

1345408 B.C. LTD.

**SEVENTH AMENDMENT TO DISCLOSURE STATEMENT**

**Pinetree Valley Development – Pinetree Meadows**

**DATE OF DISCLOSURE STATEMENT:** June 30, 2022

**DATE OF ANY PRIOR AMENDMENTS:** July 09, 2022, June 30, 2023, October 25, 2023, March 15, 2024, March 29, 2024, and June 28, 2024

**DATE OF THIS AMENDMENT:** February 14, 2025

**DEVELOPER:** 1345408 B.C. Ltd. (the “Developer”)

**ADDRESS FOR SERVICE:** Box 639, 1309 – 7<sup>th</sup> Ave, Invermere, BC V0A 1K0

**BUSINESS ADDRESS:** 4091 Johnston Road, Invermere, BC V0A 1K4

**REAL ESTATE BROKER:** The Developer intends to use its own employees to market the strata lots. The employees are not licensed under the *Real Estate Services Act* and are not acting on behalf of the purchaser.

**"This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the Real Estate Development Marketing Act. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation."**

**"This Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of \_\_\_\_\_ [insert purchaser's name], who has confirmed that fact by initialing in the space provided here: \_\_\_\_\_ [space for purchaser's initials]."**

## **RIGHT OF RESCISSION**

**Under section 21 of the *Real Estate Development Marketing Act*, the purchaser or lessee of a development unit may rescind (cancel) the contract of purchase and sale or contract to lease by serving written notice on the developer or the developer's brokerage, within 7 days after the later of the date the contract was entered into or the date the purchaser or lessee received a copy of this Disclosure Statement.**

**A purchaser may serve a notice of rescission by delivering a signed copy of the notice in person or by registered mail to**

- (a) the developer at the address shown in the disclosure statement received by the purchaser,**
- (b) the developer at the address shown in the purchaser's purchase agreement,**
- (c) the developer's brokerage, if any, at the address shown in the disclosure statement received by the purchaser, or**
- (d) the developer's brokerage, if any, at the address shown in the purchaser's purchase agreement.**

**The developer must promptly place purchasers' deposits with a brokerage, lawyer or notary public who must place the deposits in a trust account in a savings institution in British Columbia. If a purchaser rescinds their purchase agreement in accordance with the Act and regulations, the developer or the developer's trustee must promptly return the deposit to the purchaser.**

## **OVERVIEW OF THIS AMENDMENT**

The following disclosure statements have been filed by the Developer in respect of the project known as "Pinetree Valley Development – Pinetree Meadows" (the "Development"):

- Disclosure Statement dated June 30, 2022 (the "Original Disclosure Statement");
- First Amendment to Disclosure Statement dated July 09, 2022 (the "First Amendment");
- Second Amendment to Disclosure Statement dated June 30, 2023 (the "Second Amendment");
- Third Amendment to Disclosure Statement dated October 25, 2023 (the "Third Amendment");
- Fourth Amendment to Disclosure Statement, dated March 15, 2024 (the "Fourth Amendment");
- Fifth Amendment to Disclosure Statement, dated March 29, 2024 (the "Fifth Amendment"); and
- Sixth Amendment to Disclosure Statement, dated June 28, 2024 (the "Sixth Amendment").



This Seventh Amendment to Disclosure Statement, dated February 14, 2025 (the “Seventh Amendment”) amends the Original Disclosure Statement, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, and the Sixth Amendment (collectively, the “Disclosure Statement”), as follows:

**Overview of Exhibits:** All references to Exhibits attached to the Disclosure Statement are amended as set out in this Seventh Amendment, such that, wherever an amended Exhibit is shown to be attached to a more recent amendment to disclosure statement, the previous version of the same Exhibit is deleted from the Disclosure Statement in its entirety and replaced with the most recent amended version of the Exhibit.

A summary of the amendments to the Exhibits is set out in the below schedule.

**LISTS OF AMENDED EXHIBITS ATTACHED TO THIS SEVENTH AMENDMENT**

<b>Original Disclosure Statement Exhibits</b>	<b>First Amendment Exhibits</b>	<b>Second Amendment Exhibits</b>	<b>Third Amendment Exhibits</b>	<b>Fourth Amendment Exhibits</b>	<b>Fifth Amendment Exhibits</b>	<b>Sixth Amendment Exhibits</b>	<b>Seventh Amendment Exhibits</b>
A – Proposed Strata Phasing Plan	A1 – Proposed Strata Phasing Plan	A2 – Proposed Strata Phasing Plan					
B – Proposed Phase 1 Strata Plan	B1 – Proposed Phase 1 – 4 Strata Plans	B2 – Proposed Phase 1 – 4 Strata Plans	B3 – Strata Plan EPS8541 Phase 1 and Proposed Phases 1-8 Strata Plans	B4 – Strata Plan EPS8541 Phase 1 and Phase 2; and Proposed Phases 1-8 Strata Plans	B5 – Strata Plan EPS8541 Phase 1 and Phase 2; Alteration to Phase 2 Strata Plan EPS8541; and Proposed Phases 1-8 Strata Plans	B6 – Strata Plan EPS8541 Phase 1, Phase 2, Phase 3, and Phase 4; and Proposed Phases 5-8 Strata Plans	B7 - Strata Plan EPS8541 Phase 1 to Phase 6; and Proposed Phases 7 and 8 Strata Plans

C – Architectural Designs for the Proposed Phase 1 Strata Lots	C1 – Architectural Designs for the Proposed Phase 1 – 4 Strata Lots	C2 – Architectural Designs for the Proposed Phase 1 – 4 Strata Lots	C3 – Architectural Designs for the Proposed Phase 1 – 4 Strata Lots	C4 – Architectural Designs for Phases 1 – 2; and Architectural Designs for Proposed Phases 3-6		C5 – Architectural Designs for Phases 1 – 4; and Architectural Designs for Proposed Phases 5-8	C6 – Architectural Designs for Phases 1 – 6; and Architectural Designs for Proposed Phases 7-8
D – Form P – Draft Phased Strata Plan Declaration	D1 – Form P – Draft Phased Strata Plan Declaration	D2 – Form P – Draft Phased Strata Plan Declaration	D3 – Filed Form P – Phased Strata Plan Declaration			D4 – Amended Form P – Phased Strata Plan Declaration	
E – Form V – Schedule of Unit Entitlement	E1 – Form V – Schedule of Unit Entitlement	E2 – Form V – Schedule of Unit Entitlement	E3 – Filed Form V – Schedule of Unit Entitlement Phase 1 and draft Form V – Schedule of Unit Entitlement Phases 1-8	E4 – Filed Form V – Schedule of Unit Entitlement Phase 1 and 2; and draft Form V – Schedule of Unit Entitlement Phases 1-8	E5 – Filed Form V – Schedule of Unit Entitlement Phase 1 and 2; Amended Form V – Schedule of Unit Entitlement Phase 2; and draft Form V – Schedule of Unit Entitlement Phases 1-8	E6 – Filed Form V – Schedule of Unit Entitlement Phase 1 - 4; and draft Form V – Schedule of Unit Entitlement Phases 1-8	E7 – Filed Form V – Schedule of Unit Entitlement Phase 1-6; and draft Form V – Schedule of Unit Entitlement Phases 1-8
F – Strata Corporation Proposed Bylaws			F1 – Filed Strata Corporation Bylaws				

G – Estimated Operating Budget	G1 – Estimated Operating Budget	G2 – Estimated Operating Budget	G3 – Estimated Operating Budget	G4 – Estimated Operating Budget and estimated Monthly Strata Fee Assessment	G5 – Strata Corporation Budget and Monthly Fees Phase 1 and 2; and Interim Strata Corporation Budget and Monthly Fees Phases 1-8	G6 – Strata Corporation Budget and Monthly Fees Phase 1 and 2; and Interim Strata Corporation Budget and Monthly Fees Phases 1-8	G7 – Strata Corporation Budget and Monthly Fees Phase 1-4; Interim Strata Corporation Budget and Monthly Fees Phases 1-8; and Proposed Monthly Fees Phases 3-8
H – Covenant in Favour of the District of Invermere							
I - Development Permit No.22.01							
J – Purchase Agreement	J1 – Purchase Agreement	J2 – Purchase Agreement	J3 – Purchase Agreement for Pre-Title and Post-Title strata lots	J4 – Purchase Agreement for Pre-Title and Post-Title strata lots	J5 – Purchase Agreement for Pre-Title and Post-Title strata lots	J6 – Purchase Agreement for Pre-Title and Post-Title strata lots	J7 – Purchase Agreement for Pre-Title and Post-Title strata lots
		K – Encumbrances	K1 – Encumbrances			K2 - Encumbrances	K3 - Encumbrances
		L – Phases 1-4 Building Permits					L1 – Phases 1-8 Building Permits
			M - Storm Drainage Plan				

				N - Strata Management Contract and the Assignment of the Strata Management Contract			
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1. **Right of Rescission - Early Marketing – Development Approval - Policy Statement 5:** The Right of Rescission Early Marketing – Development Approval – Policy Statement 5 statement found on pages 2, 3, and 4, of the Disclosure Statement is deleted in its entirety.

2. **Section 2.1 – General Description of the Development:** Paragraphs 2, 3, 4, and 5 of section 2.1 are deleted in their entirety and replaced with the following:

The Developer registered Phase 1 of the strata plan on October 06, 2023, creating Strata Lots 1 to 4 and Strata Corporation EPS8541. The Developer registered Phase 2 of the strata plan on February 12, 2024, creating Strata Lots 5 to 8. The Developer registered Phase 3 and Phase 4 of the strata plan on June 20, 2024, creating Strata Lots 9 to 16. The Developer registered Phase 5 and Phase 6 of the strata plan on February 04, 2025, creating Strata Lots 17 to 24. A copy of the registered Phase 1 to 6 strata plan under Strata Plan EPS8541 is attached as part of **Exhibit B7**.

The Developer has commenced construction of Phases 7 and 8 of the Development, being Strata Lots 25 to 32. A draft proposed strata plan for Phases 7 and 8 is attached as part of **Exhibit B7**. The draft strata plan and dimensions shown are approximates only and there may be minor changes or alterations made during the construction of the Development. The architectural designs for the Phase 1 to Phase 6 strata lots and the proposed architectural designs for the Phases 7 and 8 strata lots are attached as **Exhibit C6** to the Disclosure Statement.

The Developer has sold all the strata lots in Phase 1, Phase 2, and Phase 4. Under this Disclosure Statement, the Developer is currently marketing strata lots in Phases 3, 5, 6, 7, and 8.

As of February 14, 2025, the Developer has completed the construction of Phases 1 to 5 of the Development. The Developer has commenced construction of Phases 6, 7, and 8 of the Development.

3. **Section 2.3 Phasing:** Paragraphs 3 and 4 of section 2.3 are deleted in their entirety and replaced with the following:

Under this Disclosure Statement, the Developer is currently marketing strata lots in Phases 3, 5, 6, 7, and 8.

The Developer has amended the Form P – Phased Strata Plan Declaration. A copy of the amended Form P, submitted to the Land Title Office for registration on June 20, 2024, is attached as **Exhibit D4**. In accordance with the amended Form P, the Developer has constructed

the strata lots in Phase 1, Phase 2, Phase 3, Phase 4, and Phase 5. The Developer has commenced construction of Phases 6, 7, and 8. The Developer has elected to proceed with all the subsequent phases of the Development.

4. **Section 3.1 – Unit Entitlement:** Paragraph 2 of section 3.1 is deleted in its entirety and replaced with the following:

The Form V – Schedule of Unit Entitlement for Strata Lots 1 to 4 was filed at the Land Title Office under CB936756. The Form V – Schedule of Unit Entitlement for Strata Lots 5 to 8 was filed at the Land Title Office under CB1159388. The Form V – Schedule of Unit Entitlement for Strata Lots 9 to 12 was filed at the Land Title Office under CB1390146. The Form V – Schedule of Unit Entitlement for Strata Lots 13 to 16 was filed at the Land Title Office under CB1390151. The Form V – Schedule of Unit Entitlement for Strata Lots 17 to 20 was filed at the Land Title Office under CB1853497. The Form V – Schedule of Unit Entitlement for Strata Lots 21 to 24 was filed at the Land Title Office under CB1853502. Copies of the Form V – Schedules of Unit Entitlement for Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, and Phase 6 are attached to this Disclosure Statement as part of **Exhibit E7**. A draft of the proposed Form V – Schedule for Unit Entitlement for all strata lots in the Development is attached as part of **Exhibit E7**.

5. **Section 3.3 – Common Property and Facilities:** Paragraph 1 of section 3.3 is deleted in its entirety and replaced with the following:

The roadways, exterior grounds and surfaces, mechanical areas, and garbage facilities in the Development as shown on Strata Plan EPS8541 Phase 1 to Phase 6, and the Proposed Phases 7 and 8 Strata Plan attached as **Exhibit B7** are common property of the Development.

6. **Section 3.4 – Limited Common Property:** Paragraphs 3, 4, 5, and 6 of section 3.4 are deleted in their entirety and replaced with the following:

Strata Lots 5, 6, 7, 8, 9, 11, 13, 15, 17, 19, 21, and 23 also have a deck or a balcony attached to the strata lot as limited common property for the sole use of the strata lot owner.

The limited common property areas for Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, and Phase 6 are set out as limited common property in Strata Plan EPS8541 Phase 1 to Phase 6 as part of **Exhibit B7**.

The proposed limited common property areas for Phases 7 and 8 are set out in the Proposed Phases 7 and 8 Strata Plans as part of **Exhibit B7**.

The Developer may add a balcony or deck to strata lots in Phases 7 and 8. If the Developer decides to add balconies or decks to the strata lots in Phases 7 and 8, then each balcony will be designated as limited common property for the sole use of that strata lot owner.

7. **Section 3.6 – Parking:** Section 3.6 is deleted in its entirety and replaced with the following:

Phase 1 to 6 – each strata lot will have one uncovered parking stall in the location indicated on Strata Plan EPS8541 Phase 1 to Phase 6 attached as part of **Exhibit B7**.

Phases 7 and 8 – each strata lot will have one uncovered parking stall in the location indicated on the Proposed Phases 7 and 8 Strata Plans attached as part of **Exhibit B7**.

8. **Section 3.8 – Budget:** Paragraphs 3 and 4 of section 3.8 are deleted in their entirety and replaced with the following:

Approved Strata Corporation Budget

The Strata Corporation’s budget approved at the first annual general meeting held on March 28, 2024, is attached as part of **Exhibit G7**. Included is a Schedule showing how the budget will be allocated amongst the individual strata lot owners.

Interim Strata Corporation Budget

Based on the approved budget found in **Exhibit G7**, the Developer has prepared an Interim Strata Corporation Budget inclusive of the strata lots in Phases 1 to 8. A copy of the Interim Strata Corporation Budget inclusive of the strata lots in Phases 1 to 8, and a Schedule showing how the Interim Budget is allocated amongst the individual strata lot owners is attached as part of **Exhibit G7**.

9. **Section 3.8 – Budget:** Paragraph 5 is added to section 3.8:

Upcoming AGM Strata Corporation Budget and Interim Budget

The Strata Corporation is planning to hold its annual general meeting in March 2025. Attached as part of **Exhibit G7** is the proposed monthly fees inclusive of Phases 3 to 8 that the Strata Corporation’s council will be voting to approve for the annual general meeting. If approved, this proposed monthly fees inclusive of Phases 3 to 8 will be presented at the March 2025 Strata Corporation annual general meeting. The Developer makes no guarantees that the proposed monthly fees will be approved or accepted.

10. **Section 4.1 - Legal Description:** Section 4.1 is deleted in its entirety and replaced with the following:

The Developer registered Phase 1 of the strata plan, and created 4 new strata lots from the parcel of lands having the following legal description:

PID: 032-005-121

Legal: Lot A District Lot 1092 Kootenay District Plan EPP120443

Following the registration of the Phase 1 strata plan, Strata Lots 1 to 4 were created with the following legal description:

PID: [ ... ]

Legal: Strata Lot [1-4] District Lot 1092 Kootenay District Strata Plan EPS8541 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Following the registration of the phase 2 strata plan, the remainder of the lands over which Phases 2 to 8 were to be registered had the following legal description:

PID: 032-005-121

Legal: Lot A District Lot 1092 Kootenay District Plan EPP120443 except Phase 1 Strata Plan EPS8541

The Developer registered Phase 2 of the strata plan, and created 4 new strata lot with the following legal description:

PID: [ ... ]

Legal: Strata Lot [5-8] District Lot 1092 Kootenay District Strata Plan EPS8541 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Following the registration of the Phase 2 strata plan, the remainder of the lands over which Phases 3 to 8 were to be registered had the following legal description:

PID: 032-005-121

Legal: Lot A District Lot 1092 Kootenay District Plan EPP120443 except Phase 1-2 Strata Plan EPS8541

The Developer registered Phase 3 and Phase 4 of the strata plan, and created 8 new strata lots with the following legal description:

PID: [ ... ]

Legal: Strata Lot [9-16] District Lot 1092 Kootenay District Strata Plan EPS8541 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Following the registration of the Phase 3 and Phase 4 strata plan, the remainder of the lands over which Phases 5 to 8 were to be registered had the following legal description:

PID: 032-005-121

Legal: Lot A District Lot 1092 Kootenay District Plan EPP120443 except Phase 1 to Phase 4 Strata Plan EPS8541

The Developer registered Phase 5 and Phase 6 of the strata plan, and created 8 new strata lots with the following legal description:

PID: [ ... ]

Legal: Strata Lot [17-24] District Lot 1092 Kootenay District Strata Plan EPS8541 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

Following the registration of the Phase 5 and Phase 6 strata plan, the remainder of the lands over which Phases 7 to 8 are to be registered has the following legal description:

PID: 032-005-121

Legal: Lot A District Lot 1092 Kootenay District Plan EPP120443 except Strata Plan EPS8541 (Phases 1-6)

(the "Remainder Lot")

11. **Section 4.3 - Existing Encumbrances and Legal Notations:** Section 4.3 is deleted in its entirety and replaced with the following:

As of February 14, 2025, titles to:

- Strata Lot 10 (representative of the strata lots in Phase 3);
- Strata Lot 19 (representative of the strata lots in Phase 5);
- Strata Lot 22 (representative of the strata lots in Phase 6);
- the Strata Common Property; and
- the Remainder Lot;

show the following Charges, Liens and Interests, that are all “Permitted Encumbrances” for the purposes of the contract of purchase and sale attached as **Exhibit J7**.

Please note that Strata Lot 10, Strata Lot 19, and Strata Lot 22 are representatives of the strata lots in Phase 3, Phase 5, and Phase 6, respectively. Titles for the strata lots in Phases 7 and 8 will be created from the Remainder Lot. The Remainder Lot is a representative of the strata lots in Phases 7 and 8. Strata Lot titles for Phases 7 and 8 can expect to have the Charges, Liens and Interests marked below with an “X” against title to the Remainder Lot as Permitted Encumbrances.

The descriptions of the Charges, Liens, and Interests below are summaries only. Purchasers are recommended to obtain a title search and review title and satisfy themselves as to the charges registered against the strata lot.

An “X” beside each legal notation or charge denotes whether that legal notation or charge is registered against title for the Strata Common Property, Strata Lot 10, Strata Lot 19, Strata Lot 22, or the Remainder Lot.

<b>Legal Notation</b>	<b>Strata Common Property</b>	<b>Strata Lot 10</b>	<b>Strata Lot 19</b>	<b>Strata Lot 22</b>	<b>Remainder Lot</b>
Easement CB924742	X	X	X	X	X
Phased Strata Plan Declaration (Form P) CB936755	X	X	X	X	X
Easement CB979726	X	X	X	X	X
Amended Phased Strata Plan Declaration (Form P) CB1389317	X	X	X	X	X



Charges, Liens, and Interests	Strata Common Property	Strata Lot 10	Strata Lot 19	Strata Lot 22	Remainder Lot
Covenant CA1641649	X	X	X	X	X
Statutory Right of Way CB155429	X	X	X	X	X
Statutory Right of Way CB155430	X	X	X	X	X
Easement CB924743	X	X	X	X	X
Covenant CB924745	X	X	X	X	X
Easement CB979726	X				

Legal Notations:

- (a) *Easement CB924742*: This reciprocal access easement, registered on September 29, 2023, grants the non-exclusive, full, free and uninterrupted right, license, liberty, privilege, easement, and right of way at all times for the owners of the strata lots in Phase 1 to Phase 6, the Strata Common Property, and the Remainder Lot to enter upon, go across, pass over and repass over, within, upon and along the access road and walkways on Lot B District Lot 1092 Kootenay District Plan EPP120443. The owners of the strata lots in Phase 1 to Phase 6, the Strata Common Property, and the Remainder Lot owner may, at their own expense, conduct reasonable repairs and maintenance of the access road and walkways on Lot B District Lot 1092 Kootenay District Plan EPP120443.
- (b) *Phased Strata Plan Declaration (Form P) CB936755*: Filed October 06, 2023.
- (c) *Easement CB979726*: This reciprocal access easement, registered on October 23, 2023, grants to the owner of the Remainder Lot and the owners of the strata lots in Phase 2 to Phase 6, the non-exclusive, full, free and uninterrupted right, license, liberty, privilege, easement, and right of way at all times to enter upon, go across, pass over and repass over, within, upon and along the access road and walkways on the Strata Common

Property to access any part of the Remainder Lot through the Strata Common Property. The rights of passage are restricted to the access road and walkways on the Strata Common Property. The owner of the Remainder Lot may, at its own expense, conduct reasonable repairs and maintenance of the roads and walkways on the Strata Common Property.

(d) *Amended Phased Strata Plan Declaration* (Form P) CB1389317: Filed June 20, 2024.

