

TEMPORARY USE PERMIT NO. 2-25

To: **Arrow Building Supplies LTD, INC No. BC1070342**
2240 6th Avenue, Castlegar BC V1N 2V9

1. This Permit is issued subject to compliance with all the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the Municipality described below, and all buildings, structures, and other development thereon (the "Land") and located as shown on Schedule 1:

**Parcel A (See 167683I) of Lot 16 District Lot 7174 Kootenay District, Plan 2043 Except Part Included in Plan 13201 (PID: 014-334-640);
Lot A District Lot 7174 Kootenay District Plan 8857 (PID: 013-192-914);
AND Amended Lot C (See 211136I) District Lot 7174 Kootenay District Plan 9124**

Temporary Use

3. This Permit authorizes 'Industrial - Light' use (**the "Use"**) upon the Land in addition to the uses permitted in the C3: Corridor Mixed-Use zone, subject to this Permit.

Conditions of Permit

4. This Permit is subject to the following conditions:
 - a) The Use is permitted specifically for Kootenay Beds, which designs and manufactures furniture.
 - b) The Use may be located within the portion of the Land shown on Schedule 2, which comprises approximately 1,021.93 m².
 - c) The Use shall comply with Noise Control Bylaw 622.
 - d) Any signage shall be erected in accordance with Sign Bylaw 1254.
 - e) Civic Addressing shall be assigned at the City's discretion, in accordance with best practices for NG-9-1-1.
 - f) **Expiry & Renewal** of this permit shall be subject to the following conditions:
 - i. this permit shall expire 3 years from the date of issuance; and
 - ii. this permit may be renewed once, subject to an application, for up to a further 3 years, at the discretion of Council.
 - iii. If the permit is not renewed or expires, the use must be discontinued as follows:
 - i) All manufacturing equipment must be removed from the site.
 - ii) The owner must request an inspection by the City to confirm that

conditions for discontinuing the use have been satisfied. A request for inspection shall be made in writing, outlining the steps that have been taken to discontinue the Use and include photo documentation demonstrating that the use has been discontinued.

5. **Water and sewer services** will be provided within the site; no additional connections will be provided.
6. Notice of this Permit shall be filed in the Land Title Office at Kamloops, B.C. under Section 503 of the *Local Government Act*, and upon such filing, the terms of this Permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Land affected by this Permit.
7. If the Permittee does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
8. The Land shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached hereto which shall form a part hereof.
9. This Permit prevails over the provisions of the Bylaw in the event of conflict.
10. **This Permit is not a Building Permit or a Sign Permit.**

Approval of this permit by Resolution No. _____ of the Council of the City of Castlegar was given on the ___ day of _____, 2025.

This permit is issued on the ___ day of _____, 202..

This permit expires on the ___ day of _____, 202..

Except as specifically provided above, this permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation of the responsible authorities which may apply to the land.

Bree Seabrook
Director of Corporate Services

Maria McFaddin
Mayor

Schedule 1
Location Map



CASTLEGAR

-  Subject Property
-  Parcels



Schedule 2
Site Plan



Portion of the Land subject to TUP-2-25, shown outlined in red.