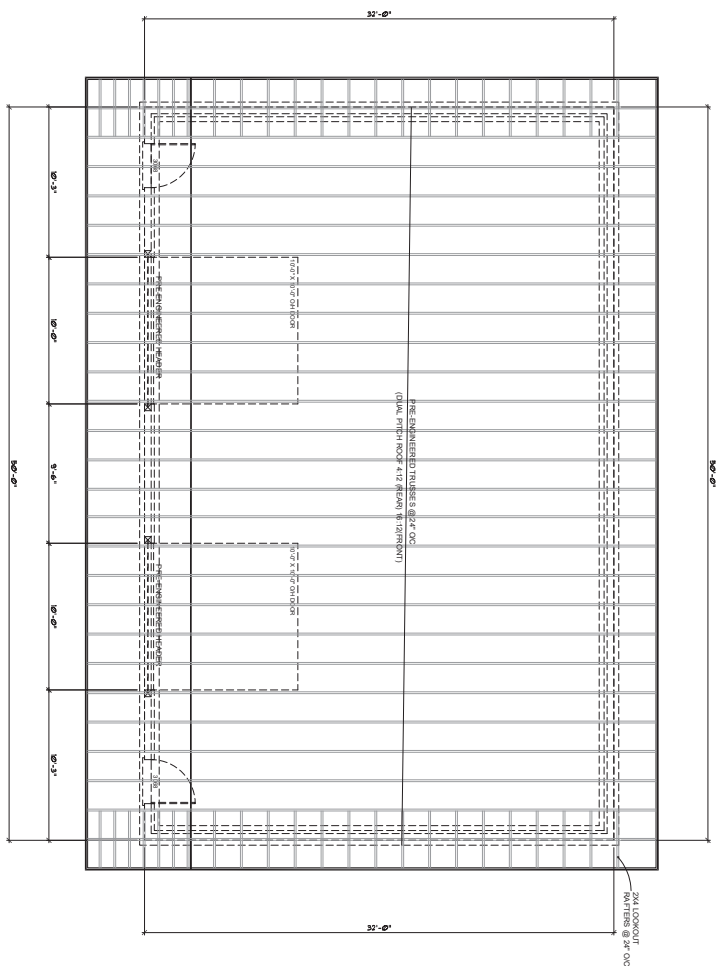
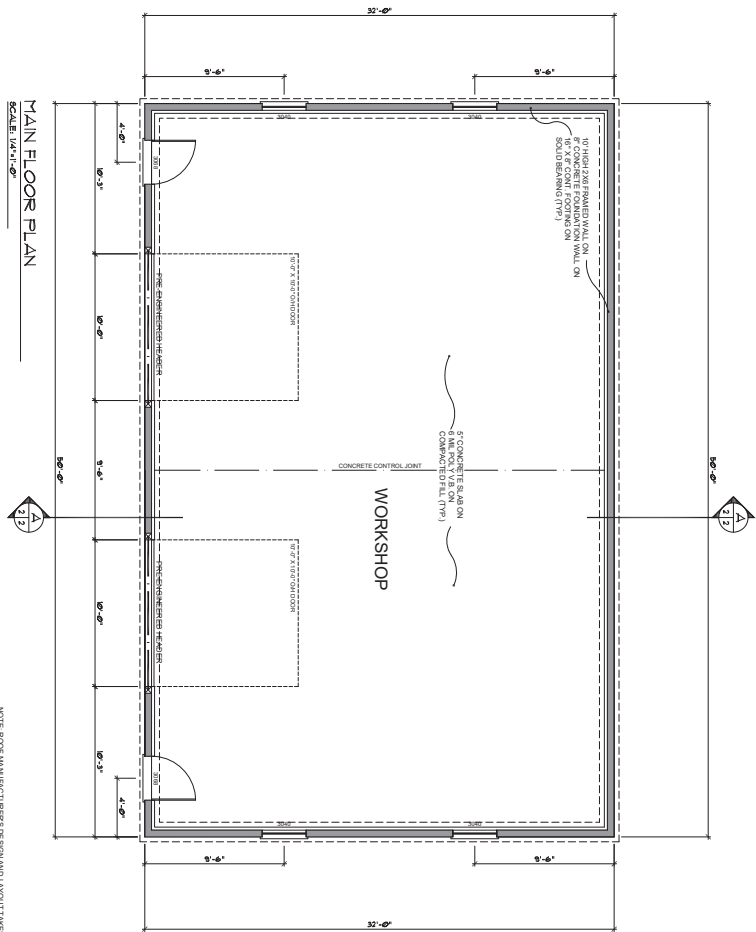
Legend