Charges, Liens and Interests:

- (a) *Covenant CA1641649*: This Covenant, registered on July 05, 2010, is in favour of the District of Invermere and establishes that no building shall be constructed on the Lands with a height exceeding 7.5 metres.
- (b) *Statutory Right of Way CB155429*: This Statutory Right of Way, registered on August 16, 2022, is in favour of British Columbia Hydro and Power Authority and establishes a right of way that enables British Columbia Hydro and Power Authority to construct, operate, and maintain the infrastructure required for the distribution of electricity.
- (c) *Statutory Right of Way CB155430*: This Statutory Right of Way, registered on August 16, 2022, is in favour of Telus Communications Inc. and establishes a right of way that enables Telus Communications Inc. to construct, operate, and maintain the infrastructure required for telecommunications and data transmission.
- (d) *Easement CB924743*: This reciprocal access easement, registered on September 29, 2023, grants the non-exclusive, full, free and uninterrupted right, license, liberty, privilege, easement, and right of way at all times for the owner of Lot B District Lot 1092 Kootenay District Plan EPP120443 to enter upon, go across, pass over and repass over, within, upon and along the access road and walkways on the strata lots in Phase 1 to Phase 6, the Strata Common Property, and the Remainder Lot. The owner of Lot B District Lot 1092 Kootenay District Plan EPP120443 may, at its own expense, conduct reasonable repairs and maintenance of the access road and walkways on the strata lots in Phase 1 to Phase 6, the Strata Common Property, and the Remainder Lot.
- (e) *Covenant CB924745*: This section 219 Covenant, registered on September 29, 2023, is in favour of the District of Invermere and requires that the owners of the strata lots in Phase 1 to Phase 6, the Strata Common Property, and the Remainder Lot to build and maintain a storm water drainage system on Lot A District Lot 1092 Kootenay District Plan EPP120443 (the Parent Parcel), to carry out any reconstruction and repair of the storm water drainage system, and to carry out all inspections, maintenance, repairs, renewals, and replacement of the storm water drainage system in a good and workmanlike manner.
- (f) *Easement CB979726*: This reciprocal access easement, registered on October 23, 2023, grants to the owner of the Remainder Lot and the owners of the strata lots in Phase 2 to Phase 6, the non-exclusive, full, free and uninterrupted right, license, liberty, privilege, easement, and right of way at all times to enter upon, go across, pass over and repass over, within, upon and along the access road and walkways on the Strata Common Property to access any part of the Remainder Lot through the Strata Common Property. The rights of passage are restricted to the access road and walkways on the Strata Common Property. The owner of the Remainder Lot may, at its own expense, conduct

reasonable repairs and maintenance of the roads and walkways on the Strata Common Property.

Copies of the encumbrances registered at the Land Title Office are attached to as **Exhibit K3**.

12. **Section 4.4 – Proposed Encumbrances:** Section 4.4 is deleted in its entirety and replaced with the following:

The Developer may register further easements, covenants or rights of way as are necessary to meet the requirements of local government authorities or utility service providers. Any such encumbrance (in addition to the encumbrances described above in section 4.3) shall be a Permitted Encumbrance for the purposes of the contract of purchase and sale attached as **Exhibit J7** and purchasers shall take title to the strata lot subject to such encumbrance.

13. **Section 5.1 – Construction Dates:** Paragraph 3 of section 5.1 is deleted in its entirety and replaced with the following:

More generally, the estimated date ranges are as follows:

- (a) Phase 1: the Developer has completed construction.
- (b) Phase 2: the Developer has completed construction.
- (c) Phase 3: the Developer has completed construction.
- (d) Phase 4: the Developer has completed construction.
- (e) Phase 5: the Developer has completed construction.
- (f) Phase 6: the developer has commenced construction, and the estimated date range to complete construction is between March 1, 2025, and May 31, 2025.
- (g) Phase 7: the developer has commenced construction, and the estimated date range to complete construction is between July 1, 2025, and September 30, 2025.
- (h) Phase 8: the developer has commenced construction, and the estimated date range to complete construction is between September 01, 2025, and November 30, 2025.

14. **Section 6.1 - Development Approval:** Paragraphs 2 and 3 of section 6.1 are deleted in their entirety and is replaced with the following:

The Approving Officer approved the Form P – Phased Strata Plan Declaration on September 28, 2023, which was filed at the Land Title Office on October 06, 2023, under CB936755. The Approving Officer approved an amended Form P - Phased Strata Plan Declaration which was filed at the Land Title Office on June 20, 2024, under CB1389317.

The Developer has obtained building permits issued by the District of Invermere for Phases 1 to 8. The building permits for Phase 1 to Phase 8 are attached as **Exhibit L1**.

15. **Section 6.1 - Development Approval:** Paragraphs 4 and 5 of section 6.1 are deleted in its entirety.

16. **Section 6.2 – Construction Financing:** Paragraph 2 of section 6.2 is deleted in its entirety.
17. **Section 7.2 – Purchase Agreement:** Paragraph 1 and 2 of section 7.2 are deleted in their entirety are replaced with the following:

The Developer will use the forms of purchase agreement substantially in the form attached to this Disclosure Statement as **Exhibit J7** (the “Agreement”), subject to any changes agreed to between the Developer and the purchaser.

**Exhibit J7** contains the form of purchase agreement to be used for Post-Title Sales and Pre-Title Sales.

18. **Section 7.2 – Purchase Agreement:** Pre-Title Purchase Agreement subsections: 7.2.5 8. Strata Lot Plans, 7.2.5 9. Variations in Square Footage, and 7.2.5 14. Civic Address of section 7.2 are deleted in their entirety and replaced with the following:

8. Strata Lot Plans: The Purchaser acknowledges that the Purchaser is purchasing the Strata Lot as shown on the proposed form of strata plan attached as **Exhibit B7** to the Disclosure Statement, and the proposed architectural designs attached as **Exhibit C6** to the Disclosure Statement. The Vendor will construct the Strata Lot substantially in accordance with such plans and architectural designs, however the Vendor may make modifications to the features and design of the Development and to the Strata Lot as are reasonable in the opinion of the Vendor, and may use materials other than as prescribed in the plans, all without compensation to the Purchaser.

9. Variation in Square Footage: The square footage area of the Strata Lot may vary from that set out in the proposed strata plan by 5% without compensation to the Purchaser. If the Strata Lot varies by more than 5% to the disadvantage of the Purchaser, then the Vendor agrees to reduce the price of the Strata Lot by a percentage which is equal to the percentage by which the area of the Strata Lot as shown on the registered strata plan exceeds 5% less than as shown in **Exhibit B7** to the Disclosure Statement. For greater clarity, there will be no adjustment made in respect of the first 5% of square footage variance, but only in respect of that portion of the strata lot which varies to the disadvantage of the Purchaser by more than 5%.

14. Civic Address: The civic address and strata lot numbers relating to the Strata Lot are subject to change at the discretion of the Vendor without compensation to the Purchaser. If the Strata Lot numbering varies from that set out in **Exhibit B7** to the Disclosure Statement, then the Purchaser agrees that the Vendor may amend this Agreement to indicate the correct Strata Lot number.

19. **Section 7.2 – Purchase Agreement:** Post-Title Purchase Agreement subsections: 7.2.5 8. Strata Lot Plans, 7.2.5 9. Variations in Square Footage, and 7.2.5 14. Civic Address of section 7.2 are deleted in their entirety and replaced with the following:

8. Strata Lot Plans: The Purchaser acknowledges that the Purchaser is purchasing the Strata Lot as shown on the proposed form of strata plan attached as **Exhibit B7** to the Disclosure Statement, and the proposed architectural designs attached as **Exhibit C6** to the Disclosure Statement. The Vendor will construct the Strata Lot substantially in accordance with such plans

and architectural designs, however the Vendor may make modifications to the features and design of the Development and to the Strata Lot as are reasonable in the opinion of the Vendor, and may use materials other than as prescribed in the plans, all without compensation to the Purchaser.

9. Variation in Square Footage: The square footage area of the Strata Lot may vary from that set out in the proposed strata plan by 5% without compensation to the Purchaser. If the Strata Lot varies by more than 5% to the disadvantage of the Purchaser, then the Vendor agrees to reduce the price of the Strata Lot by a percentage which is equal to the percentage by which the area of the Strata Lot as shown on the registered strata plan exceeds 5% less than as shown in **Exhibit B7** to the Disclosure Statement. For greater clarity, there will be no adjustment made in respect of the first 5% of square footage variance, but only in respect of that portion of the strata lot which varies to the disadvantage of the Purchaser by more than 5%.

14. Civic Address: The civic address and strata lot numbers relating to the Strata Lot are subject to change at the discretion of the Vendor without compensation to the Purchaser. If the Strata Lot numbering varies from that set out in **Exhibit B7** to the Disclosure Statement, then the Purchaser agrees that the Vendor may amend this Agreement to indicate the correct Strata Lot number

20. **Section 7.2 – Purchase Agreement**: the last paragraph of section 7.2 is deleted in its entirety and replaced with the following:

Purchasers are recommended to carefully review the entirety of **Exhibit J7** in addition to what is outlined above.

**DEEMED RELIANCE:**

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the Act.

**DECLARATION:**

The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the Real Estate Development Marketing Act of British Columbia, as of February 14, 2025.

1345408 B.C. Ltd. by its authorized  
signatory:

\_\_\_\_\_  
Christine Scott

\_\_\_\_\_  
Director: Christine Scott

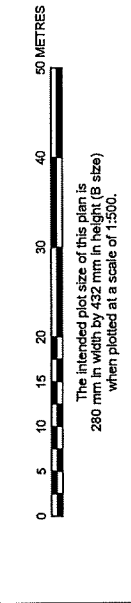
\_\_\_\_\_  
Director: Max Graham

# Exhibit B7

# Strata Plan EPS8541 Phase 1 to Phase 6



**PHASED STRATA PLAN OF PART OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN  
EPP120443**  
EAST KOOTENAY ASSESSMENT AUTHORITY, INVERMERE  
BCGS : 82K.050



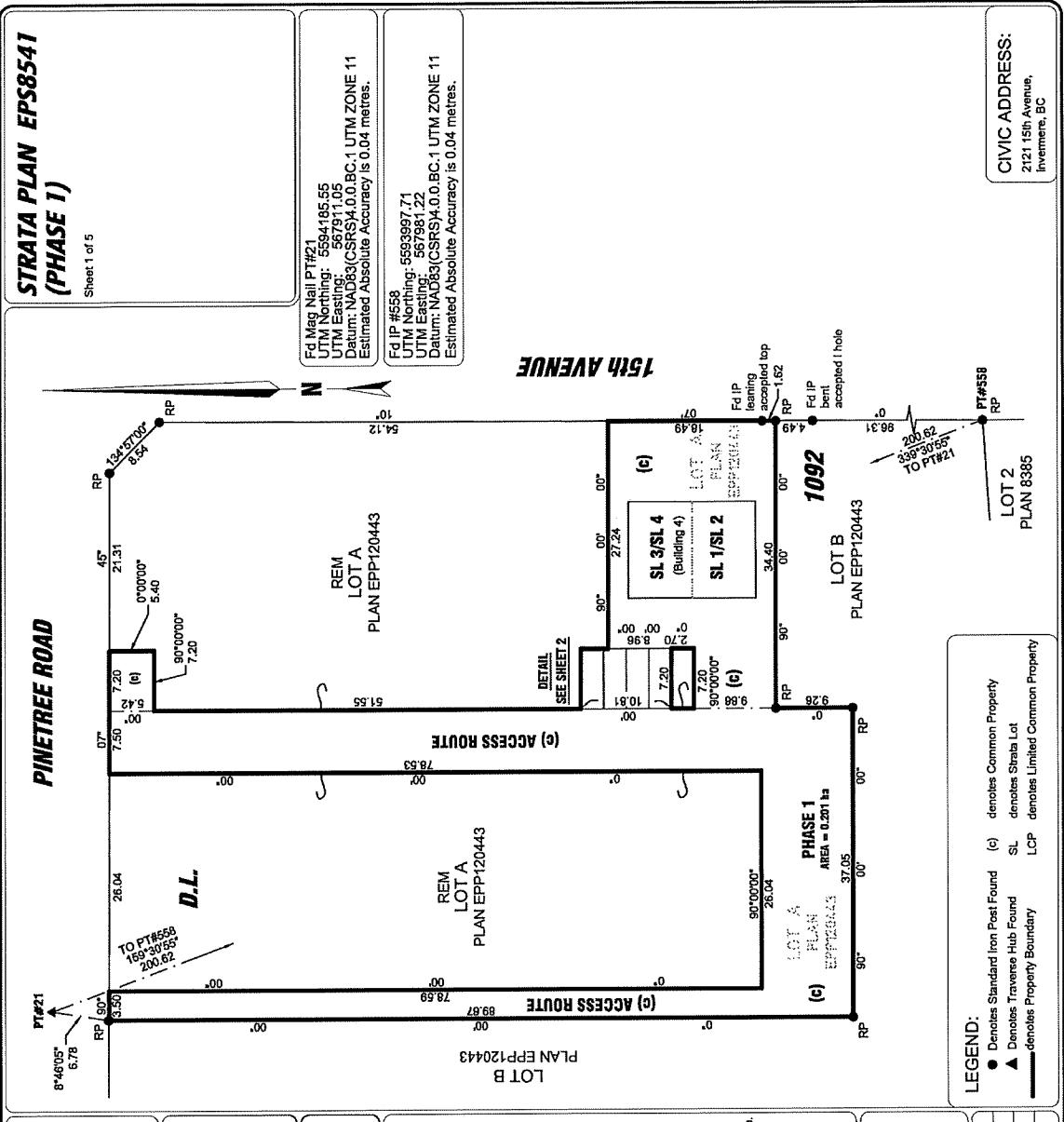
*This plan lies within the Regional District of East Kootenay  
The Field Survey Represented by this plan was completed on the 30th day of August, 2023  
Adam Brash BCLS #795*

**NOTES:**

This Plan is Phase 1 of a 8 phase strata plan under the Section 224 of the Strata Plan Property Act lying within the Jurisdiction of the Approving Officer for the District of Invermere.  
Distances are in metres and decimals thereof.  
Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.  
The UTM Coordinates and estimated absolute accuracy achieved, are derived from GNSS Observations to the published coordinates of the Invermere Active Control Station Geodetic Control Monument 164418.  
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.999522. The average combined factor has been determined based on an ellipsoidal elevation of 873 metres (CGVD28 (HT2, D)).  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
Areas of limited common property (patios, storage and parking) do not have a designated upper vertical extent.  
The buildings included in this strata plan have not been previously occupied.  
The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.  
All angles deflected by multiples of 45° or 90° unless otherwise indicated.

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No. : 220X0025	Drawn: NDW/VBK	Checked: EG/AB
CAD FILE: 22X0025_ST1_PH1.DWG		
Date: September 12th, 2023		
Surveyed : DRS		



**STRATA PLAN EPS8541  
(PHASE 1)**  
Sheet 1 of 5

Fd Mag Nail PT#21  
UTM Northing: 5594185.55  
UTM Easting: 567911.05  
Datum: NAD83(CRS84), 0.0, BC, 1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

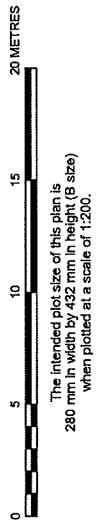
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UTM Easting: 5679811.22  
Datum: NAD83(CRS84), 0.0, BC, 1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

**LEGEND:**  
● Denotes Standard Iron Post Found (c) denotes Common Property  
▲ Denotes Traverse Hub Found SL denotes Strata Lot  
— denotes Property Boundary LCP denotes Limited Common Property

**CIVIC ADDRESS:**  
2121 15th Avenue,  
Invermere, BC

**BUILDING LOCATION AND LIMITED COMMON PROPERTY (PARKING) (STRATA LOTS 1 TO 4)**

BCGS : 82K.050



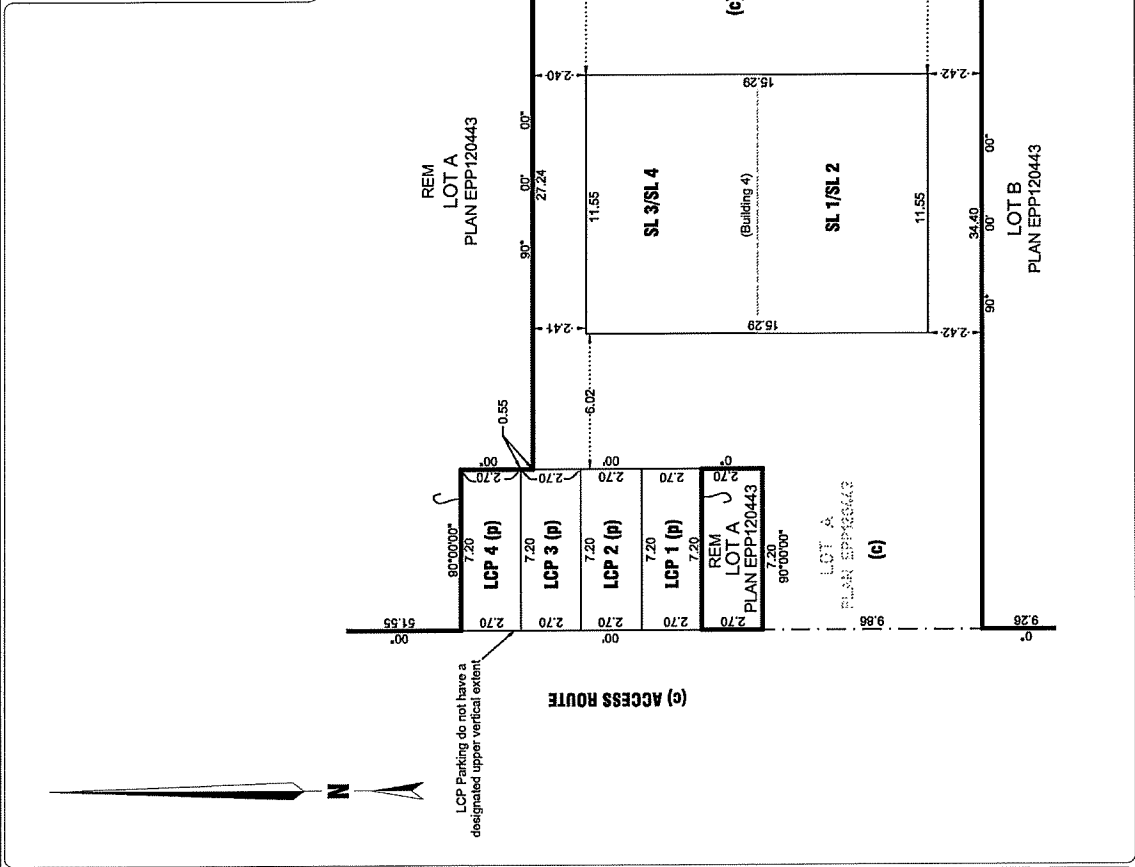
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
Areas of limited common property (patios, storage and parking) do not have a designated upper vertical extent.  
Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

**LEGEND:**  
denotes Limited Common Property  
LCP for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
(p) denotes Parking  
SL denotes Strata Lot

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No. : 22X0025  
CAD FILE: 22X0025\_ST1\_PH1.DWG  
Date: September 12th, 2023  
Surveyed : DRS  
Drawn: NDW/YBK  
Checked: EG/AB

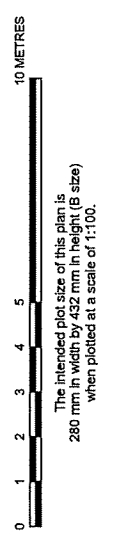
**STRATA PLAN EPS8541 (PHASE 1)**  
Sheet 2 of 5



Adam Brash, BCLS #795  
August 30th, 2023

**BUILDING 4  
(STRATA LOTS 2 & 4)  
LOWER LEVEL**

BCGS : 82K.050



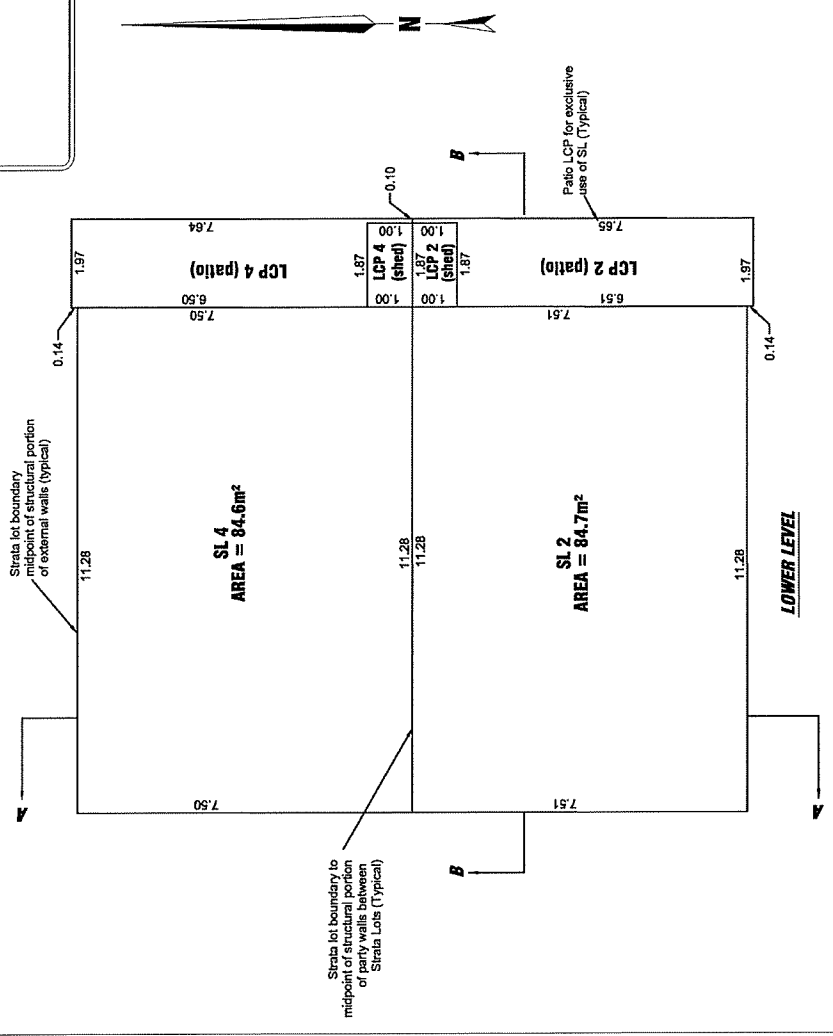
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
Areas of limited common property (patios, storage and parking) do not have a designated upper vertical extent.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section View arrows on this plan point in the direction of view.

