

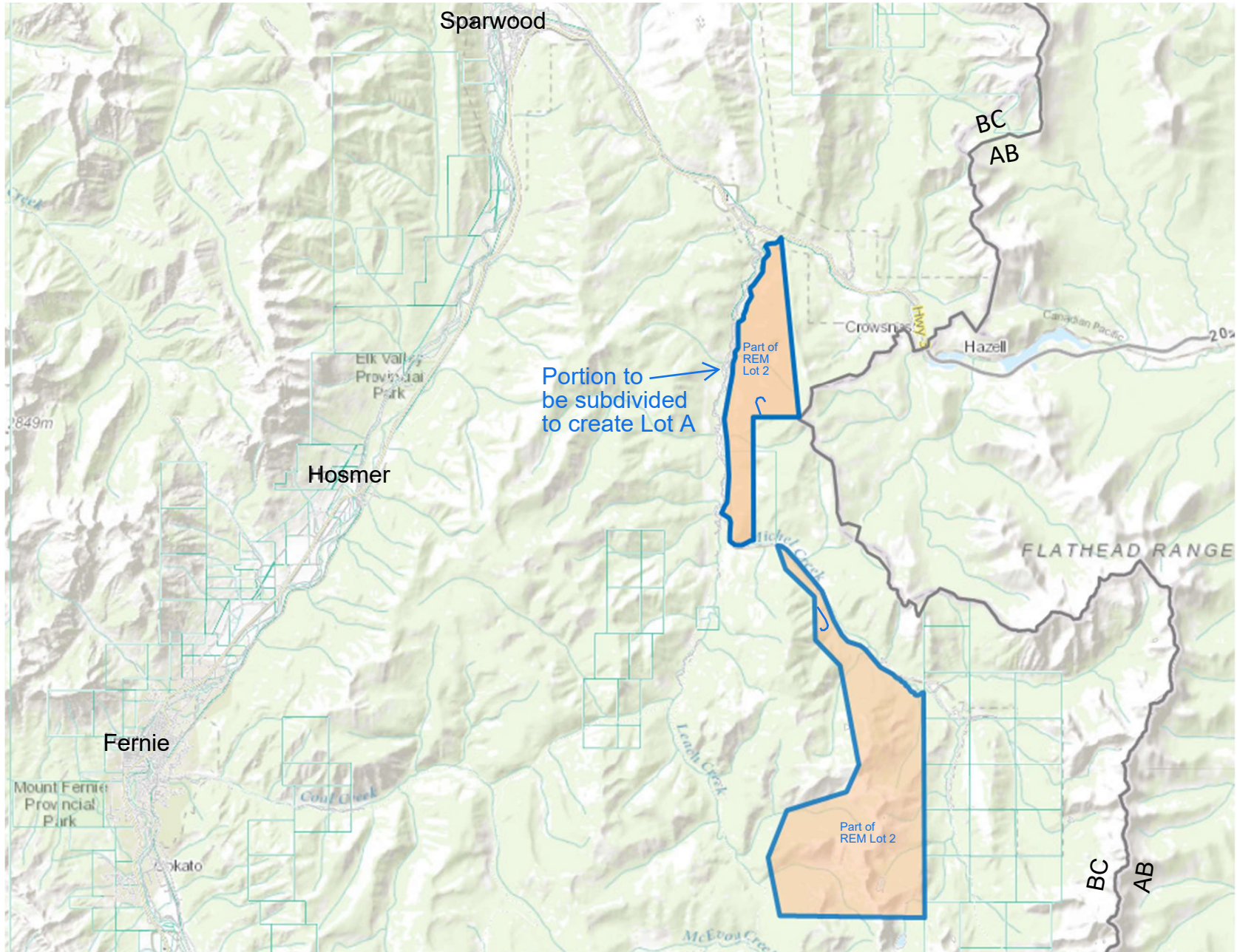
Permittee: Corbin Road Land Corp.