- Property Boundaries
- Zoning Map 11/16
 - R1 - Single & Two Family Residential 1
 - R4A - Rural Residential 4A
 - I2 - General Industrial 2
 - City-Owned Property
 - Municipal Boundary

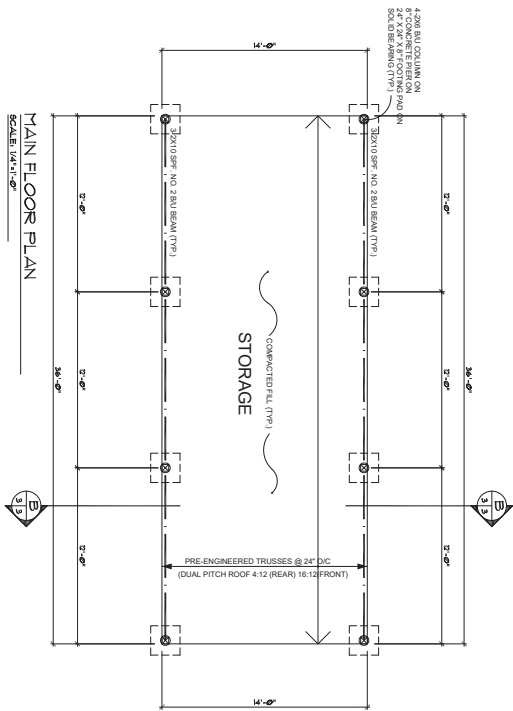
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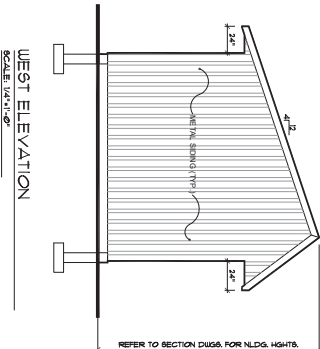
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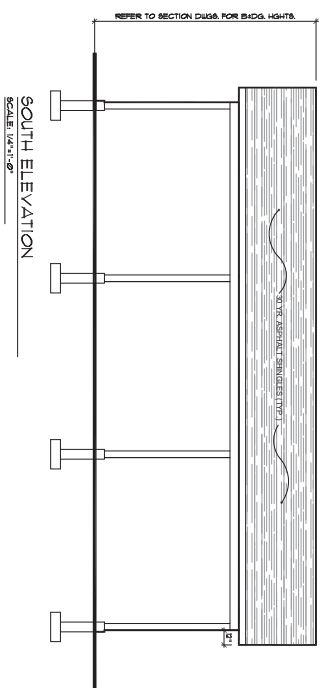
ORDER NOTES		ENGINEER/ARCHITECT APPROVAL:													
<table><tr><th>No.</th><th>Particulars/Issue</th><th>Date</th></tr><tr><td>1</td><td></td><td>09/09/03</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr></table>		No.	Particulars/Issue	Date	1		09/09/03	2			3			<p>Contractor and Job Contractor responsible for meeting the following conditions:</p> <p>1. The Contractor shall provide the following information to the Engineer:</p> <p>a. The Contractor shall provide the following information to the Engineer:</p> <p>b. The Contractor shall provide the following information to the Engineer:</p> <p>c. The Contractor shall provide the following information to the Engineer:</p> <p>d. The Contractor shall provide the following information to the Engineer:</p> <p>e. The Contractor shall provide the following information to the Engineer:</p> <p>f. The Contractor shall provide the following information to the Engineer:</p> <p>g. The Contractor shall provide the following information to the Engineer:</p> <p>h. The Contractor shall provide the following information to the Engineer:</p> <p>i. The Contractor shall provide the following information to the Engineer:</p> <p>j. The Contractor shall provide the following information to the Engineer:</p> <p>k. The Contractor shall provide the following information to the Engineer:</p> <p>l. The Contractor shall provide the following information to the Engineer:</p> <p>m. The Contractor shall provide the following information to the Engineer:</p> <p>n. The Contractor shall provide the following information to the Engineer:</p> <p>o. The Contractor shall provide the following information to the Engineer:</p> <p>p. The Contractor shall provide the following information to the Engineer:</p> <p>q. The Contractor shall provide the following information to the Engineer:</p> <p>r. The Contractor shall provide the following information to the Engineer:</p> <p>s. The Contractor shall provide the following information to the Engineer:</p> <p>t. The Contractor shall provide the following information to the Engineer:</p> <p>u. The Contractor shall provide the following information to the Engineer:</p> <p>v. The Contractor shall provide the following information to the Engineer:</p> <p>w. The Contractor shall provide the following information to the Engineer:</p> <p>x. The Contractor shall provide the following information to the Engineer:</p> <p>y. The Contractor shall provide the following information to the Engineer:</p> <p>z. The Contractor shall provide the following information to the Engineer:</p>	
No.	Particulars/Issue	Date													
1		09/09/03													
2															
3															
<p>Project Name and Address</p> <p>Save Danstn Grand Forks, B.C.</p>		<p>Drawn By: Dan Korfnoft</p> <p>Date: DECEMBER 12TH, 2017</p> <p>Scale: As Stated on Plans</p>													
 <p>DUK ENTERPRISES 7820 JONES DRIVE SUITE 100 VANICUO TEL: (250) 412-1237 FAX: (250) 412-1238</p>		<p>Page: 2 of 3</p>													