**LEGEND:**  
SL denotes Strata Lot  
SL denotes Limited Common Property  
LCP for the Exclusive Use of Designated Strata Lot  
m<sup>2</sup> denotes meters squared

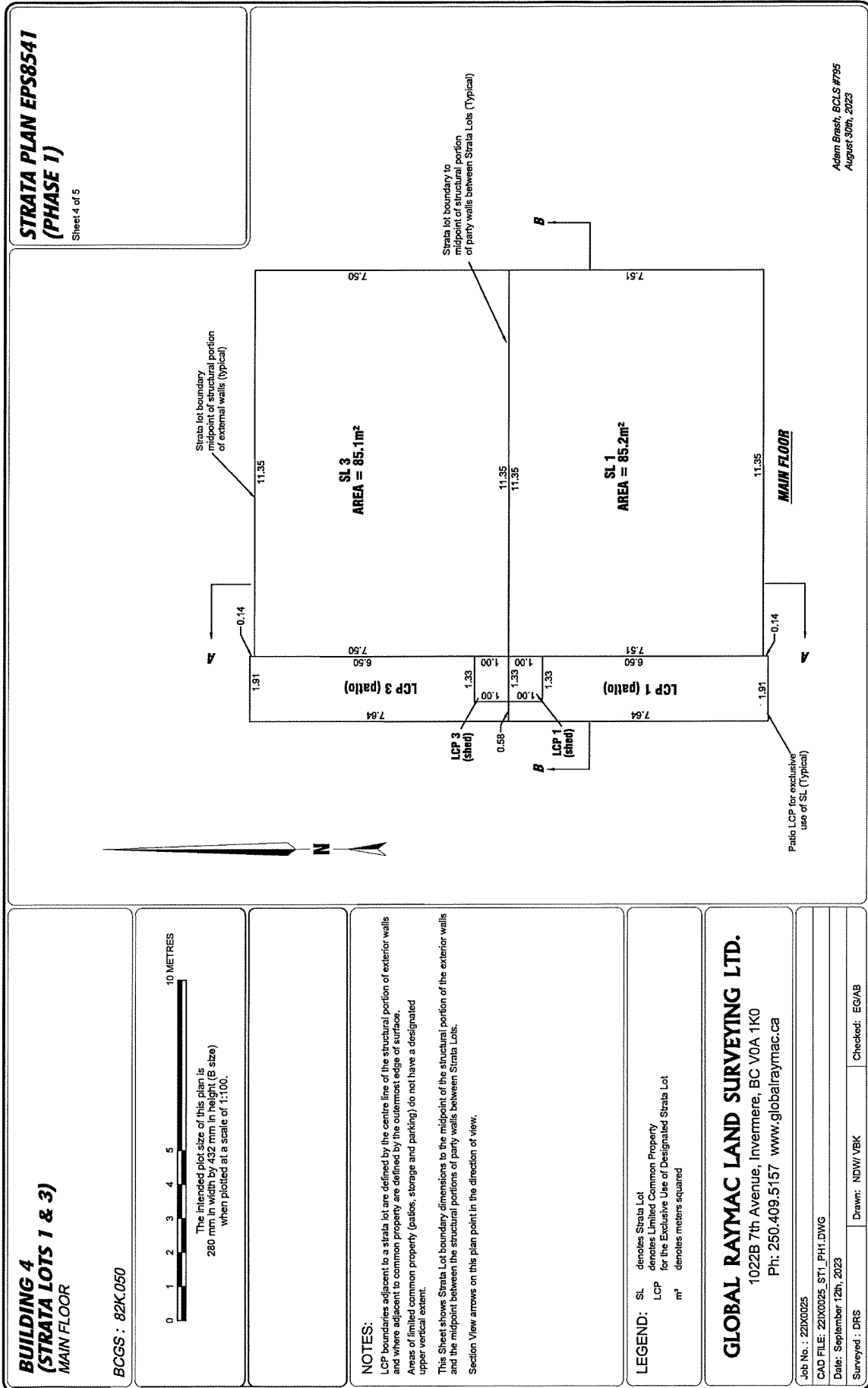
**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

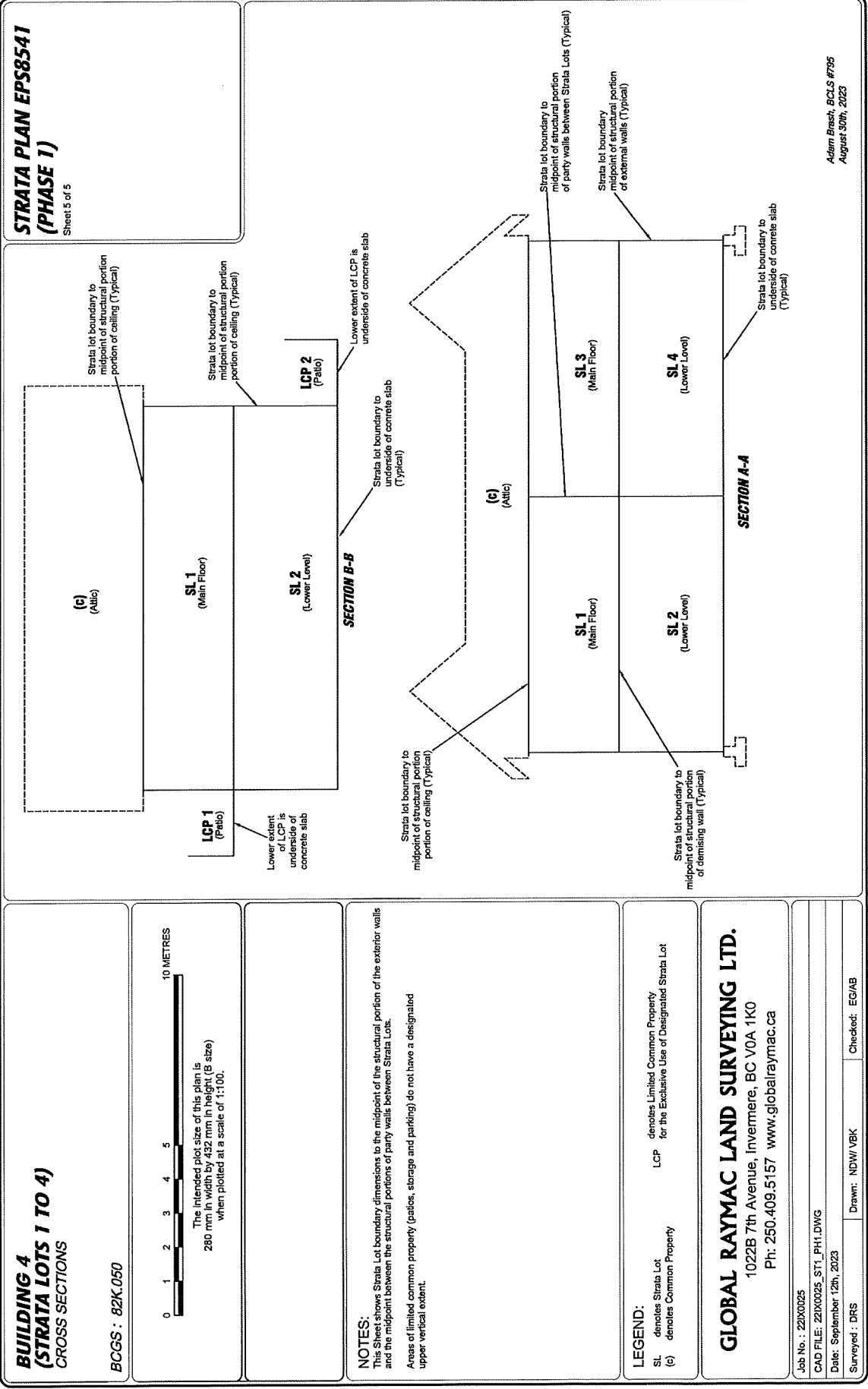
Job No. : 22IX0025	Checked: EG/AB
CAD FILE: 22IX0025_ST1_PH1.DWG	Drawn: NDWI/VBK
Date: September 12th, 2023	
Surveyed : DRS	

**STRATA PLAN EPS8541  
(PHASE 1)**  
Sheet 3 of 5

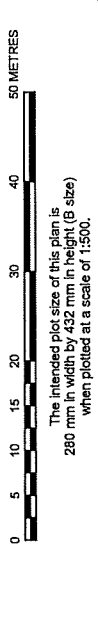


Adam Brash, BCLS #795  
August 30th, 2023





**PHASED STRATA PLAN OF PART OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443**  
EAST KOOTENAY ASSESSMENT AUTHORITY, INVERMERE  
BCGS : 62K 050

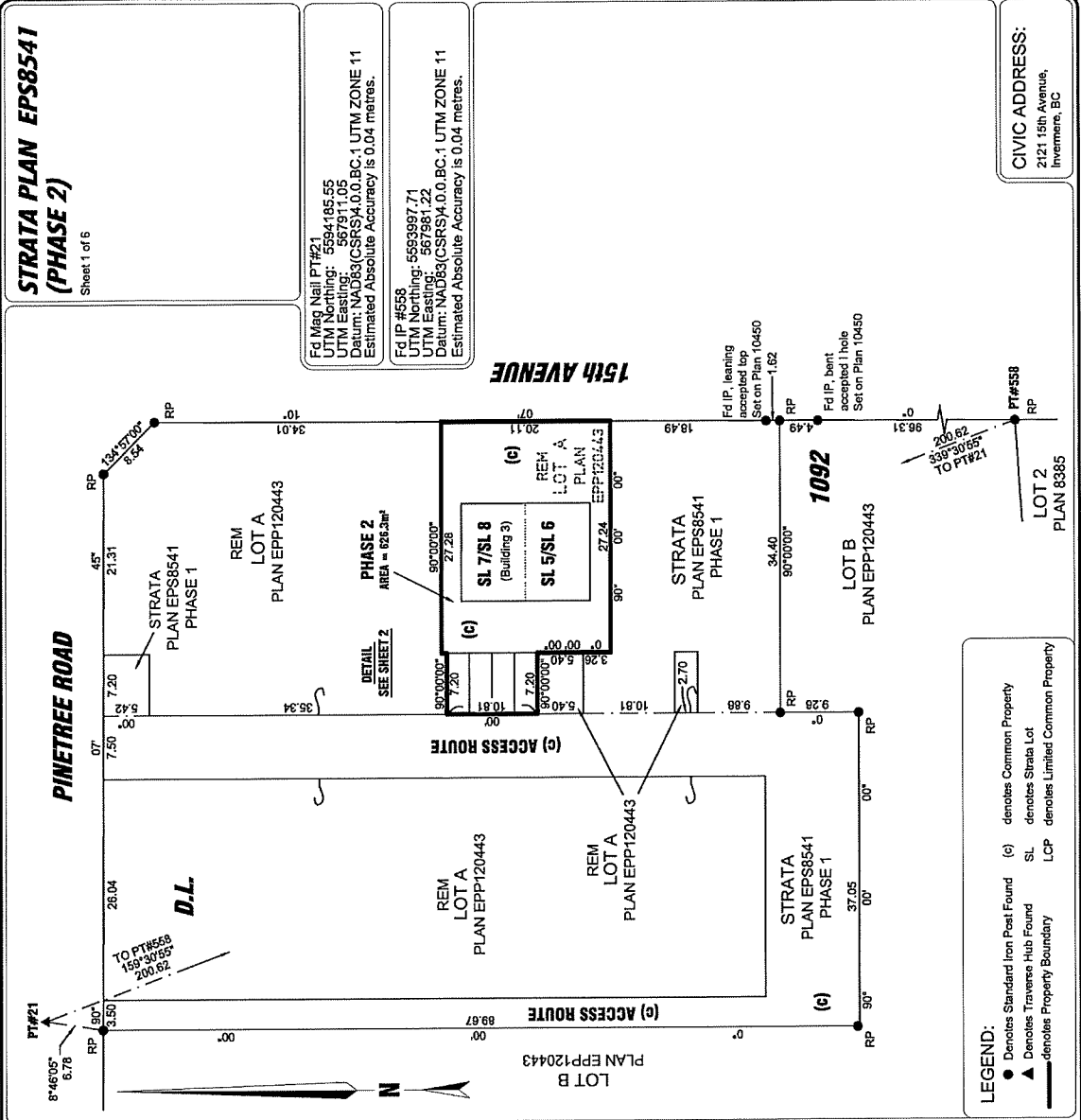


This plan lies within the Regional District of East Kootenay  
The Field Survey Represented by this plan was completed on the 20th Day of December, 2023.  
Adam Brash BCL.S.#795

**NOTES:**  
This Plan is Phase 2 of a 8 phase strata plan under the Section 224 Strata Plan Property Act lying within the Jurisdiction of the Approving Officer for the District of Invermere.  
Distances are in metres and decimals thereof.  
Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.  
The UTM Coordinates and estimated absolute accuracy achieved are derived from GNSS Observations to the published coordinates of the Invermere Active Control Station Geodetic Control Monument 164418.  
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.999522. The average combined factor has been determined based on an ellipsoidal elevation of 873 metres (CGVD28 (HT2\_0)).  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surfaces.  
All LCP patios, balconies and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
The buildings included in this strata plan have not been previously occupied.  
The buildings shown herein are within external boundaries of the land that is subject to the strata plan.  
All angles deflected by multiples of 45° or 90° unless otherwise indicated.

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No. : 22X0025	Checked: EG/AB
CAD FILE: 22X0025_ST1_Phd.DWG	Drawn: NDW/VBK
Date: January 30th, 2024	Surveyed: DRS/JDR



**STRATA PLAN EPS8541  
(PHASE 2)**  
Sheet: 1 of 6

Fd Mag Nail PT#21  
UTM Northing: 5594185.55  
UTM Easting: 567911.05  
Datum: NAD83(CRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

Fd IP #558  
UTM Northing: 5593997.71  
UTM Easting: 567861.22  
Datum: NAD83(CRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

**CIVIC ADDRESS:**  
2121 15th Avenue,  
Invermere, BC

**DETAIL OF BUILDING 3 LOCATION AND LIMITED COMMON PROPERTY (PARKING) (STRATA LOTS 5 TO 8)**

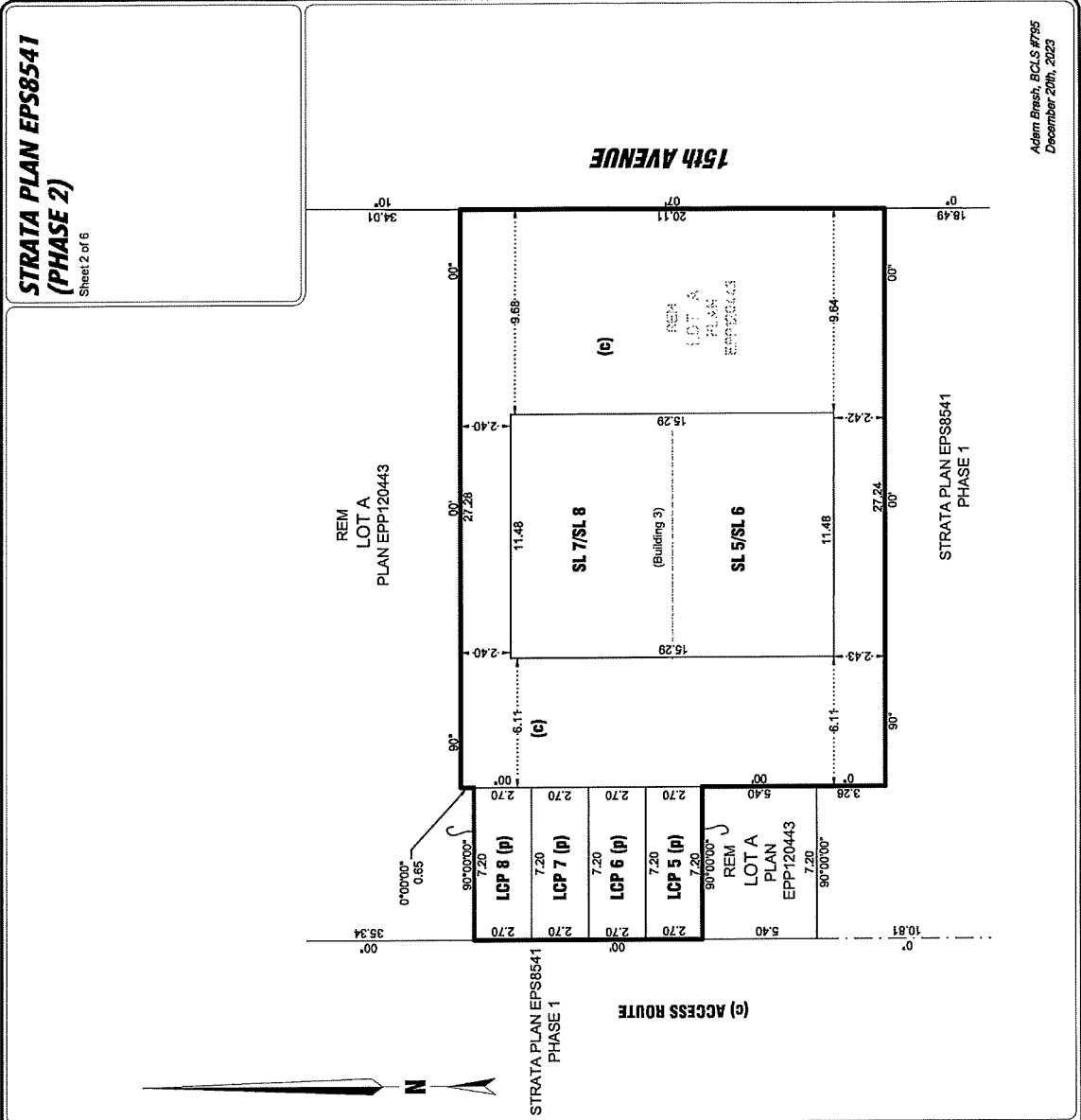
BCGS : 82K.050

**NOTES:**  
 LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
 All LCP patios, balconies and parking are defined as to height by the centre of the floor above of its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
 Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

**LEGEND:**  
 LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
 (c) denotes Common Property  
 (p) denotes Parking  
 SL denotes Strata Lot

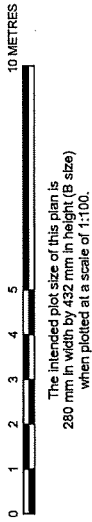
**GLOBAL RAYMAC LAND SURVEYING LTD.**  
 1022B 7th Avenue, Invermere, BC V0A 1K0  
 Ph: 250.409.5157 www.globalraymac.ca

Job No. : 221X0025  
 CAD FILE: 221X0025\_ST1\_PHD.DWG  
 Date: January 30th, 2024  
 Surveyed : DRS/JDR Drawn: NDW/YBK Checked: EGS/AB



**BUILDING 3  
(STRATA LOTS 6 & 8)  
LOWER LEVEL**

BCGS : 82K.050



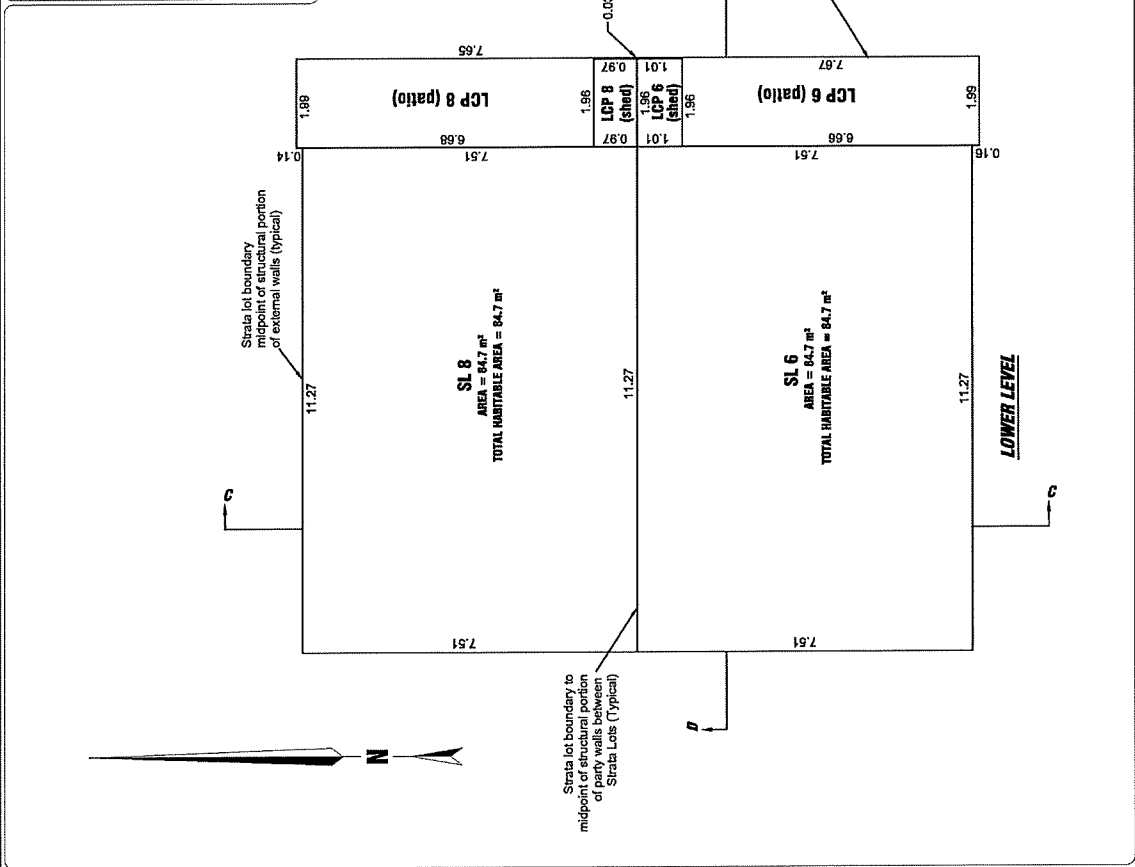
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of facade.  
All LCP patios, balconies and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
m<sup>2</sup> denotes meters squared

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No.: 22X0025  
CAD FILE: 22X0025\_ST1\_PH2.DWG  
Date: January 30th, 2024  
Surveyed: DRS/JDR Drawn: NDW/YBK Checked: EG/AB

**STRATA PLAN EPS8541  
(PHASE 2)**  
Sheet 3 of 6



Adam Brash, BCL.S #795  
December 20th, 2023



**BUILDING 3  
(STRATA LOTS 5 & 7)**  
MAIN FLOOR

BCGS : 82K.050

The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:100.