1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:
Lot 2 District Lot 4589 Kootenay District Plan NEP22933 Except EPP128771 (PID 023-431-482)
3. Regional District of East Kootenay – Subdivision Servicing Bylaw No. 1954, 2008, Section 11.01 (1) which requires all new parcels being created by subdivision to provide proof of adequate sewage disposal capability, is waived for the proposed subdivision.
4. The lands described herein shall be developed strictly in accordance with the terms and conditions of this Permit and in substantial compliance with the information submitted in the Development Variance Permit application received on February 17, 2026, and with the information received in the subdivision referral received from the Ministry of Transportation and Transit on May 16, 2025.
5. This permit is subject to the proposal complying with all other bylaw requirements.
6. This permit is subject to Restrictive Covenant CB2443916 remaining registered on both proposed lots and prohibiting any serviced buildings or structures until proof of sewage servicing capability is provided to and accepted by the Regional District of East Kootenay.
7. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
8. This Permit is not a building permit.
9. If subdivision authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
10. A notice pursuant to Section 503(1) of the *Local Government Act* shall be filed in the Land Title Office and the Registrar shall make a note of the filing against the title of the land affected.
11. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the developer other than those in this Permit.
12. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

Authorizing Resolution No. **adopted by the Board of the Regional District of East Kootenay on the** **day of** **, 2026.**

Tina Hlushak
Corporate Officer

Location Map



- (a) a Backflow Prevention Device be installed; and,
 - (b) a water meter be installed prior to the temporary use of a fire hydrant to measure the volume of water used.
- (3) Every person issued a Fire Hydrant Use Permit must coordinate their requirements with the Regional District which may supply an Approved Backflow Prevention Device, water meter assembly and will turn on and off the applicable hydrant.
- (4) No person, except employees of the Regional District in the course of their employment, shall open any hydrant, standpipe or valve or use water therefrom without first obtaining a Fire Hydrant Use Permit. Where a Fire Hydrant Use Permit has been issued, the Regional District reserves the right to terminate such permit and the use of the hydrant standpipe or valve, at any time, for any reason, without liability for damages of any kind which may arise as a result of such termination.
- (5) Hydrants must be operated by Regional District employees only.

PART 11 SEWAGE DISPOSAL

11.01 GENERAL REQUIREMENTS

Section to be Varied



- (1) The Owner must provide proof that an adequate sewage disposal method can be provided for each parcel by complying with Section 11.01(2)(a) or (b).

- (2) (a) Where a new individual sewage system or a new Community Sewer System is proposed and

BL 2370
04 May 12

- (i) the estimated daily domestic sewage flows are less than 22,700 litres, the Owner must adhere to the Sewerage System Regulation (B.C. Reg. 326/2004) and provide confirmation from a Public Health Inspector, or an authorized person or professional as defined in that regulation, that each parcel is capable of supporting a Type 1 system and a 100% replacement disposal area.
- (ii) where the estimated daily domestic sewage flows are greater than 22,700 litres, the Owner must adhere to the Municipal Sewage Regulation (B.C. Reg. 129/1999) and provide to the Regional District a Municipal Sewage Regulation registration number.

BL 2370
04 May 12

- (b) Where an Owner proposes to connect to an existing Community Sewer System, prior to the Regional District's final approval of the subdivision, the owner must:

- (i) submit to the Regional District confirmation from the owner of the Community Sewer System that all parcels proposed can be connected to the sewer system and that connection fees have been paid; and
- (ii) at the discretion of the Regional District, provide confirmation from the Ministry of Environment or a Professional Engineer that the Community Sewer System can service the proposed parcels in compliance with the Municipal Sewer Regulation and related permits.

- (3) In all subdivisions and developments where a Community Sewer System to be owned, operated and maintained by the Regional District is proposed, the system must be designed, installed and otherwise meet the standards prescribed in this Bylaw. In addition, Community Sewer Systems must be designed in accordance with the requirements of the Ministry of Health and Ministry of Environment.

- (4) Sewage holding tanks are not permitted within the Regional District.

BL 2604
03 July 15

- (5) In the case of a parcel less than 2 ha in size with a house or business connected to an existing individual sewerage system, the Owner must provide written proof from a Registered Onsite Wastewater Practitioner or Professional Engineer that the existing individual sewerage system will not create a health hazard and that a suitable future dispersal area is achievable on the parcel.