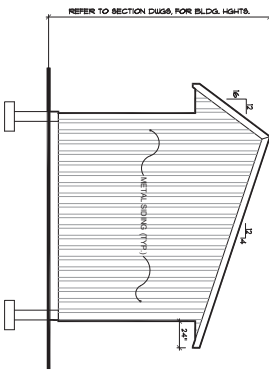
MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"



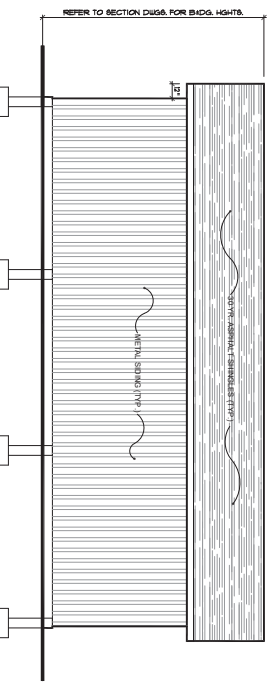
WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

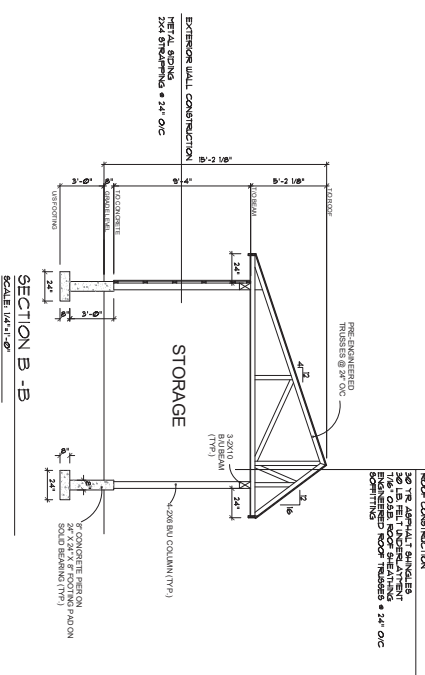


EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

NOTE: ROOF MANUFACTURER'S DE SIGN AND LAYOUT TAKES PRECEDENCE.