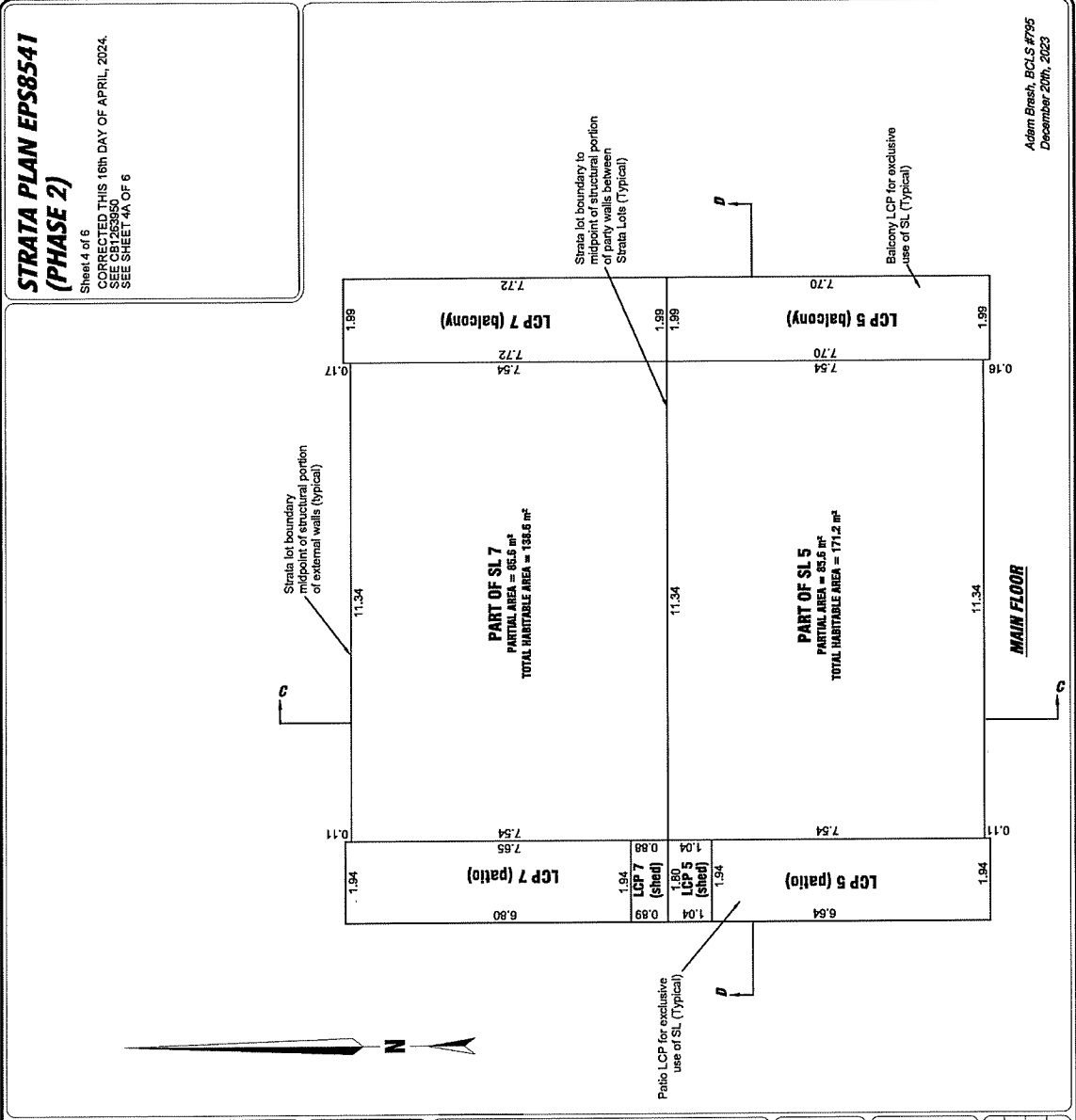
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, balconies and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

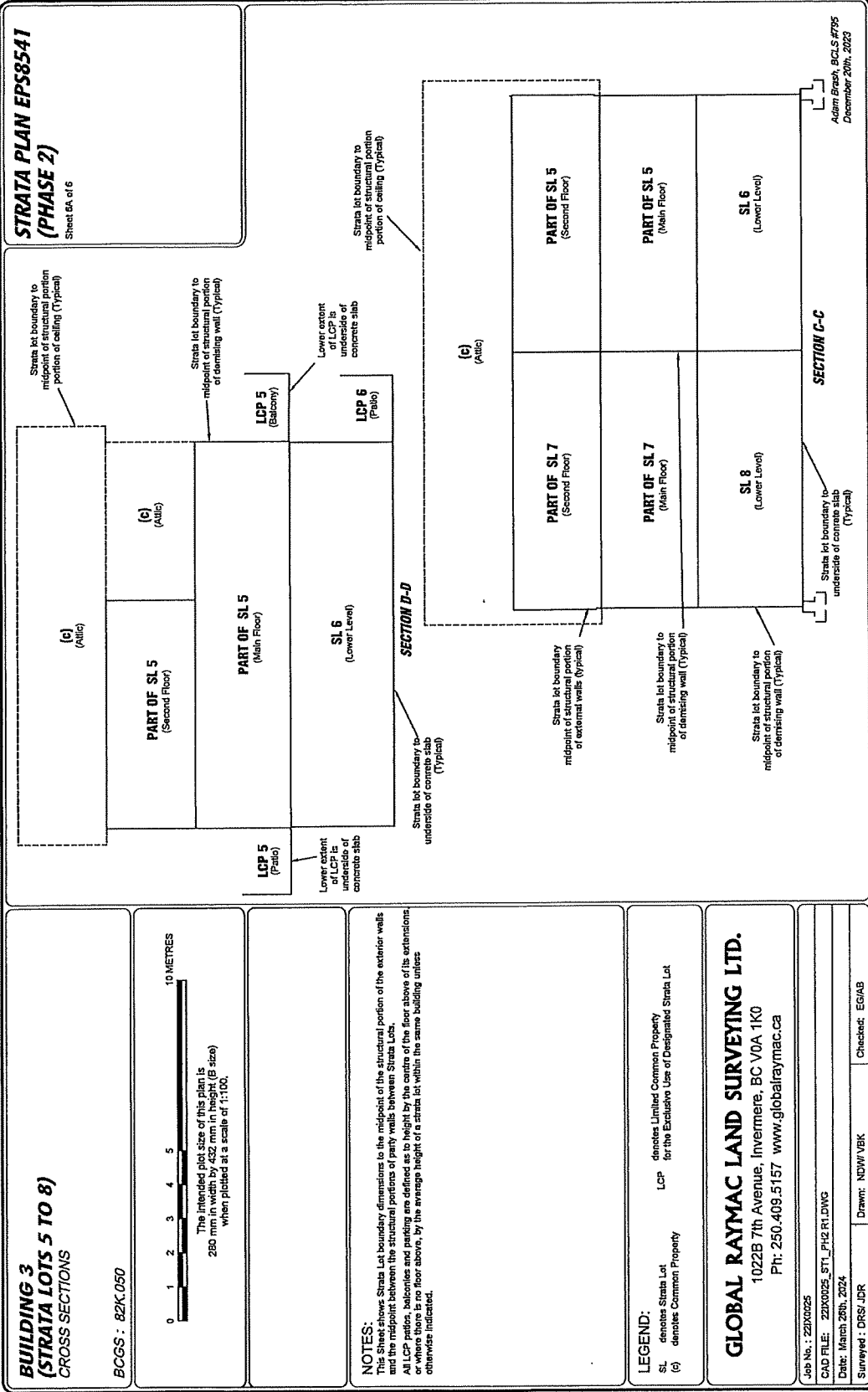
**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(g) denotes Common Property  
m<sup>2</sup> denotes meters squared

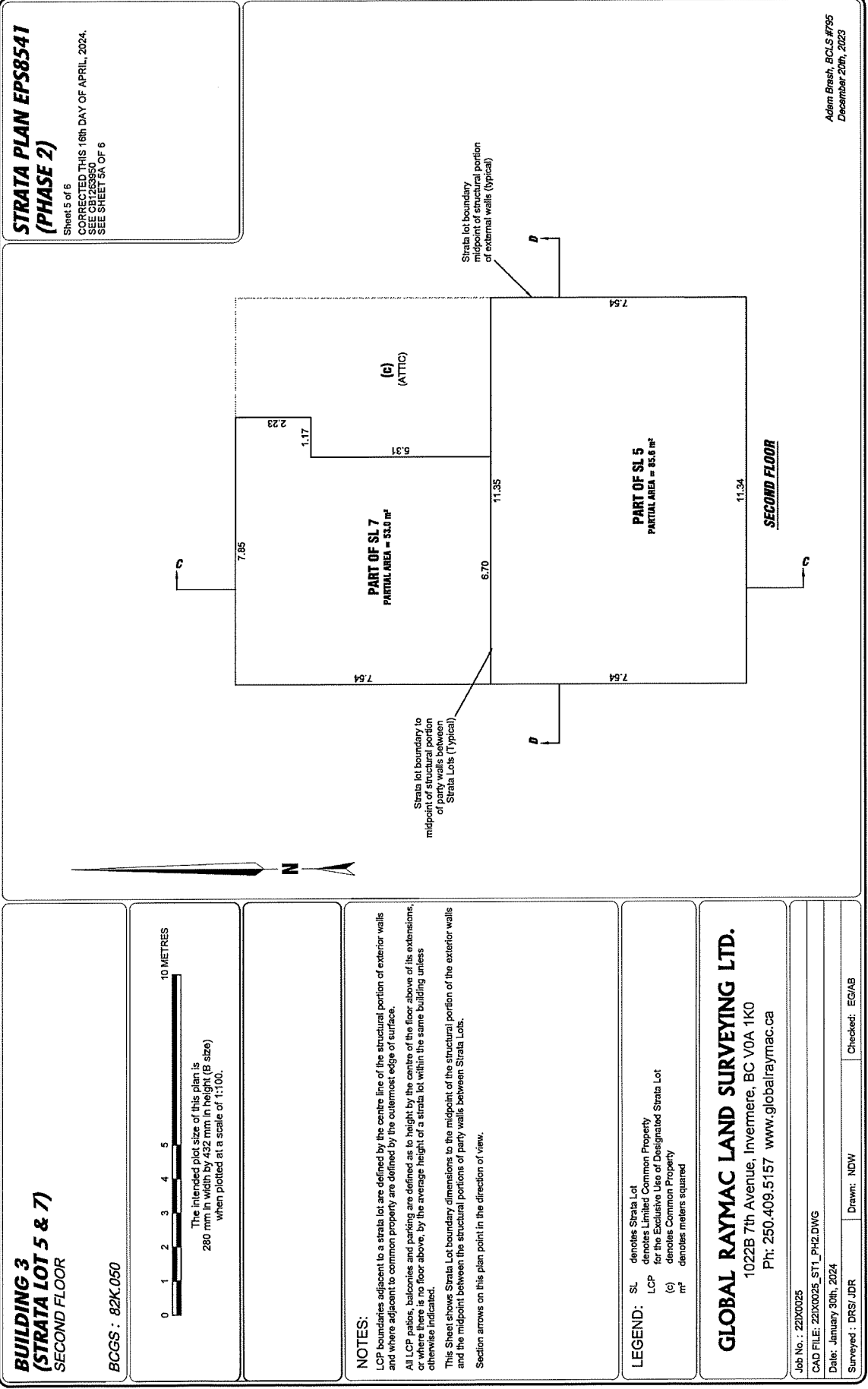
**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No. : 22X0025  
CAD FILE: 22X0025\_ST1\_PH2.DWG  
Date: January 30th, 2024

Drawn: NDW/VBK  
Checked: EG/AB





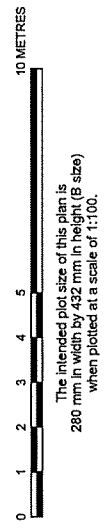


**STRATA PLAN EPS8541 (PHASE 2)**  
 Sheet 5 of 6  
 CORRECTED THIS 16th DAY OF APRIL, 2024.  
 SEE CB1265950  
 SEE SHEET SA OF 6

Adam Brash, BCL.S #795  
 December 20th, 2023

**BUILDING 3 (STRATA LOT 5 & 7) SECOND FLOOR**

BCGS : 82K.050

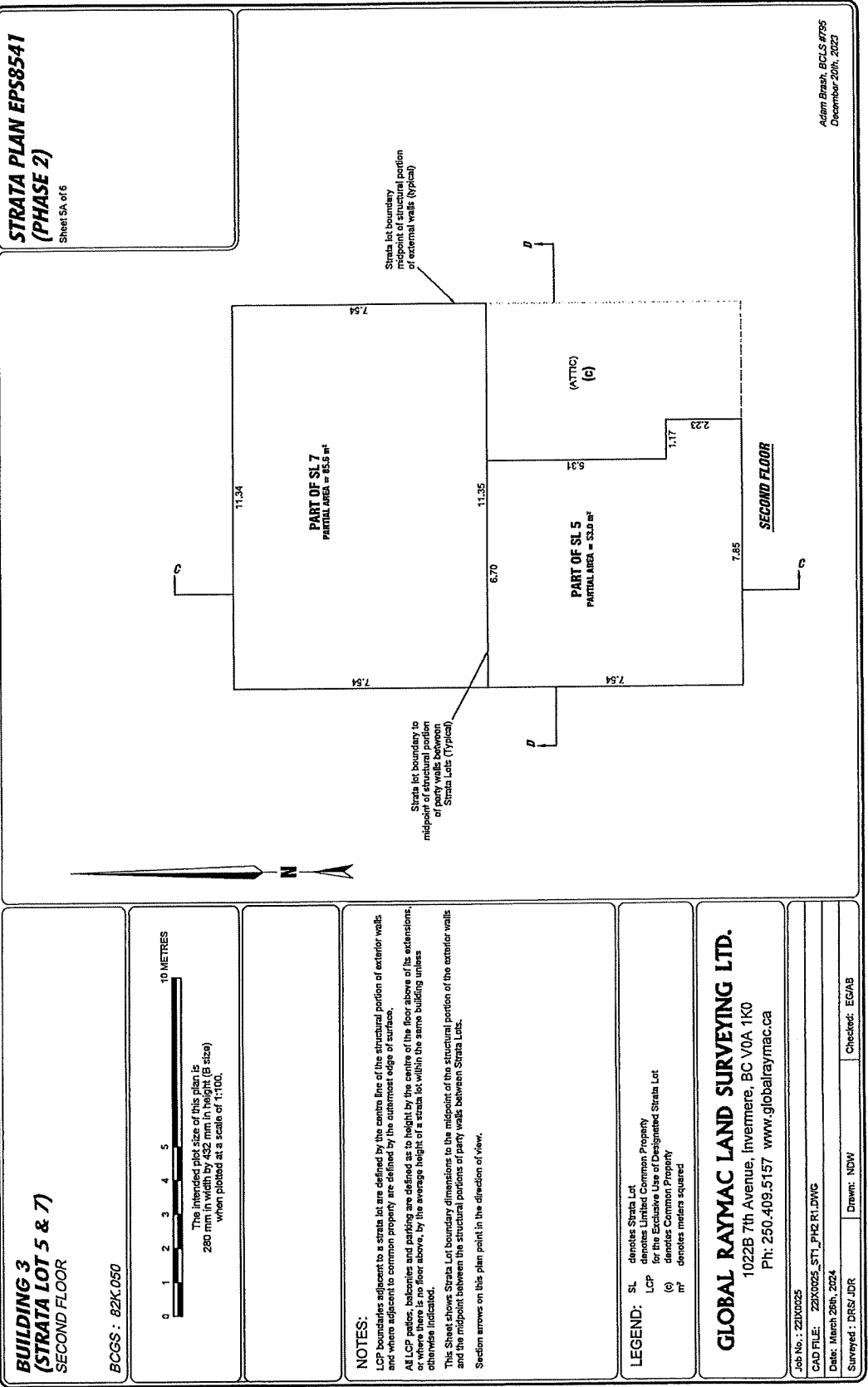


**NOTES:**  
 LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
 All LCP patios, balconies and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
 This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
 Section arrows on this plan point in the direction of view.

**LEGEND:**  
 SL denotes Strata Lot  
 LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
 (c) denotes Common Property  
 m<sup>2</sup> denotes meters squared

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
 1022B 7th Avenue, Invermere, BC V0A 1K0  
 Ph: 250.409.5157 www.globalraymac.ca

Job No. : 221X0025  
 CAD FILE: 221X0025\_ST1\_PH2.DWG  
 Date: January 30th, 2024  
 Surveyed : DRS/JDR  
 Drawn : NDW  
 Checked: EGA/B

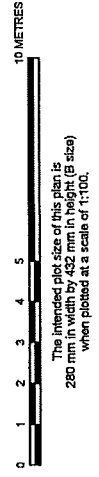


**STRATA PLAN EPS8541  
(PHASE 2)**  
Sheet 5A of 6

Adam Brash, BCLS #795  
December 20th, 2023

**BUILDING 3  
(STRATA LOT 5 & 7)**  
SECOND FLOOR

BCGS : 82K 050

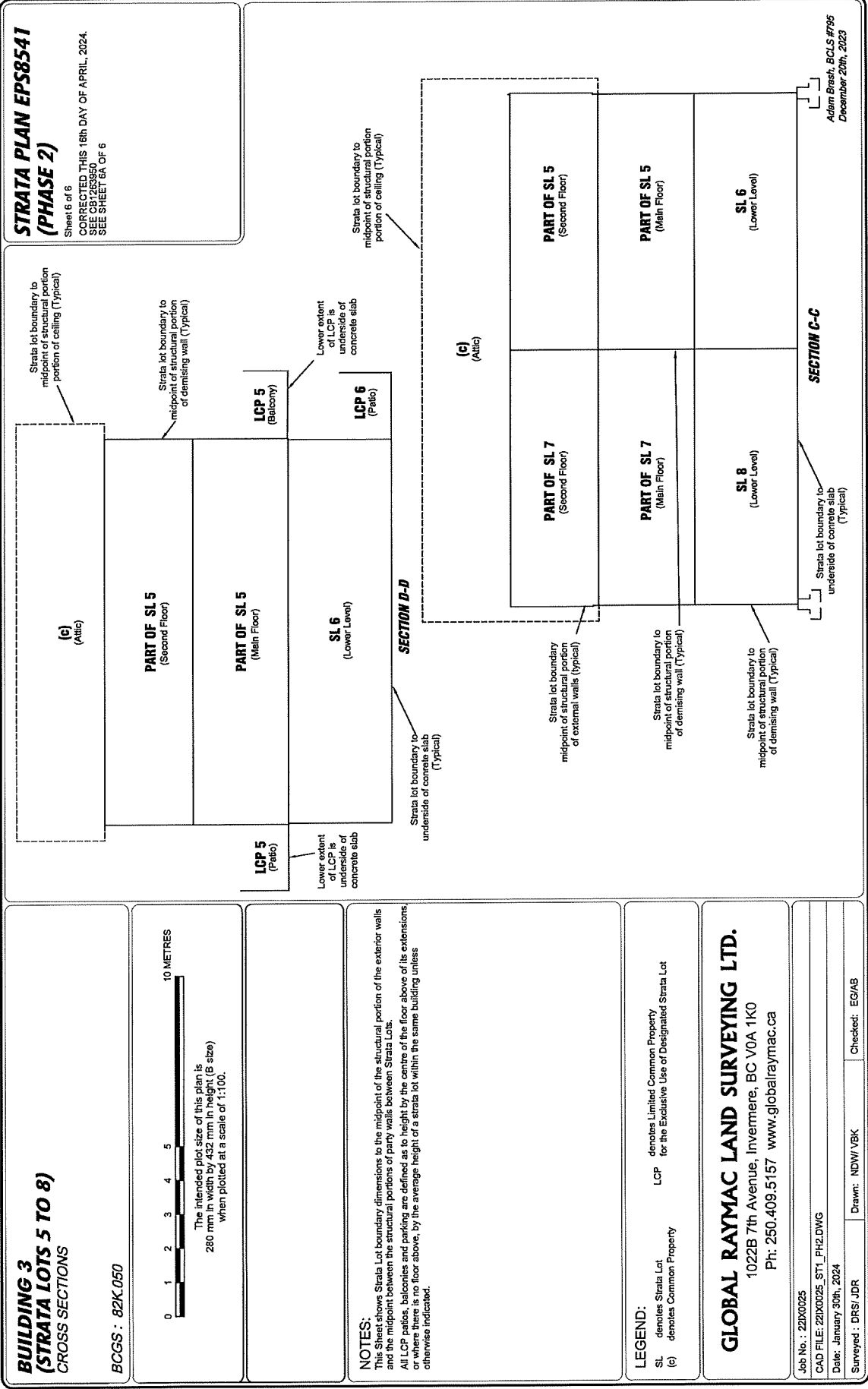


**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, balconies and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:**  
SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
m² denotes meters squared

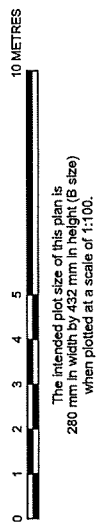
**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No.: 2204025  
CAD FILE: 22X0205\_ST1\_P12\_R1.DWG  
Date: March 28th, 2024  
Surveyed: DRS/JDR Drawn: NDW Checked: EG/AB



**BUILDING 3  
(STRATA LOTS 5 TO 8)  
CROSS SECTIONS**

BCGS : 82K.050



**NOTES:**  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
All LCP walls, balconies and parking are defined as to height by the centre of the floor above of its extensions on the floor above, by the average height of a strata lot within the same building unless otherwise indicated.

