

SCHEDULE "B"
DRAFT DEVELOPMENT PERMIT

THE CORPORATION OF THE CITY OF GRAND FORKS
DEVELOPMENT PERMIT NO. DP1803

Issued to: JENNIFER HOUGHTON
(the "Permittee")

Address of Owner: 6379 12TH Street, P.O. Box 2926
Grand Forks, BC V0H 1H0

Date of Issuance: _____, 2018

Development

This Development Permit authorizes the development of a "Tiny House on Wheels" at 6379 12TH Street in Grand Forks, BC.

General

1. This Development Permit is issued subject to compliance by the Permittee with all bylaws, orders, regulations or agreements except as specifically varied or supplemented by this Development Permit.
2. This Development Permit applies to that real property including land with or without improvements located within the City of Grand Forks, with the legal description and civic address as follows:

Parcel Identifier: 027-648-273
Lot A District Lot 382 SDYD Plan KAP87507, Land District 54
6379 12TH Street

(the "Land")

3. This permit is not transferrable unless specifically permitted by the City. The authorization to transfer the permit shall, if deemed acceptable, be granted by Council resolution.
4. This Development Permit shall lapse if the Permittee does not substantially start any construction with respect to which this development permit is issued, within one (1) years after the date this development permit is issued.

Terms and Conditions

5. The Permittee shall develop the lands as shown generally in the plans and drawings in Appendix I which forms part of this permit.
6. The Permittee shall follow the “form and character” design in the development of the exterior of the buildings/structures on the site shown generally in the plans and drawings in Appendix I. Any minor changes or substitutions will be subject to approval by the Manager responsible for development services, or designate.
7. The Tiny House must be maintained in such a manner that it can be removed with short notice and mobility apparatus must be kept operational including adequate tire and trailer maintenance, and deck and skirting fastenings.
8. Sustainable Development elements to be included as part of the development include:
 - a. Drought resistant (xeriscape) landscaping; and,
 - b. Bio-swale drainage and water conservation measures.
9. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Development Permit and any plans and specifications attached to the Permit which shall form a part hereof.
10. This Permit is not a Building Permit.
11. Upon enacting the requirements of this permit, the Permittee hereby covenants and agrees to save harmless and effectually indemnify the City against:
 - a. All actions and proceedings, costs, damages, expenses, claims and demands whatsoever brought, due to the City granting the said permit;
 - b. All costs, expenses, claims that may be incurred by the City, if the construction of engineering or other types of works as called for by the Permit results in damage to any property owned in whole or in part by the City or which the City by duty or custom is obligated directly or indirectly in any way or in any degree, to construct, repair, or maintain; and,
 - c. The Permittee further covenants and agrees that when granted this Development Permit, the City may withhold granting any Occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the works called for by the Permit have been completed to the satisfaction of the City’s Engineer and the Manager responsible for development services, or designate.
12. Should there be any changes in ownership or legal description of the property, the Permittee shall undertake to notify the Manager responsible for development services, or designate immediately.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL FOR THE CORPORATION OF
THE CITY OF GRAND FORKS AT A REGULAR MEETING HELD THE _____ day of _____,
2018.

Daniel Drexler, Corporate Officer
City of Grand Forks, BC

Development Permit ISSUED this _____ day of _____, 2018.

APPROVING OFFICER OR DESIGNATE

DOLORES SHEETS