SECTION B - B
SCALE: 1/4"=1'-0"

OWNER NOTES		DESIGNER/REVISIONS APPROVAL	
No.	Revision/Issue	Date	
1		02/02/02	
2			
3			

General Notes		Notes	
<p>1. All dimensions are to the outside unless otherwise noted.</p> <p>2. All materials are to be of the highest quality and meet or exceed the requirements of the applicable building codes.</p> <p>3. All work is to be done in accordance with the latest editions of the applicable building codes.</p> <p>4. All work is to be done in accordance with the latest editions of the applicable building codes.</p> <p>5. All work is to be done in accordance with the latest editions of the applicable building codes.</p>		<p>1. The owner warrants that the construction and materials used in the construction of the building shall conform to the requirements of the applicable building codes.</p> <p>2. The owner warrants that the construction and materials used in the construction of the building shall conform to the requirements of the applicable building codes.</p> <p>3. The owner warrants that the construction and materials used in the construction of the building shall conform to the requirements of the applicable building codes.</p>	

Project Name and Address		Drawn By	
Shaw Dorehin Grand Forks, B.C.		Don Kothloff	

Date		As Shown on Plans	
DECEMBER 12TH, 2017			

DUK ENTERPRISES		Page	
<p>DUK ENTERPRISES</p> <p>2800 DUNDAS STREET WEST</p> <p>SCARBOROUGH, ONTARIO</p> <p>M1V 1A2</p> <p>TEL: (416) 490-8877 FAX: (416) 490-8878</p>		3 OF 3	

SECTION 45

I-2 (General Industrial) Zone

Permitted Uses

1. The following uses and no others are permitted in an I-2 zone:

- (a) manufacturing facilities and storage areas for raw materials;
- (b) auction market, including the sales of animals;
- (c) storage, warehousing, cartage, express and freight facilities;
- (d) salvage yards and recycling depots;
- (e) gravel extraction activities such as processing and screening;
- (f) machine, welding and woodworking shops, and the retail sale of these items;
- (g) kennels;
- (h) automotive repair shops;
- (i) watchman's quarters.
- (j)* *bulk fuel sales***

Bylaw 1717

Permitted accessory uses and buildings on any parcel includes the following:

- (k) accessory buildings for any of the above.

Regulations

2. On a parcel located in an I-2 zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

Bylaw 1679

- (b)** A maximum of one single family detached dwelling or one mobile home is permitted, as a watchmen's quarters, but not all ***two***;

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

Setbacks

Bylaw 1679

- (d)** Except as otherwise specifically permitted in this bylaw, ***no building, structure or illuminated sign, shall be located within 4.6 meters (15 ft) of a lot in a Residential zone;***

SECTION 45

I-2 (General Industrial) Zone cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 50% of the principal structure.

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory building and structures 70%

Additional requirements

Bylaw 1679

- (g) ***All outdoor storage areas and/or manufacturing activities*** that are adjacent to either a residential area or a highway shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence; and
- (h) See Sections 13 to 30A of this Bylaw.



Development within this designation may occur up to a maximum of 60 units per hectare.

Highway & Tourist Commercial (HT)

- Within this designation, automobile oriented tourist services areas for visitors and residents are encouraged and focused along Central Avenue/Highway #3. Development will consist primarily of commercial and institutional uses. Some residential development may occur where appropriate.

Heritage Corridor (HC)

- This designation is located along Central Ave/Highway #3, immediately west of the Core Commercial area of Grand Forks.