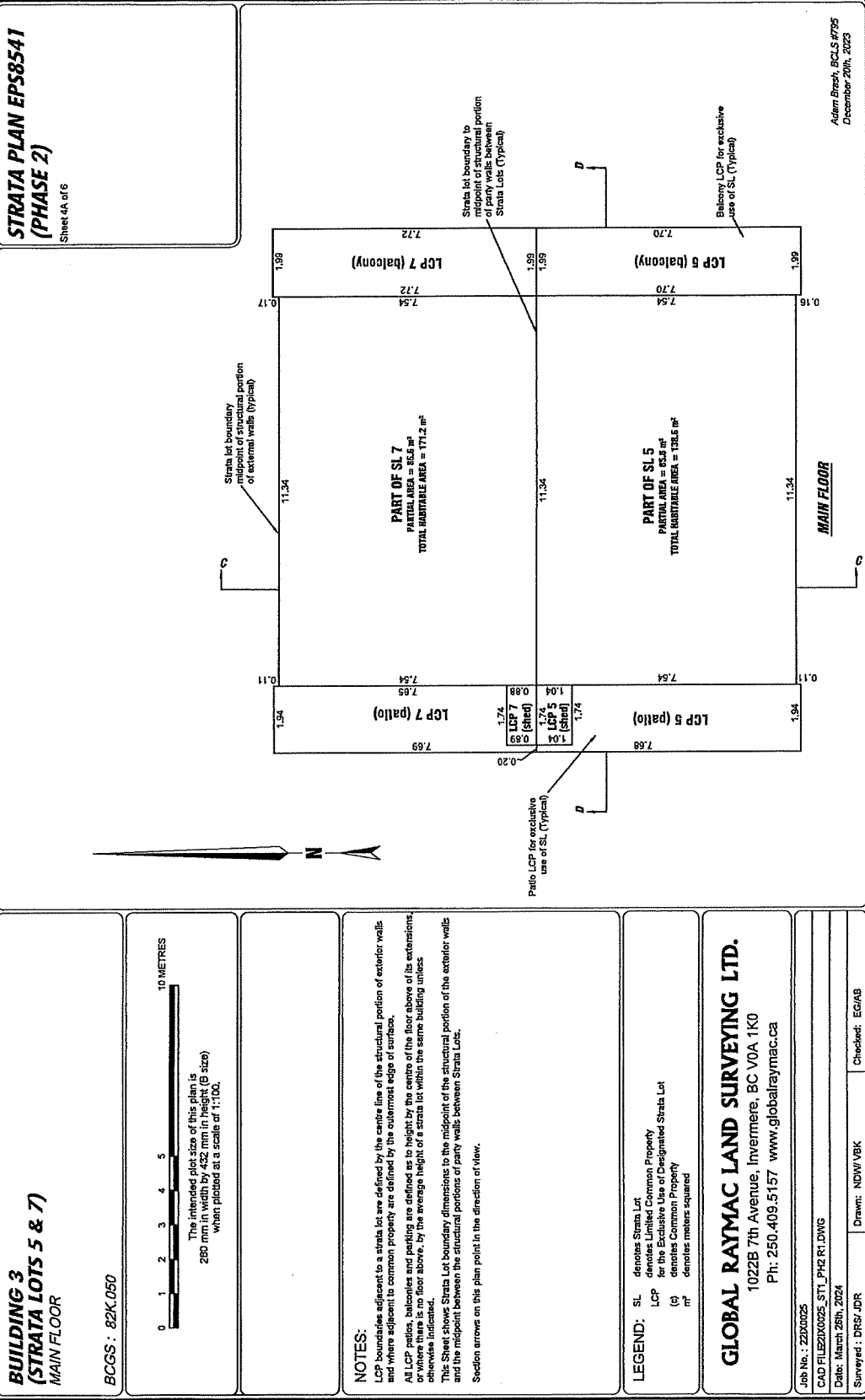
**LEGEND:**  
SL denotes Strata Lot  
(c) denotes Common Property  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

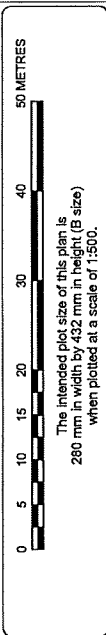
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CAD FILE: 22X0025_ST1_PH2.DWG		
Date: January 30th, 2024		
Surveyed : DRS/ JDR		

**STRATA PLAN EPS8541  
(PHASE 2)**  
Sheet 6 of 6  
CORRECTED THIS 16th DAY OF APRIL, 2024.  
SEE CB1265950  
SEE SHEET 6A OF 6

Adam Brash, BCLS #796  
December 20th, 2023



**STRATA PLAN OF PART OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443**  
EAST KOOTENAY ASSESSMENT AUTHORITY  
BCGS : 82K-050



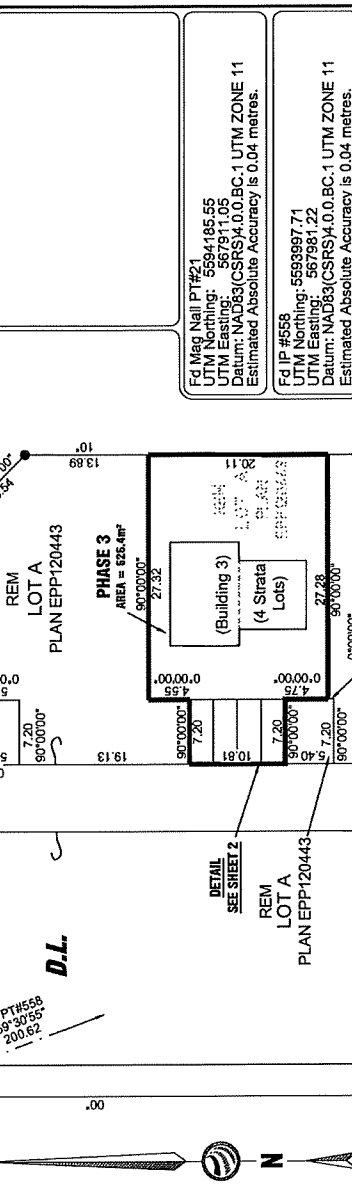
This plan lies within the Regional District of East Kootenay  
The Field Survey Represented by this plan was completed on the April 29th, 2024  
Adam Bresh BCLC #795

**NOTES:**  
This Plan is Phase 3 of a 3 phase strata plan under the Section 224 Strata Plan Property Act lying within the Jurisdiction of the Approving Officer for the District of Invermere.  
Distances are in metres and decimals thereof.  
Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.  
The UTM Coordinates and estimated absolute accuracy achieved are derived from GNSS Observations to the published coordinates of the Invermere Active Control Station Geodetic Control Monument 164418.  
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.999922. The combined factor has been determined based on an ellipsoidal elevation of 875 metres (CGVD28 (HT2\_3)).  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
The buildings indicated in this strata plan have not been previously occupied.  
The buildings shown herein are within external boundaries of the land that is subject to the strata plan.  
All angles deflect by multiples of 45° or 90° unless otherwise indicated.

**GLOBAL RAYMAC LAND SURVEYING  
& ENGINEERING LTD**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No.: 22X0025  
CAD FILE: 220026\_STL\_PLD.DWG  
Date: June 17th, 2024  
Surveyed: DRIS/JDR  
Drawn: NDW/WBK  
Checked: EG/AB/RDW

**STRATA PLAN EPS8541  
(PHASE 3)**  
Sheet 1 of 6



**15th AVENUE**

Fd IP, leaning accepted top Set on Plan 10450  
Fd IP, bent accepted 1 hole Set on Plan 10450

PT#558  
LOT 2  
PLAN 8385

TO PT#558  
159°49'55"  
200.62

TO PT#21  
30°4'  
6.78

TO PT#558  
159°49'55"  
200.62

**LEGEND:**  
● denotes Standard Iron Post Found  
● denotes Survey Sub Found  
● denotes Property Boundary  
LCP denotes Limited Common Property  
(c) denotes Common Property  
(p) denotes Parking  
SL denotes Strata Lot

**CIVIC ADDRESS:**  
2121 15th Avenue,  
Invermere, BC

**BUILDING 3 FOUNDATION DETAIL AND LIMITED COMMON PROPERTY (STRATA LOTS 9 TO 12)**

BCGS : 82K.050



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:200.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
 All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
 Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

**LEGEND:**

LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
 (c) denotes Common Property  
 (p) denotes Parking  
 SL denotes Strata Lot

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Job No. : 22100025

CAD FILE: 220005\_ST1\_PhdJWG

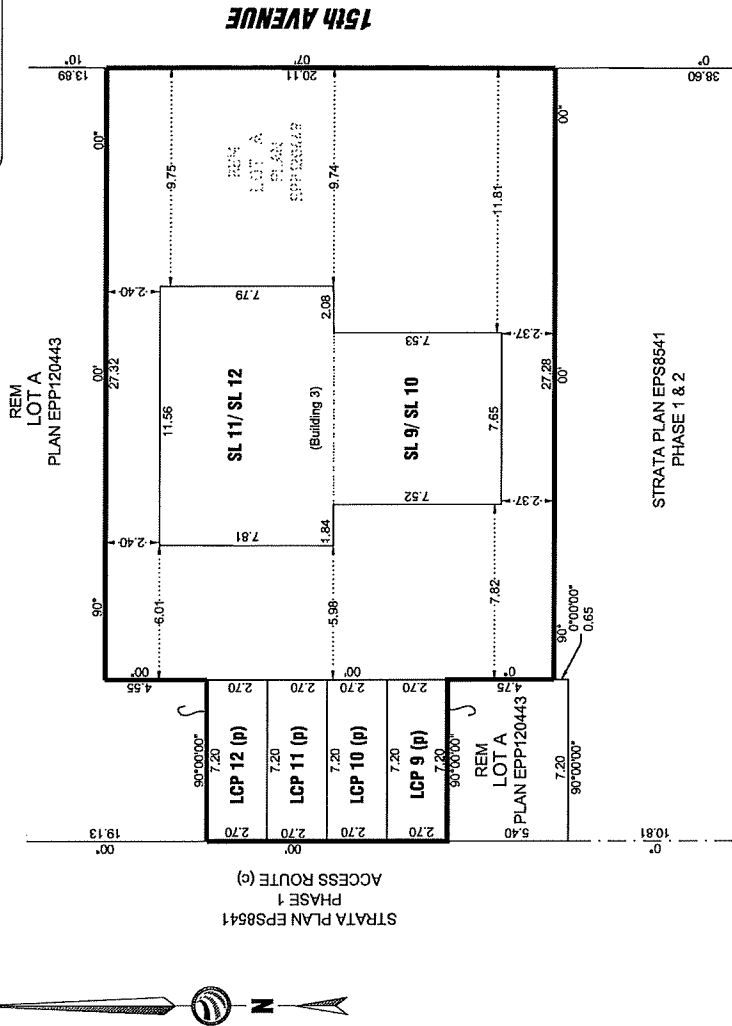
Date: June 17th, 2024

Surveyed : DRS/JDR

Drawn: NDW/VBK

Checked: EG/AB/NDW

**STRATA PLAN EPS8541 (PHASE 3)**  
 Sheet 2 of 6



STRATA PLAN EPS8541 PHASE 1 ACCESS ROUTE (c)

REM LOT A PLAN EPP120443

SL 11/ SL 12 (Building 3)

SL 9/ SL 10

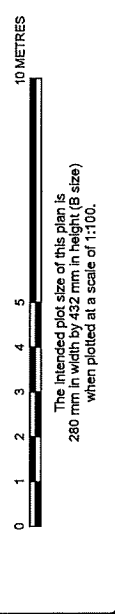
STRATA PLAN EPS8541 PHASE 1 & 2

Adam Brash, B.C.L.S.#795  
 April 26th, 2024



**BUILDING 3 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 10 & 12)  
LOWER FLOOR**

BCGS : 82K.050



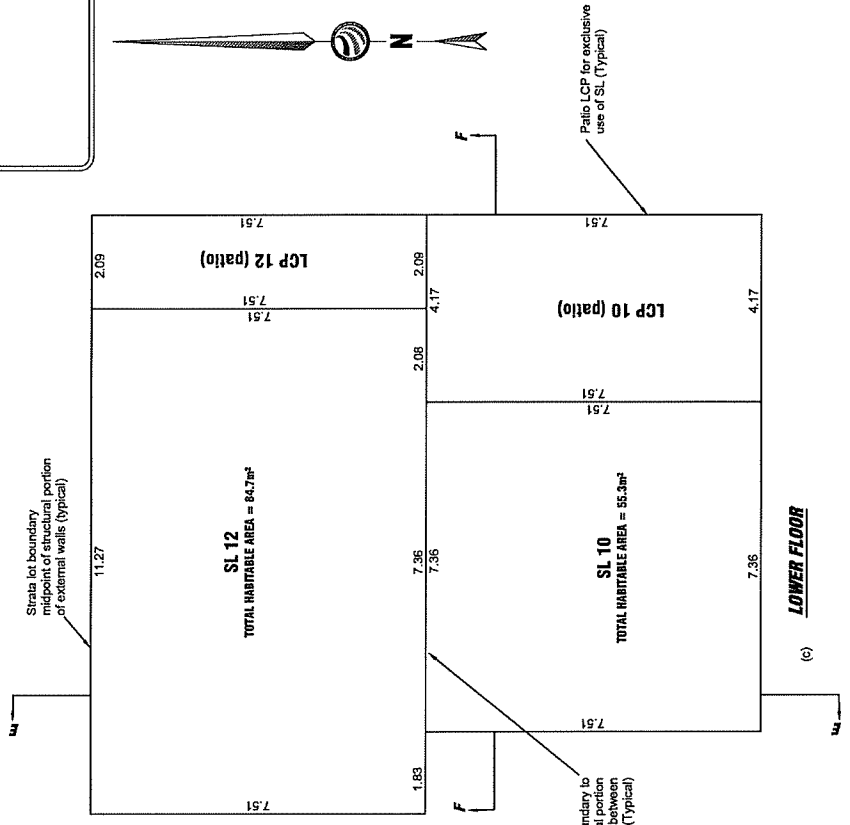
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:**  
SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
m<sup>2</sup> denotes meters squared

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& ENGINEERING LTD**  
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Job No.: 22JX0025  
CAD FILE: 2020026\_STL\_PLDWG  
Date: June 17th, 2024  
Surveyed: DRS/ JDR  
Drawn: NDW/VBK  
Checked: EGA/ANDW

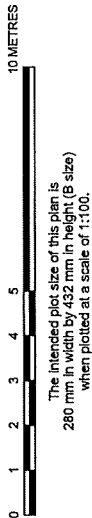
**STRATA PLAN EPS8541  
(PHASE 3)**  
Sheet 3 of 6



Adam Brash, BCLS #795  
April 29th, 2024

**BUILDING 3 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 9, 11 & 12)  
MAIN FLOOR**

BCGS : 82K.050



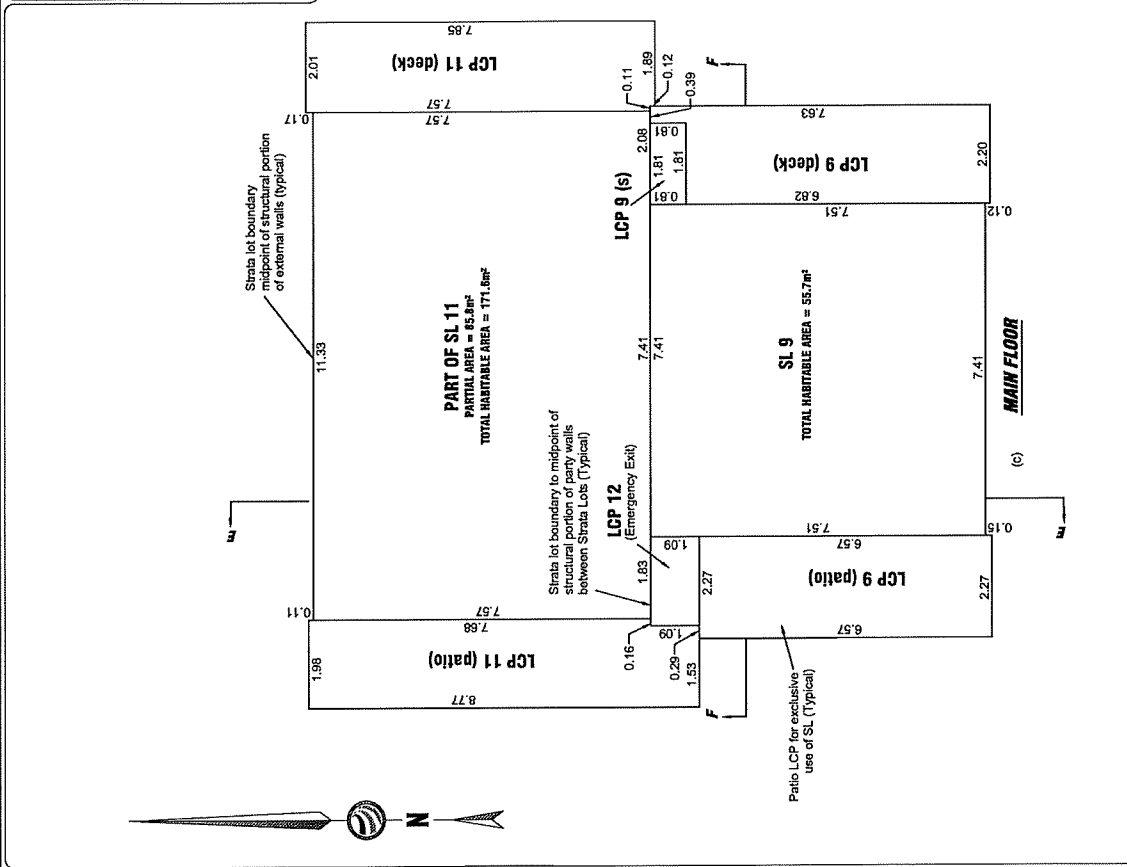
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surraco.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(s) denotes storage  
(c) denotes Common Property  
m<sup>2</sup> denotes meters squared

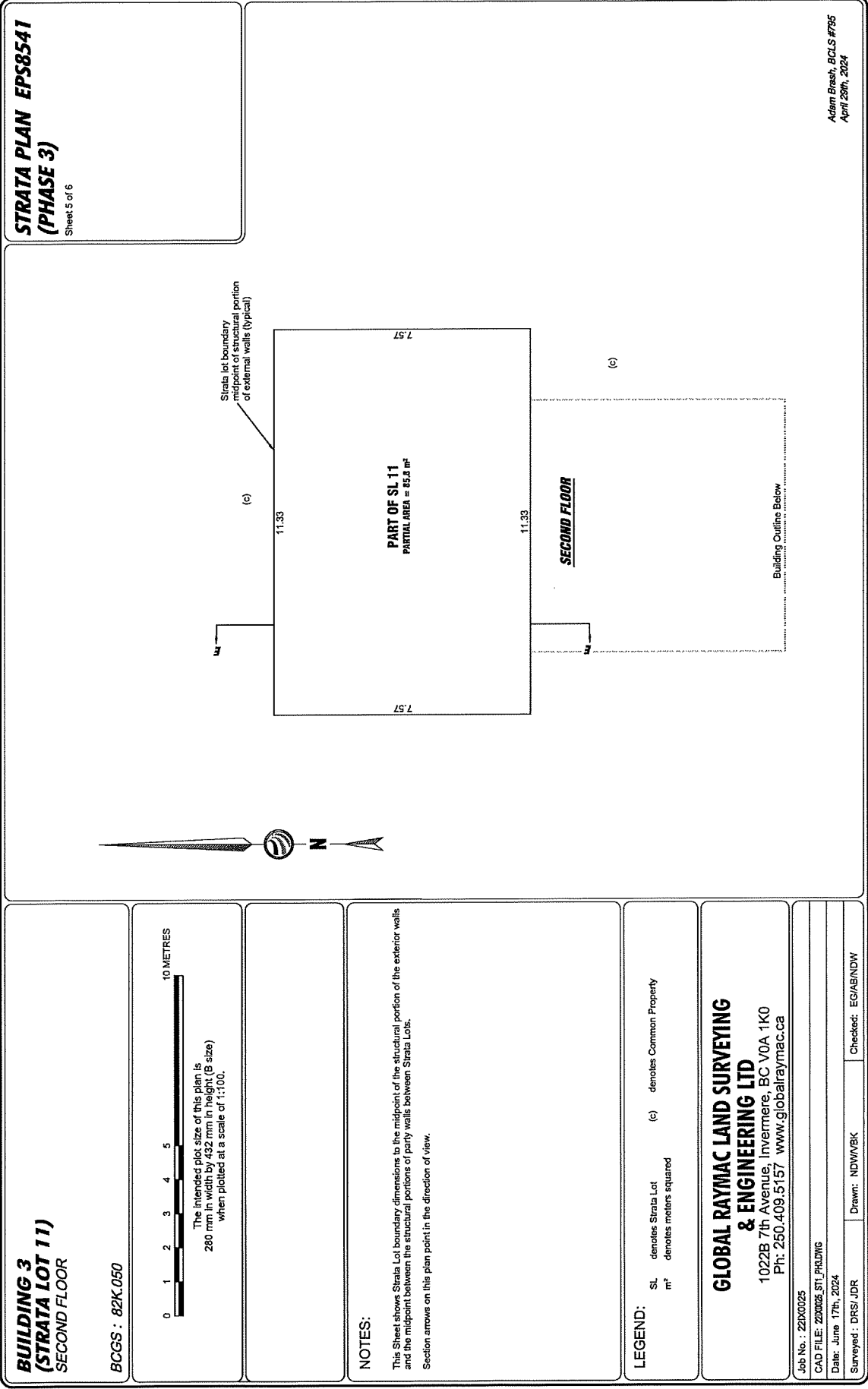
**GLOBAL RAYMAC LAND SURVEYING  
& ENGINEERING LTD**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No.: 22DX0025  
CAD FILE: 2200025\_STL\_PLDWG  
Date: June 17th, 2024  
Surveyed: DRS/JDR Drawn: NDW/WBK Checked: EG/AB/NDW

**STRATA PLAN EPS8541  
(PHASE 3)**  
Sheet 4 of 6



Adam Brash, BCL.S #795  
April 29th, 2024

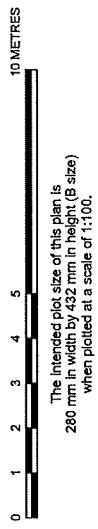


**STRATA PLAN EPS8541  
(PHASE 3)**  
Sheet 5 of 6

Adam Brash, BCCLS #795  
April 28th, 2024

**BUILDING 3  
(STRATA LOT 11)**  
SECOND FLOOR

BCGS : 82K050



**NOTES:**

This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:**


SL denotes Strata Lot (c) denotes Common Property  
m<sup>2</sup> denotes meters squared

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Job No.: 22X0025  
CAD FILE: 220025\_ST1\_PLDWG  
Date: June 17th, 2024  
Surveyed: DRS/JDR  
Drawn: NDW/BK  
Checked: EGS/ANDW

**BUILDING 3 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 9 TO 12)  
CROSS SECTIONS**

BCGS : 82/K.050



The intended plot size of this plan is  
280 mm in width by 432 mm in height (B size)  
when plotted at a scale of 1:100.