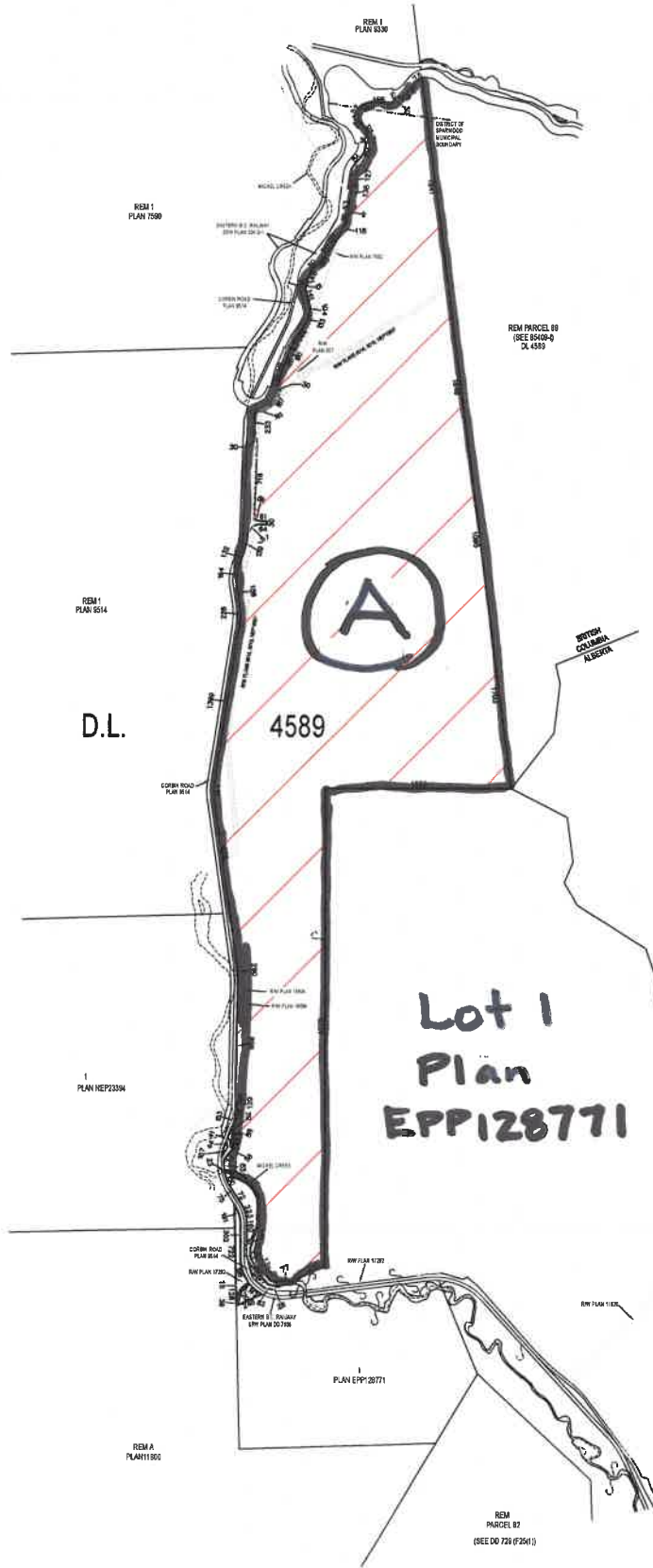
- (6) Where an individual sewerage system servicing an existing house or business is not located on the parcel where the existing house or business is located, an easement for access and maintenance purposes is required.

PLAN OF PROPOSED SUBDIVISION OF PART OF
 LOT 2 DISTRICT LOT 4589
 KOOTENAY DISTRICT PLAN NEP22933
 E/CEPT PART IN PLAN EPP128771 (PENDING)

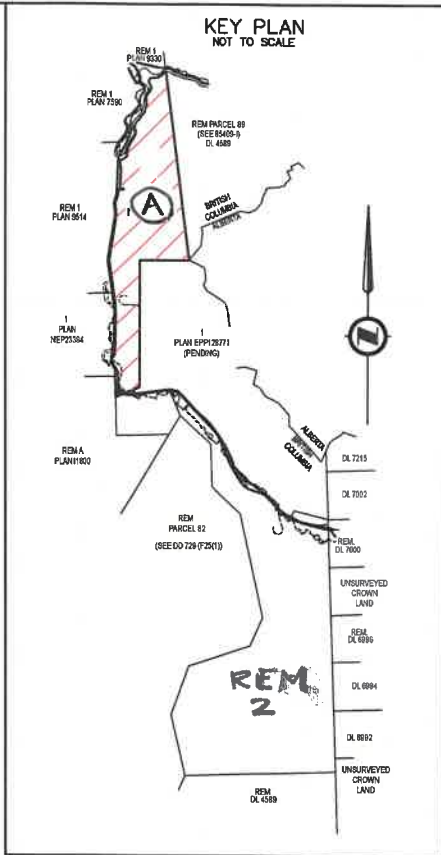
Proposed Subdivision Plan

P.L.D. 023-431-482

SCALE : 1:20000
 0 100 200 metres



KEY PLAN NOT TO SCALE



**Lot 1
 Plan
 EPP128771**

**REM of
 Lot 2
 Plan EPP22933**
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