Light Industry (LI)

- This designation is located in strategic locations in Grand Forks, including in the northwest along Donaldson Drive, in the northeast along Granby Road and in the southeast along Sagamore Ave. This designation includes light industrial uses and service commercial uses that can be developed in a manner compatible with adjacent uses.

Heavy Industry (HI)

- Located in the northeast along Granby Road and south of the Kettle River, this designation supports the continued use and development of heavy industrial activities, such as lumber production, log storage and other associated industrial uses.

Institutional (IN)

- Institutional land uses within Grand Forks are located throughout the community. Over time, the types of institutional uses have evolved with the growth and maturation of the community and it is

anticipated that the demand for these types of uses will continue to increase.

Hillside & Resource District (HR)

- Within Grand Forks, this designation is applied to those parts of the City which are largely undeveloped and lacking municipal services, or located on slopes greater than 20%. These areas are generally located along the eastern boundary of Grand Forks and are not to be urbanized until municipal services can be made available, once infilling and densification of other areas has occurred.

Environmental Resource District (ER)

- The Environmental Resource District designation applies to an area located in the northwestern area of the community. Although the ER designation generally allows for uses and densities within the Low Density Residential (LR) designation, this area acknowledges the groundwater and floodplain conditions associated with these lands. Any development in this area will require an Environmental Development Permit to ensure that steps are taken to address the potential groundwater conditions and/or flood hazard.

Park & Open Space (PK)

- This designation encourages recreation and transportation opportunities for local residents and captures the beauty and setting of natural areas, parks and open spaces and trails throughout Grand Forks and along the Kettle and Granby Rivers.

In addition, the form and character of the community is guided by the objectives outlined in a number of Development Permit (DP) Areas. These DP areas are



14.7 Light Industrial Development Permit Area

The Light Industrial DPA is designated under Section 919.1(1)(f) (form and character of industrial development) of the *Local Government Act*.

Area

The principal designated area is shown as the Light Industrial DPA on Schedule 'C' on the Development Permit Area Map. In general, the lands that are designated Light Industry located in the northwest corner of the City of Grand Forks will be subject to the Light Industrial DPA guidelines.

Justification

The area designated as Light Industrial and Service Commercial in the northwest corner of Grand Forks is suitable for light industry and service commercial development. The objective of this designation is to ensure that development of light industrial sites is done in a manner sensitive to adjacent lands and environmental quality, as well as to guide the form and character of new and existing light industrial zoned properties.

14.7.1 - Conditions for which a Light Industrial Development Permit is not Required

The following may be undertaken without a Light Industrial Development Permit:

- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading or repair of roofing; Painting the exterior of a building;
- replacement of windows;

- construction of a fence;
- the construction of an accessory building or addition to a light industrial building that does not alter patterns or requirements of parking, access, loading, or landscaping on the site; and
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.

14.7.2 - Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

- .1 All buildings, structures and additions thereto shall be designated in a manner which gives consideration to the relationship with adjacent buildings and open areas, the efficiency of the circulation system and the design and siting compatibility with surrounding development.
- .2 Techniques to reduce impression of building size and bulk such as stepping back upper storeys, utilizing alcoves, bays, sub-roofs and ledges are encouraged.
- .3 Architectural details and design elements, which enhance the visual appearance and articulate the facade are encouraged.
- .4 Outdoor storage materials should be screened with walls, fencing, hedging, trees, planting, other screening materials or a combination of these materials.
- .5 Areas of landscaping should be provided next to roadways.



- .6 Development of lots adjacent to the ALR shall provide an ALC A.3 Airborne Particle and Visual Screen Buffer that is a minimum of 15m wide or designed and installed satisfactory to the ALC and the City. The ALC A.3 Airborne Particle and Visual Screen Buffer include deciduous or coniferous trees, shrubs and fencing.
- .7 Light industrial buildings and office buildings associated with light industrial use should be treated with painted metal, stucco, wood or textured concrete or other suitable finishings. Untreated flat concrete blocks will not be allowed.