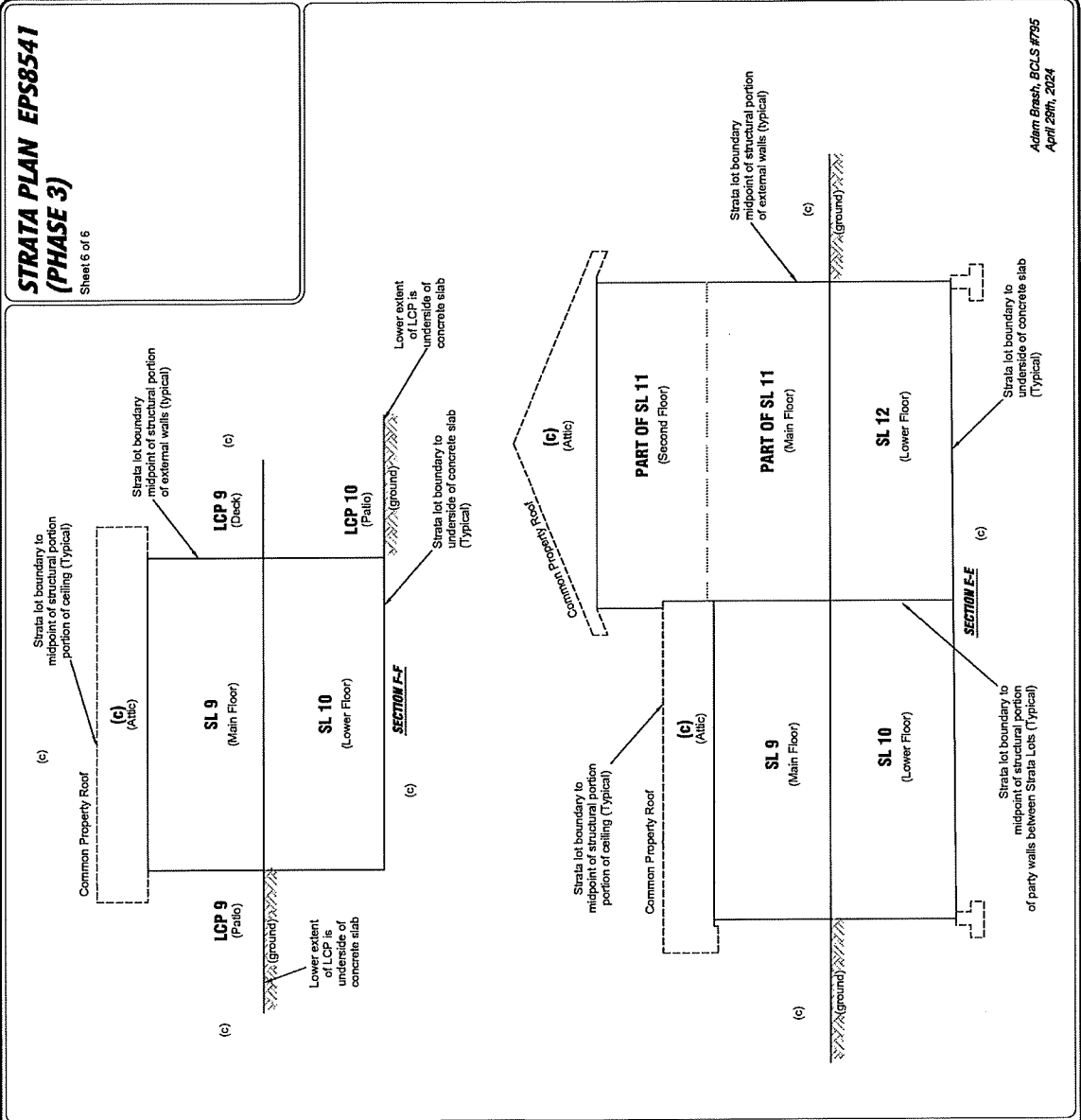
**NOTES:**  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

**LEGEND:**  
SL denotes Strata Lot  
(c) denotes Common Property  
LCP denotes Limited Common Property  
for the Exclusive Use of Designated Strata Lot

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Ph: 250.409.5157 www.globalraymac.ca

Job No.: 22X0025  
CAD FILE: ZBX005\_STL\_FRDING  
Date: June 17th, 2024

Surveyed: DRSI JDR      Drawn: NDW/BK      Checked: EG/AB/NDW



**STRATA PLAN OF PART OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443**  
EAST KOOTENAY ASSESSMENT AUTHORITY  
BCGS : 82K-050

The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:500.

*This plan lies within the Regional District of East Kootenay*

*The Field Survey Represented by this plan was completed on the April 29th, 2024*  
Adam Bash B.C.L.S. #795

**NOTES:**

This Plan is Phase 4 of a 8 phase strata plan under the Section 224 Strata Plan Property Act lying within the Jurisdiction of the Approving Officer for the District of Invermere.

Distances are in metres and decimals thereof.

Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.

The UTM Coordinates and estimated absolute accuracy achieved are derived from GNSS Observations to the published coordinates of the Invermere Active Control Station Geodetic Control Monument 164418.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.999822. The average combined factor has been determined based on an ellipsoidal elevation of 873 metres (CGVD28 (HT2\_0)).

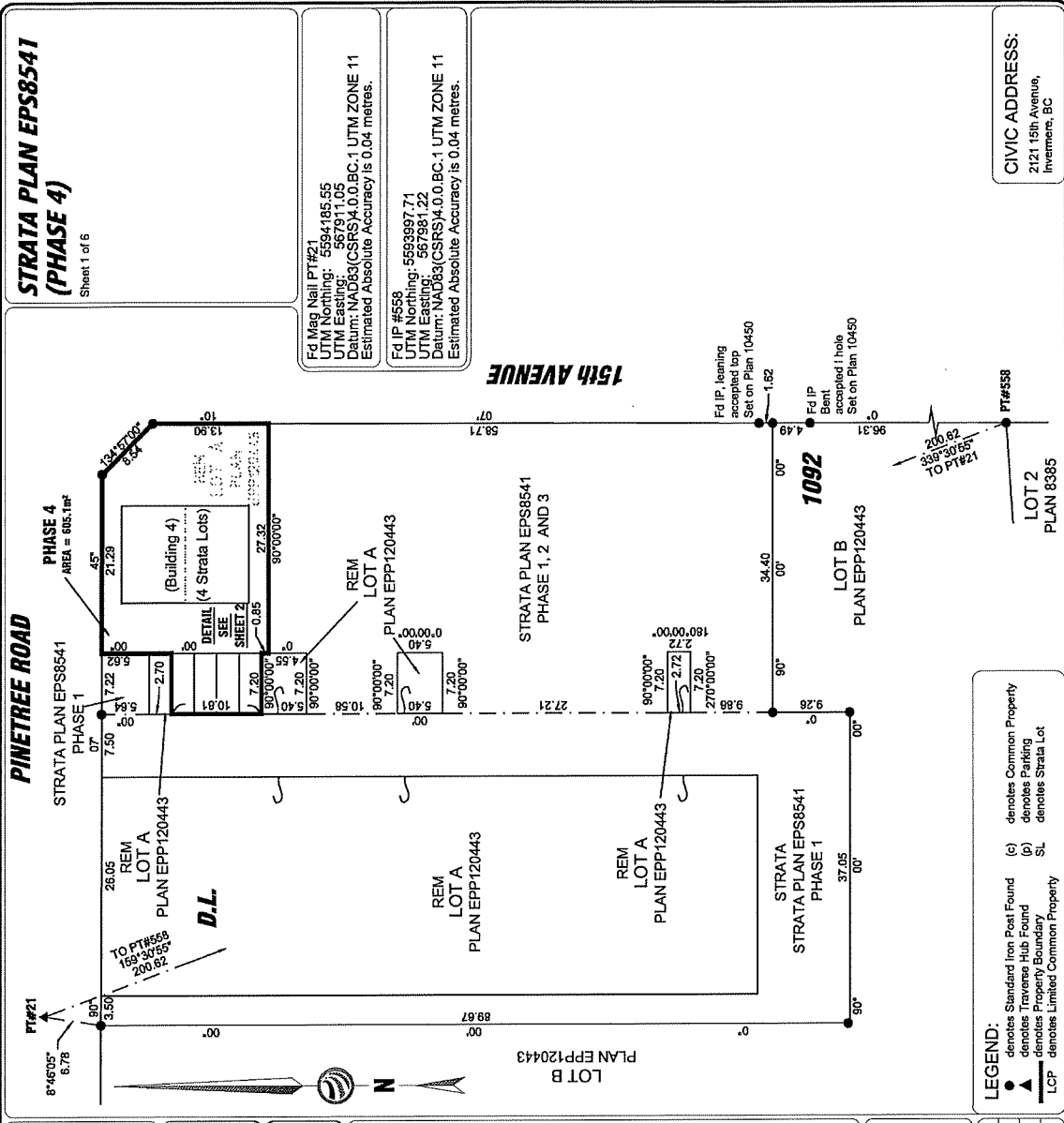
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within external boundaries of the land that is subject to the strata plan.

All angles defect by multiples of 45° or 90° unless otherwise indicated.



**STRATA PLAN EPS8541  
(PHASE 4)**  
Sheet 1 of 6

Fd Mag Nail PT#21  
UTM Northing: 5594185.55  
UTM Easting: 567911.05  
Datum: NAD83(CRSRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

Fd IP #558  
UTM Northing: 5593997.71  
UTM Easting: 567884.22  
Datum: NAD83(CRSRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

**CIVIC ADDRESS:**  
2121 15th Avenue,  
Invermere, BC

**LEGEND:**

- denotes Standard Iron Post Found
- denotes Adverse Job Found
- denotes Proposed Building Footprint
- LCP denotes Limited Common Property
- (c) denotes Common Property
- (p) denotes Parking
- SL denotes Strata Lot

Job No.: 22X0025  
CAD FILE: 2200025\_STL\_PMLJWG  
Date: June 17th, 2024  
Surveyed: DRSI/JDR  
Drawn: NDW/WBK  
Checked: EG/AB

**BUILDING 4 DETAIL OF FOUNDATION AND LIMITED COMMON PROPERTY (STRATA LOTS 13 TO 16)**

BCGS : 82K.050

The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:200.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

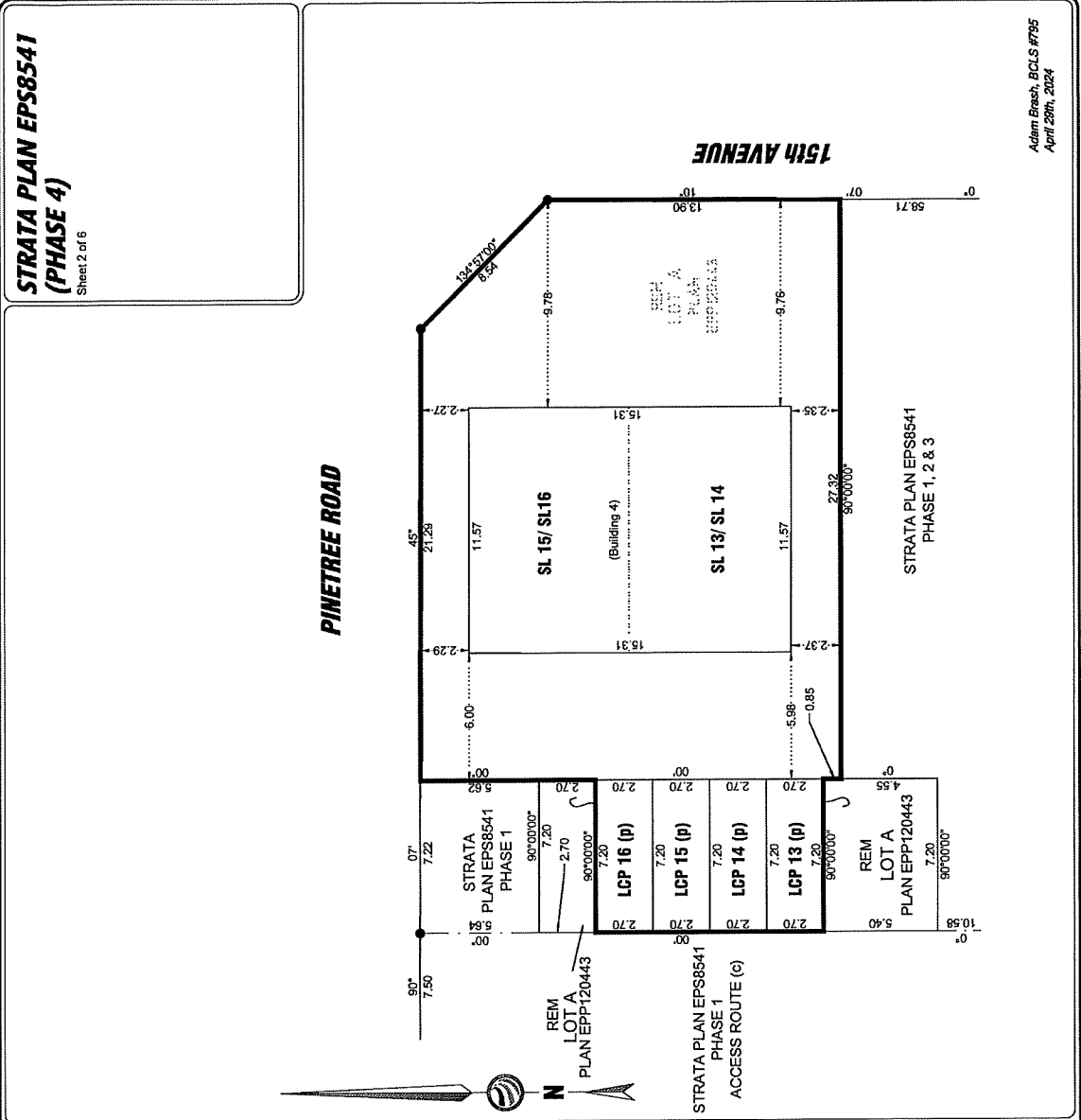
**LEGEND:**

LCP denotes Limited Common Property  
 (p) denotes Parking  
 (c) denotes Exclusive Use of Designated Strata Lot  
 (e) denotes Common Property

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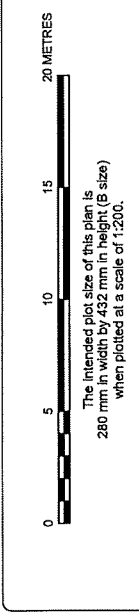
Job No.: 22X0025  
 CAD FILE: 220025\_STL\_PLM.DWG  
 Date: June 17th, 2024

Surveyed: DRIS/JDR      Drawn: NDW/WBK      Checked: EG/AB



**BUILDING 4 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 14 AND 16)**  
Lower Floor

BCGS : 82/K.050



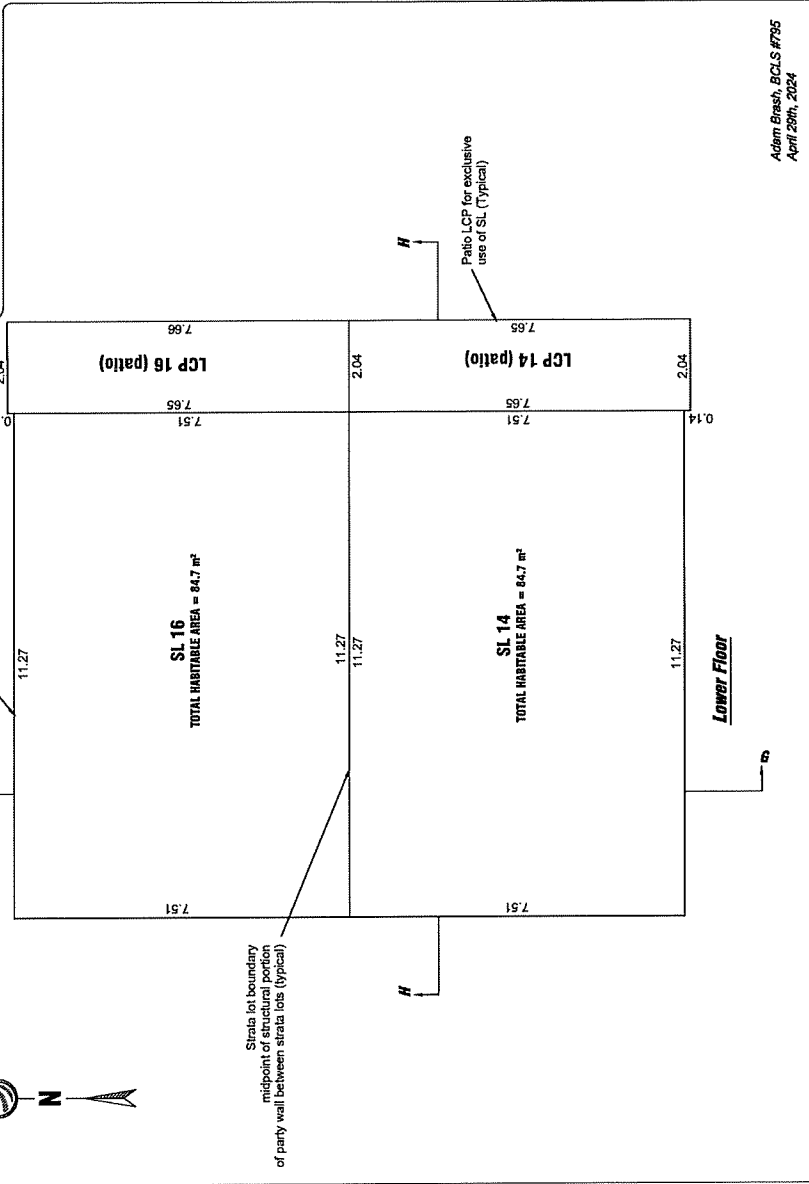
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
m<sup>2</sup> denotes meters squared

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Job No.: 22X0025  
CAD FILE: 220026\_STL\_PLM.DWG  
Date: June 17th, 2024  
Surveyed by: DRS/JDR  
Drawn: NDW/BK  
Checked: EG/AB

**STRATA PLAN EPS8541  
(PHASE 4)**  
Sheet 3 of 6



Adam Brash, BCL.S #795  
April 28th, 2024

**BUILDING 4 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 13 AND 15)  
MAIN FLOOR**

BCGS : 82K.050

0 1 2 3 4 5 10 METRES

The intended plot size of this plan is  
280 mm in width by 432 mm in height (B size)  
when plotted at a scale of 1:100.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

Section arrows on this plan point in the direction of view.

**LEGEND:**

- SL denotes Strata Lot
- denotes Limited Common Property
- LCP for the Exclusive Use of Designated Strata Lot
- (c) denotes Common Property
- m<sup>2</sup> denotes meters squared

**GLOBAL RAYMAC LAND SURVEYING  
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Job No.: 22X0025

CAD FILE: 220025\_STL\_PLD.MWG

Date: June 17th, 2024

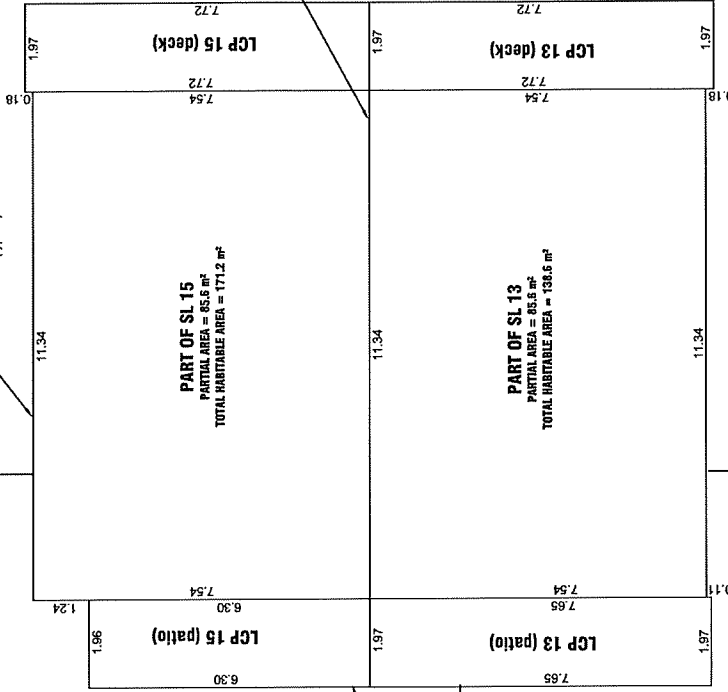
Surveyed: DRS/JDR

Drawn: NDW/WBK

Checked: EG/MB

**STRATA PLAN EPS8541  
(PHASE 4)**  
Sheet 4 of 6

Strata lot boundary  
midpoint of structural portion  
of external walls (typical)



**PART OF SL 15**  
PARTIAL AREA = 85.6 m<sup>2</sup>  
TOTAL HABITABLE AREA = 171.2 m<sup>2</sup>

**PART OF SL 13**  
PARTIAL AREA = 85.6 m<sup>2</sup>  
TOTAL HABITABLE AREA = 138.6 m<sup>2</sup>

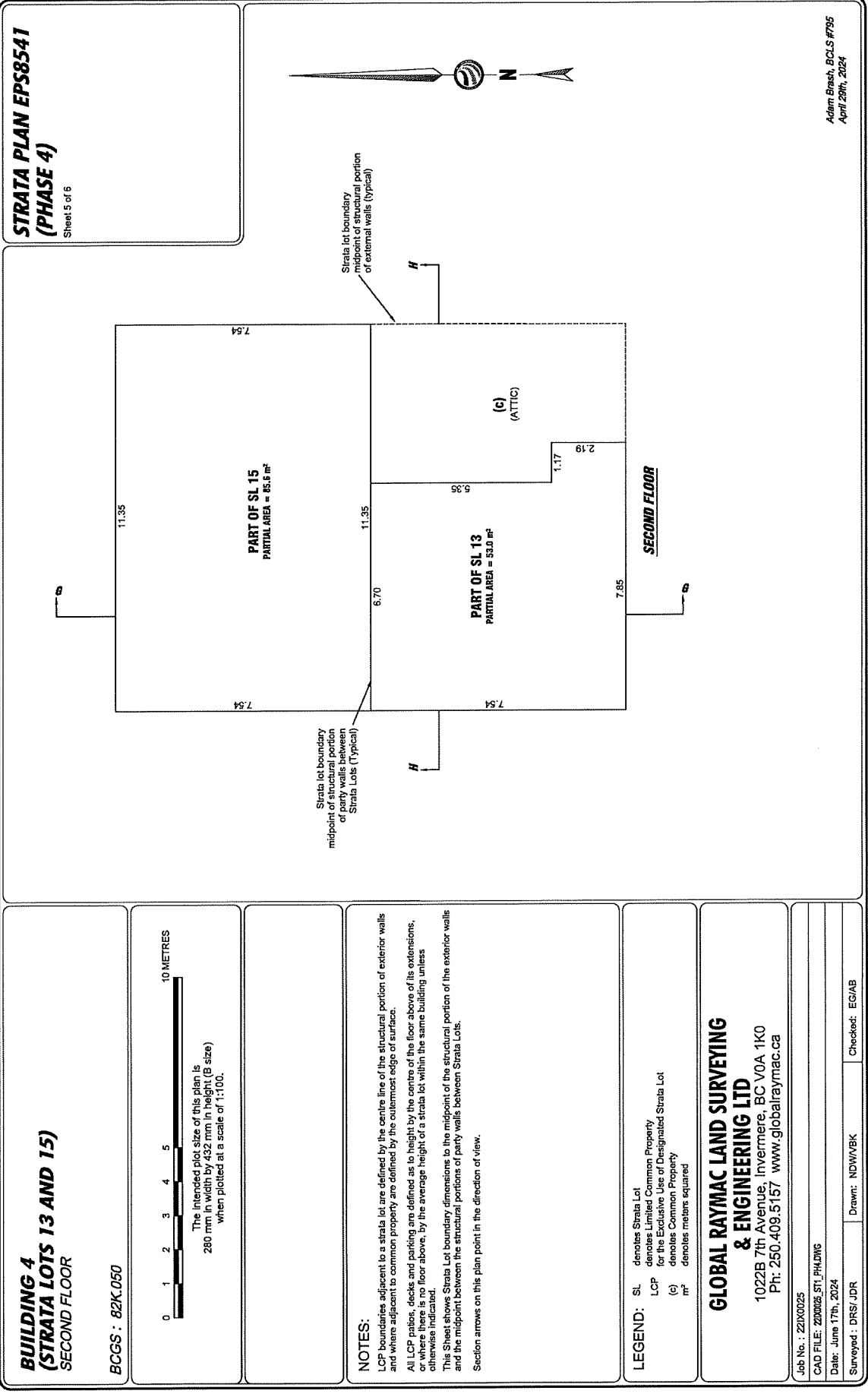
**MAIN FLOOR**

Patio LCP for exclusive  
use of SL (Typical)

Strata lot boundary  
midpoint of structural portion  
of party wall between strata lots (typical)

Adam Bresh, B.C.L.S #795  
April 29th, 2024



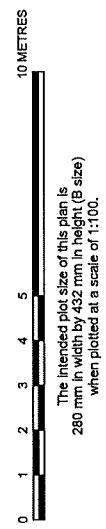


**STRATA PLAN EPS8541  
(PHASE 4)**  
Sheet 5 of 6

Adam Brash, BCLS #795  
April 28th, 2024

**BUILDING 4  
(STRATA LOTS 13 AND 15)  
SECOND FLOOR**

BCGS : 82K 050



**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:**  
SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
m<sup>2</sup> denotes metres squared

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Job No. : 22IX0025	Drawn: ND/W/BK	Checked: EG/AB
CAD FILE: 2200025_STL_PH/DMG		
Date: June 17th, 2024		
Surveyed: DRS/JDR		

**BUILDING 4 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 13 TO 16)  
CROSS SECTIONS**

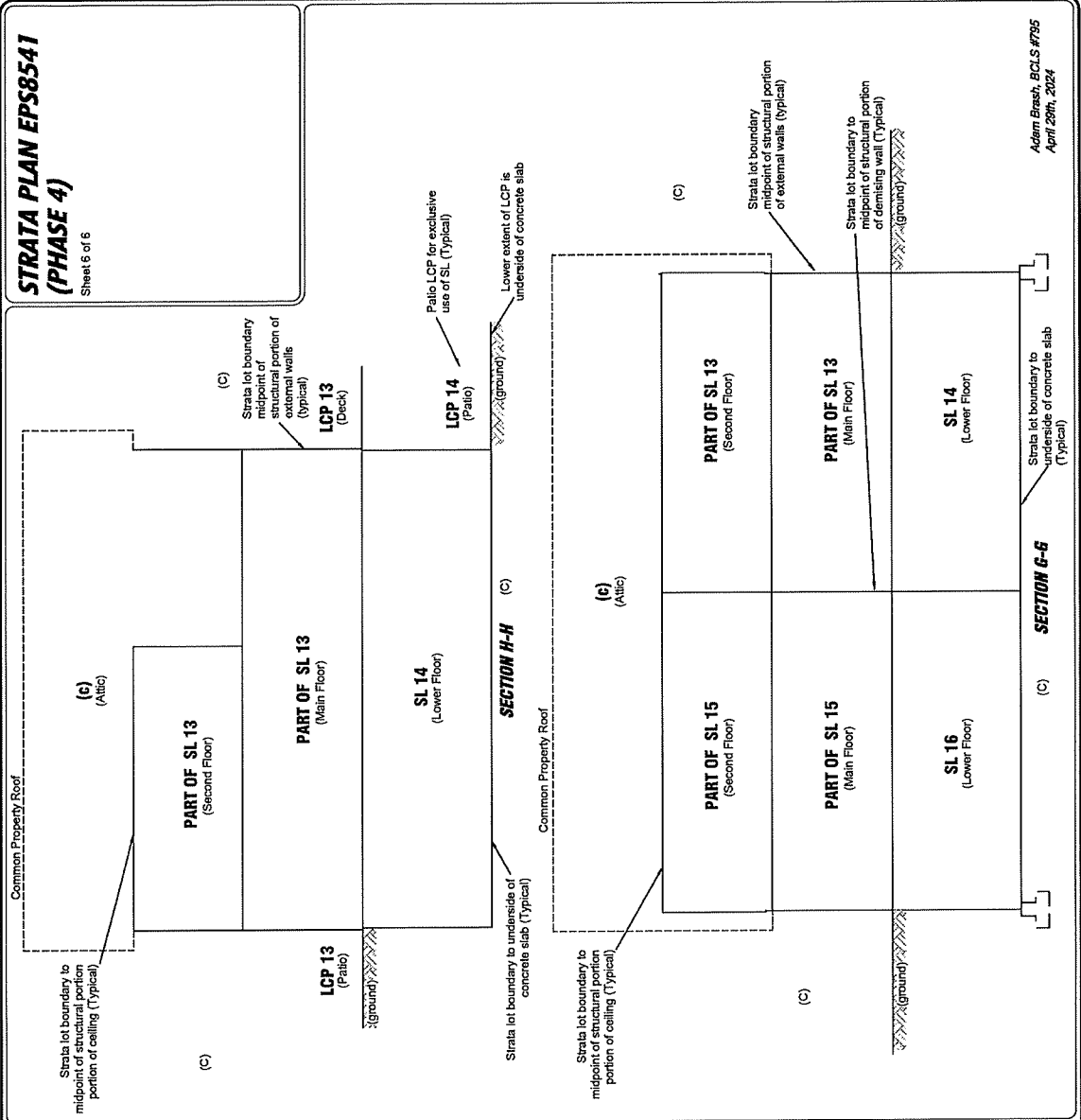
BCGS : 82K.050

**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

**LEGEND:**  
SL denotes Strata Lot  
(c) denotes Common Property  
LCP denotes Limited Common Property  
LCP for the Exclusive Use of Designated Strata Lot

**GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD**  
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Ph: 250.409.5157 www.globalraymac.ca

Job No. : 22X0025  
CAD FILE: 220002\_STL\_P4J.MWG  
Date: June 17th, 2024  
Surveyed: DRS/JDR Drawn: NDW/WBK Checked: EG/AB



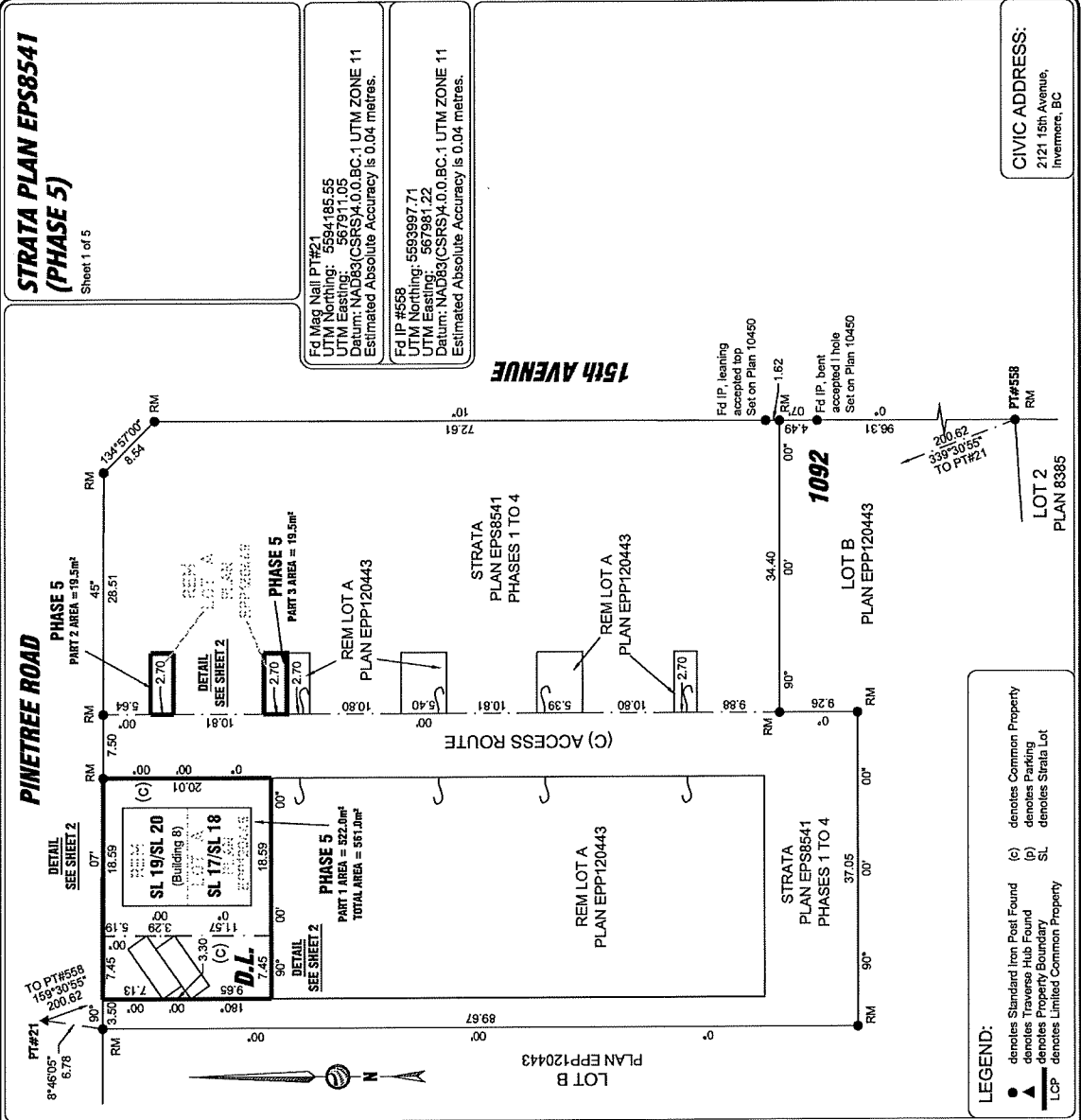
**STRATA PLAN OF PART OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443**  
EAST KOOTENAY ASSESSMENT AUTHORITY, INVERMERE  
BCGS : 82K-050

*This plan lies within the Regional District of East Kootenay*  
*The Field Survey Represented by this plan was completed on the 28th of November, 2024.*  
*Adam Bresh BCL.S #795*

**NOTES:**  
This Plan is Phase 5 of a 8 phase strata plan under the Section 224 Strata Plan Property Act lying within the jurisdiction of the Approving Officer for the District of Invermere.  
Distances are in metres and decimals thereof.  
Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.  
The UTM Coordinates and estimated absolute accuracy achieved are derived from GNSS Observations to the published coordinates of the Invermere Active Control Station Geodetic Control Monument 154418.  
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.999523. The average combined factor has been determined based on an ellipsoidal elevation of 873 metres (CGVD28 (HT2\_D)).  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, balconies and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
The buildings included in this strata plan have not been previously occupied.  
The buildings shown hereon are within external boundaries of the land that is subject to the strata plan.  
All angles deflect by multiples of 45° or 90° unless otherwise indicated.

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Job No.: 22X0025  
CAD FILE: 22X0025\_ST\_PHS.DWG  
Date: January 15th, 2025  
Surveyed: DRS/JDR  
Drawn: NDW/WBK  
Checked: EGA/BRNDW



**LEGEND:**  
 ● denotes Standard Iron Post Found (c) denotes Common Property  
 ▲ denotes Traverse Hub Found (p) denotes Parking  
 — denotes Property Boundary SL denotes Strata Lot  
 LCP denotes Limited Common Property

**STRATA PLAN EPS8541  
(PHASE 5)**  
Sheet 1 of 5

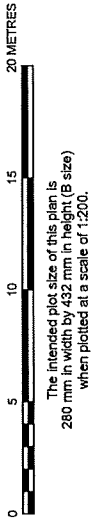
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UTM Easting: 567911.05  
Datum: NAD83(CSRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

Fd IP #558  
UTM Northing: 5594185.55  
UTM Easting: 567911.05  
Datum: NAD83(CSRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

**CIVIC ADDRESS:**  
2121 15th Avenue,  
Invermere, BC

**DETAIL OF BUILDING & LOCATION AND LIMITED COMMON PROPERTY (PARKING) (STRATA LOTS 17 TO 20)**

BCGS : 82K.050



**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
 All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
 Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

**LEGEND:**

LCP denotes Limited Common Property  
 LCP for the Exclusive Use of Designated Strata Lot  
 (c) denotes Common Property  
 (p) denotes Parking

**GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD**  
 1022B 7th Avenue, Invermere, BC V0A 1K0  
 Ph: 250.409.5157 www.globalraymac.ca

Job No. : 221X0025

CAD FILE: 221X0025\_ST\_PHS.DWG

Date: January 15th, 2025

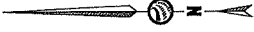
Surveyed : DRS/ JDR

Drawn: NDW/ VBK

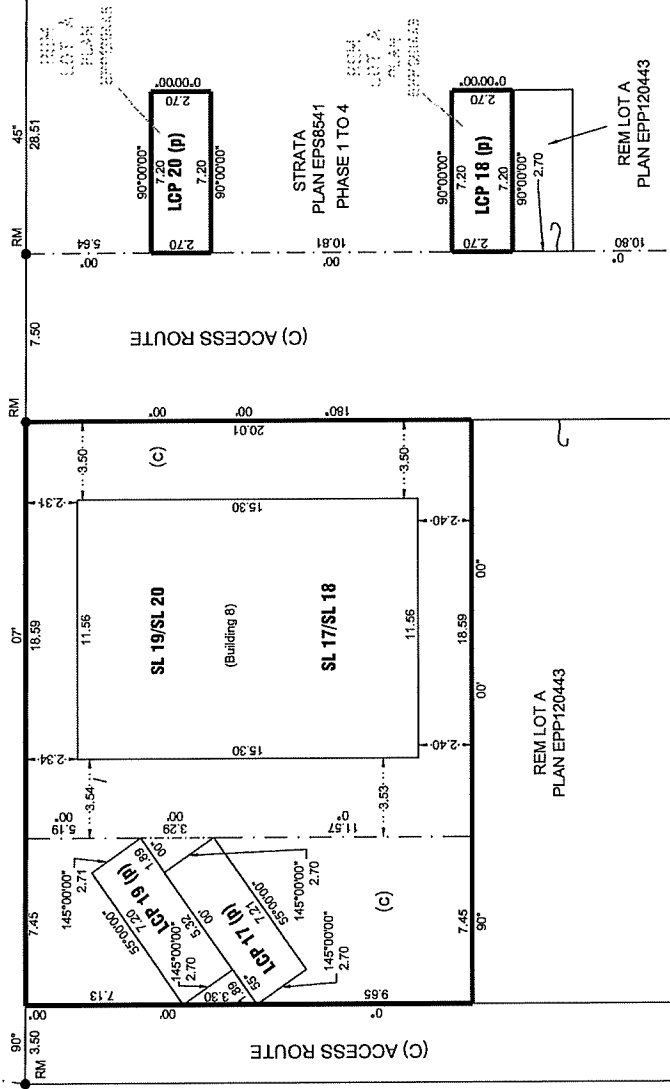
Checked: EG/AB

**STRATA PLAN EPS8541 (PHASE 5)**

Sheet 2 of 5

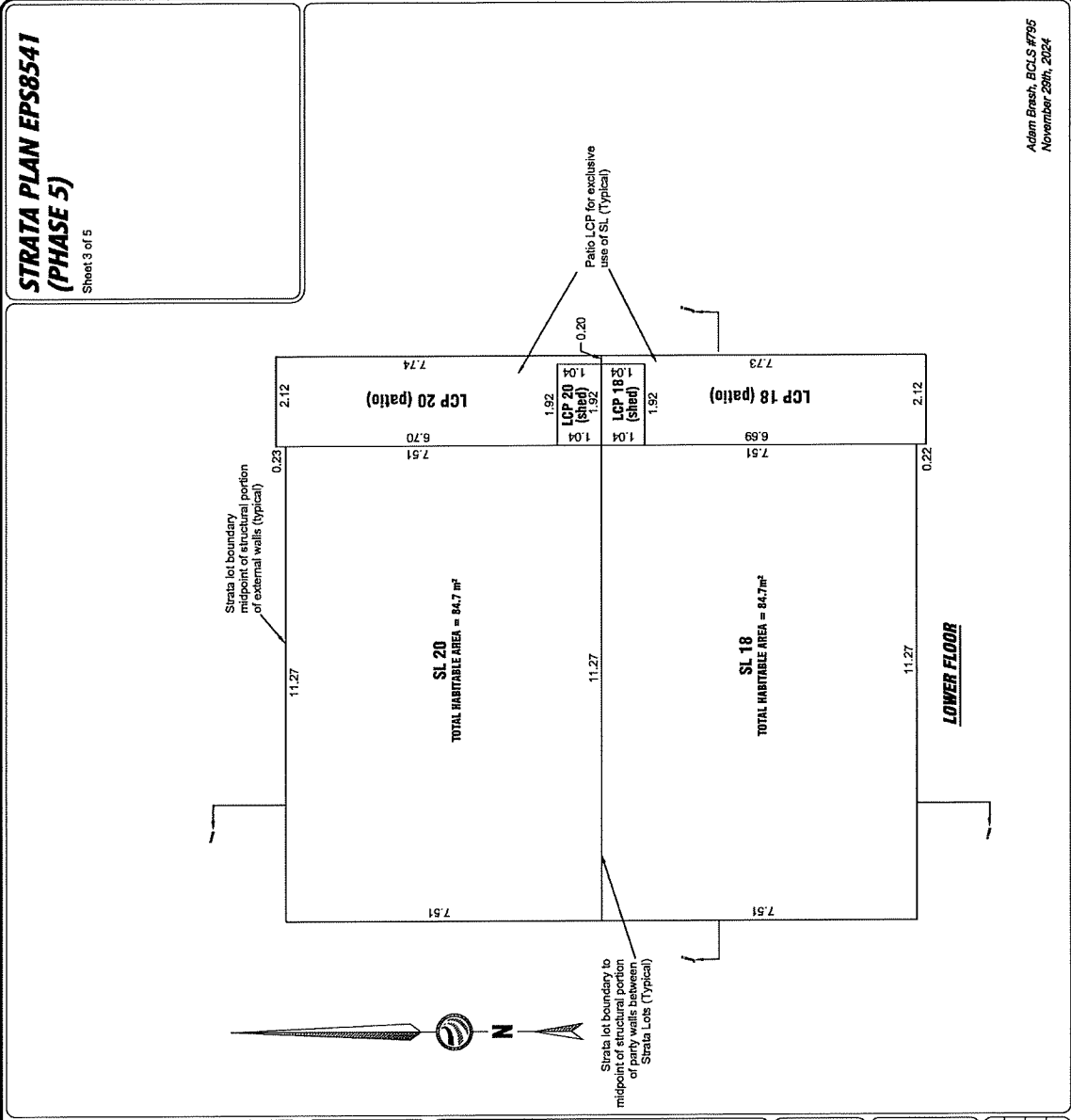


**PINETREE ROAD**



Adam Breach, BCL.S #796  
 November 29th, 2024

<p><b>BUILDING 8 AND LIMITED COMMON PROPERTY (STRATA LOTS 18 &amp; 20) LOWER FLOOR</b></p> <p>BCGS : 82K.050</p>		<p><b>NOTES:</b> LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface. All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated. This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots. Section arrows on this plan point in the direction of view.</p>	<p><b>LEGEND:</b> SL denotes Strata Lot LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot (c) denotes Common Property m<sup>2</sup> denotes meters squared</p>
<p><b>GLOBAL RAYMAC LAND SURVEYING &amp; ENGINEERING LTD</b> 1022B 7th Avenue, Invermere, BC V0A 1K0 Ph: 250.409.5157 www.globalraymac.ca</p>			
<p>Job No.: 22X0025 CAD FILE: 22X0025_ST_PHS.DWG Date: January 15th, 2025</p>		<p>Drawn: NDW/VBK Checked: EG/AB</p>	
<p>Surveyed: DRS/JDR</p>			



**BUILDING 8 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 17 & 19)  
MAIN FLOOR**

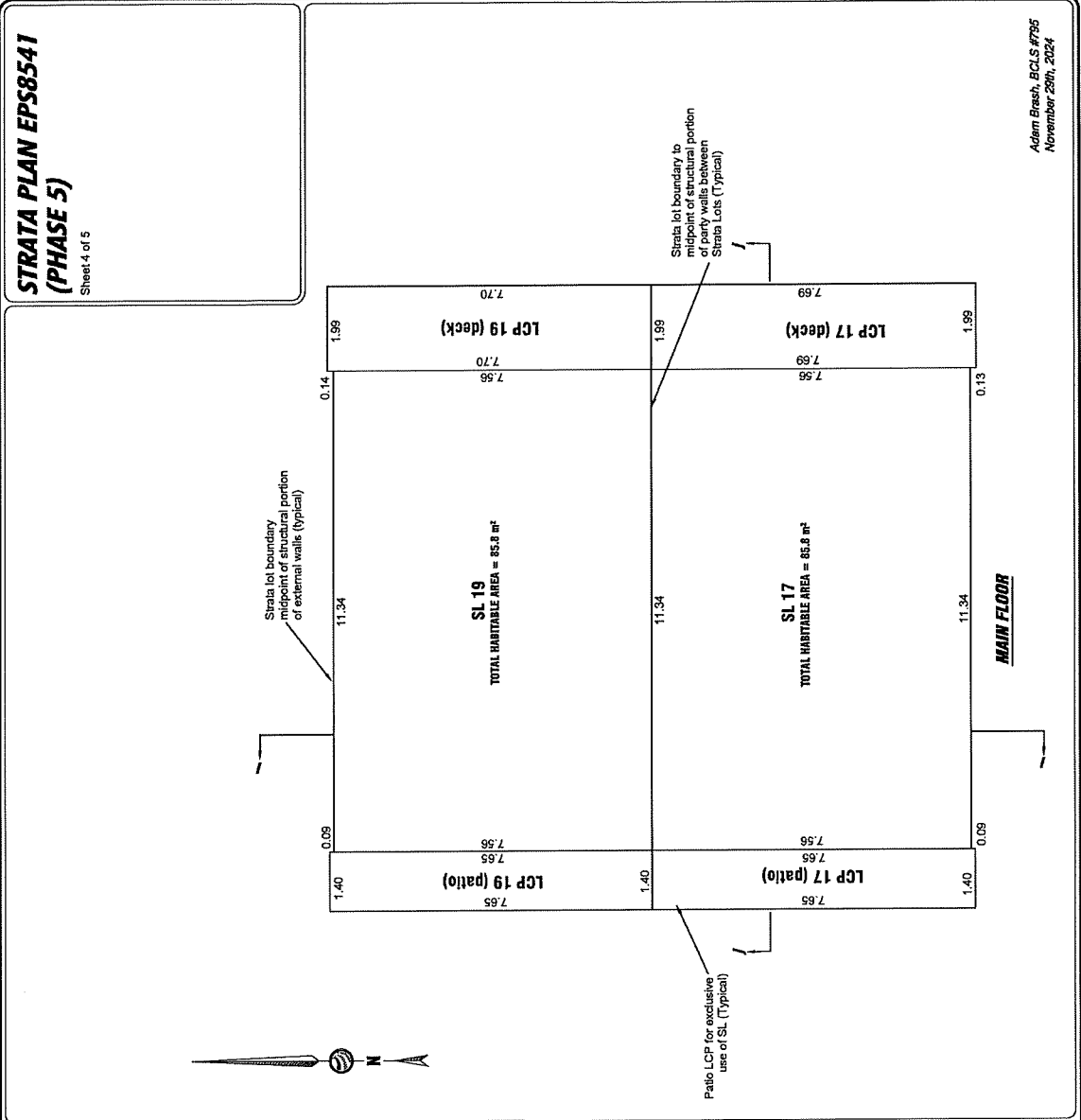
BCGS : 82K.050

**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:**  
SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(e) denotes Common Property  
m<sup>2</sup> denotes meters squared

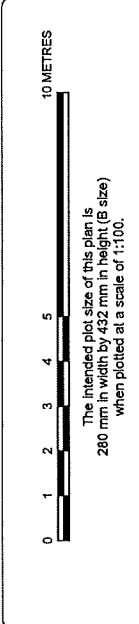
**GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No. : 22IX0025  
CAD FILE: 22IX0025\_ST\_PHS.DWG  
Date: January 15th, 2025  
Surveyed : DRS/UDR  
Drawn: NDW/WBK  
Checked: EGS/ABNDW



**BUILDING 8 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 17 TO 20)  
CROSS SECTIONS**

BCGS : 82K.050



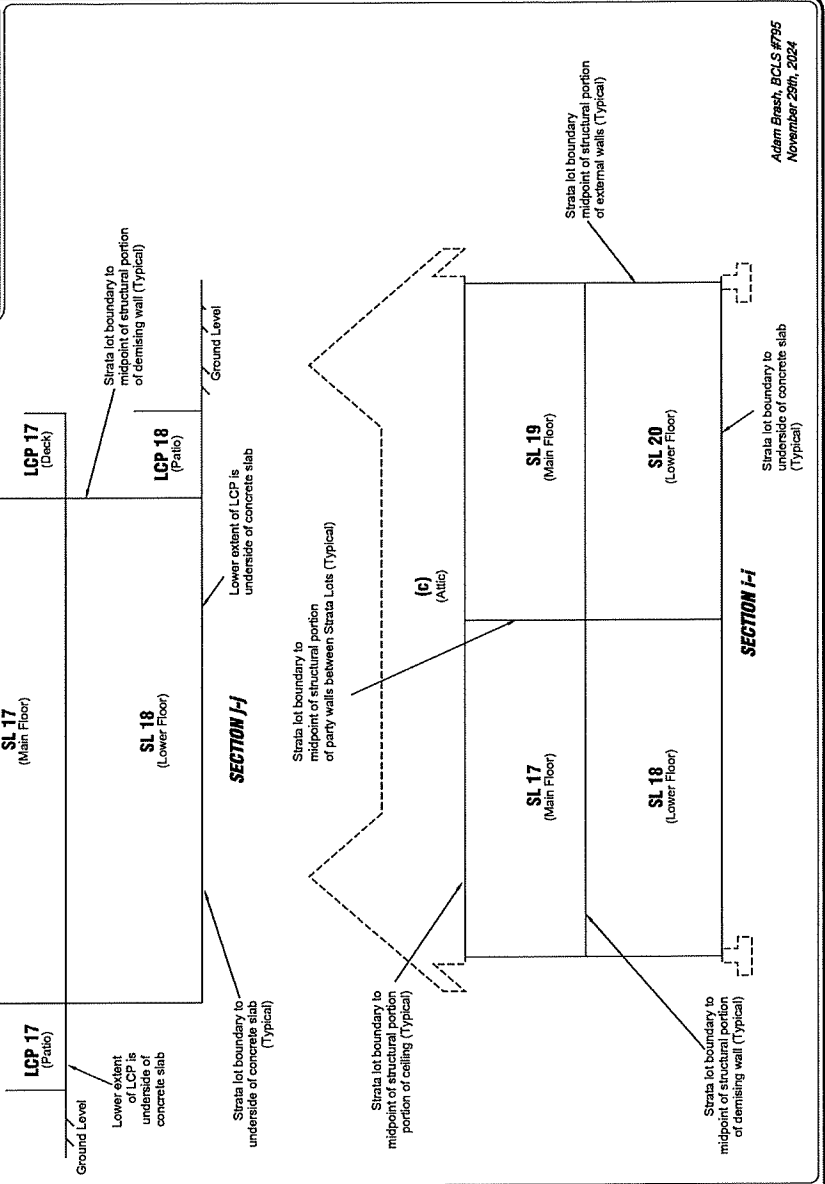
**NOTES:**  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, then up floor above, by the average height of a strata lot within the same building unless otherwise indicated.

**LEGEND:**  
SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property

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Ph: 250.409.5157 www.globalraymac.ca

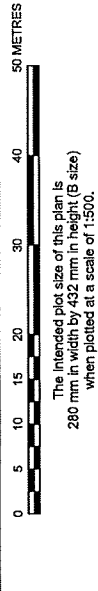
Job No. : 221X0025	Drawn: NDW/BK	Checked: EG/BN/DW
CAD FILE: 22X0025_ST_PHS.DWG		
Date: January 15th, 2025		
Surveyed : DRS/JDR		

**STRATA PLAN EPS8541  
(PHASE 5)**  
Sheet 5 of 5



Adam Brash, BCLC #795  
November 28th, 2024

**STRATA PLAN OF PART OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443  
EAST KOOTENAY ASSESSMENT AUTHORITY  
BCGS : 82K.050**



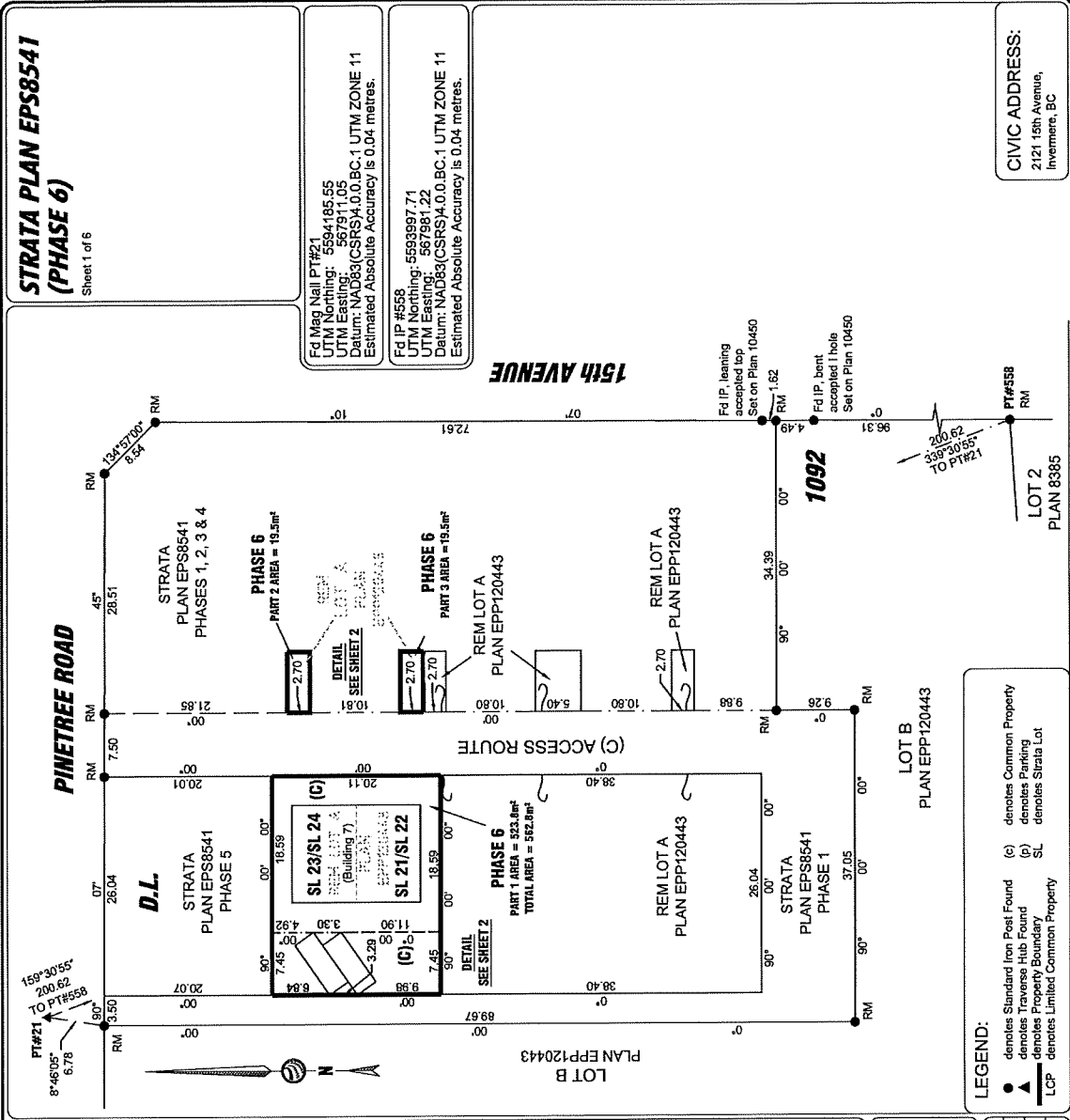
This plan lies within the Regional District of East Kootenay  
The Field Survey Reprinted by this plan was completed on the 29th of November, 2024.  
Adam Bash BCLS #795

**NOTES:**

- This Plan is Phase 6 of a 8 phase strata plan under the Section 224 Strata Plan Property Act lying within the Jurisdiction of the Approving Officer for the District of Invermere.
- Distances are in metres and decimals thereof.
- Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.
- The UTM Coordinates and estimated absolute accuracy achieved are derived from GNSS Observations to the published coordinates of the Invermere Active Control Station Geodetic Control Monument 164418.
- This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.999927408. An average combined factor has been determined based on an ellipsoidal elevation of 670 metres (CGVD28 (HTF\_0)).
- LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.
- All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, unless as to floor above, by the average height of a strata lot within the same building unless otherwise indicated.
- The buildings included in this strata plan have not been previously occupied.
- The buildings shown hereon are within external boundaries of the land that is subject to the strata plan.
- All angles defect by multiples of 45° or 90° unless otherwise indicated.

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Job No. : 22X0025	Checked: EG/AB/NDW
CAD FILE: 22X0025_ST_Ph6.DWG	Drawn: NDW/VBK
Date: January 15th, 2025	Surveyed: DRS/JDR



**STRATA PLAN EPS8541 (PHASE 6)**  
Sheet 1 of 6

Fd Mag Nail PT#21  
UTM Northing: 5594185.55  
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Estimated Absolute Accuracy is 0.04 metres.

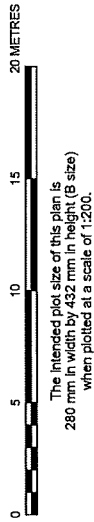
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UTM Easting: 567981.22  
Datum: NAD83(CRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

**CIVIC ADDRESS:**  
2121 15th Avenue,  
Invermere, BC



**DETAIL OF BUILDING 7 LOCATION AND LIMITED COMMON PROPERTY (PARKING) (STRATA LOTS 21 TO 24)**

BCGS : 82K.050



**NOTES:**  
 LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
 All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
 Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

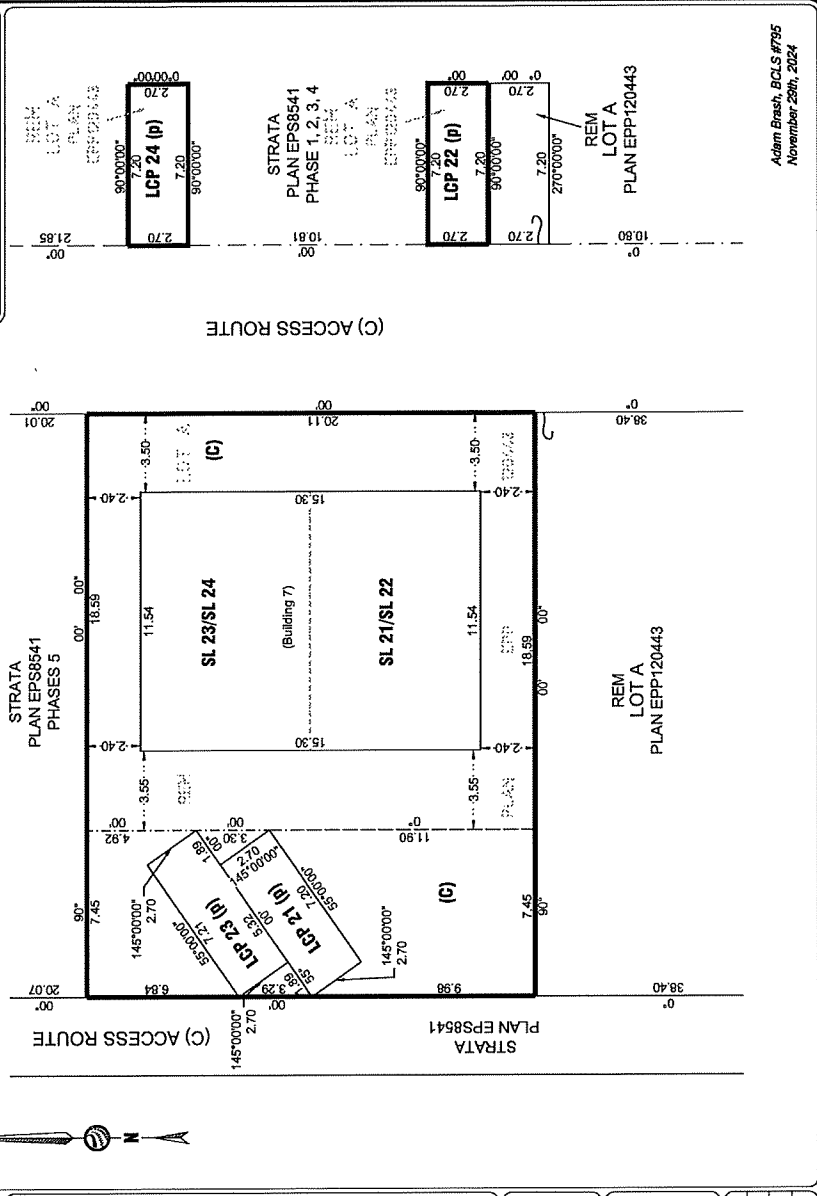
**LEGEND:**  
 LCP denotes Limited Common Property  
 LCP for the Exclusive Use of Designated Strata Lot  
 (e) denotes Common Property  
 (p) denotes Parking  
 m<sup>2</sup> denotes meters squared

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Job No.: 22100025  
 CAD FILE: 22X0025\_ST\_Ph6.DWG  
 Date: January 15th, 2025

Surveyed: DRS/JDR Drawn: NDW/YBK Checked: EG/ABNDW

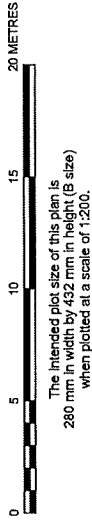
**STRATA PLAN EPS8541 (PHASE 6)**  
 Sheet 2 of 6



Adam Brash, B.C.L.S.#795  
 November 29th, 2024

**BUILDING 7 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 22 & 24)  
LOWER FLOOR**

BCGS : 82K-050



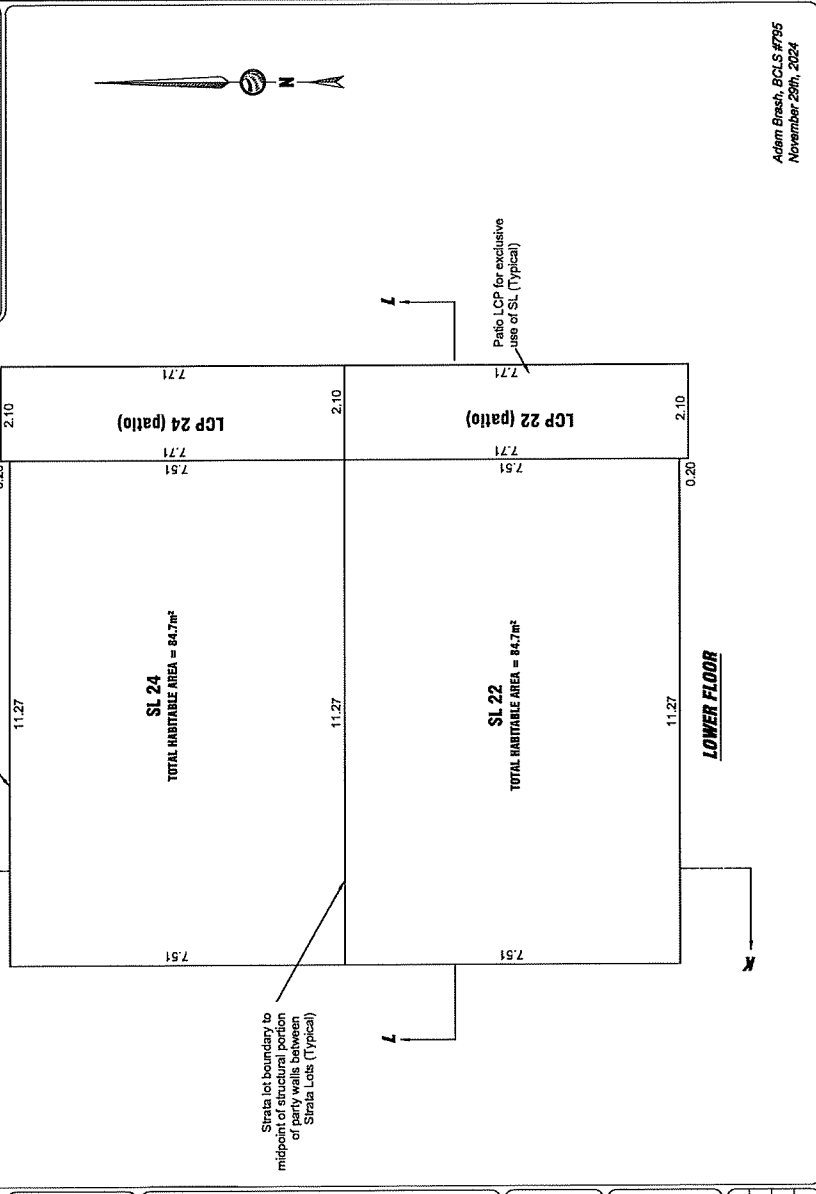
**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
m<sup>2</sup> denotes meters squared

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Job No.: 22IX0025  
CAD FILE: 22IX0025\_ST\_PH6.DWG  
Date: January 15th, 2025  
Surveyed: DRS/UDR  
Drawn: NDW/YBK  
Checked: EGA/NDW

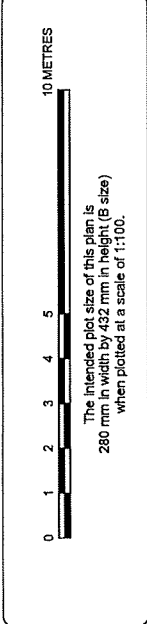
**STRATA PLAN EPS8541  
(PHASE 6)**  
Sheet 3 of 6



Adam Braach, BCL.S.#7765  
November 29th, 2024

**BUILDING 7 AND LIMITED COMMON PROPERTY**  
**(STRATA LOTS 21 & 23)**  
 MAIN FLOOR

BCGS : 82K.050



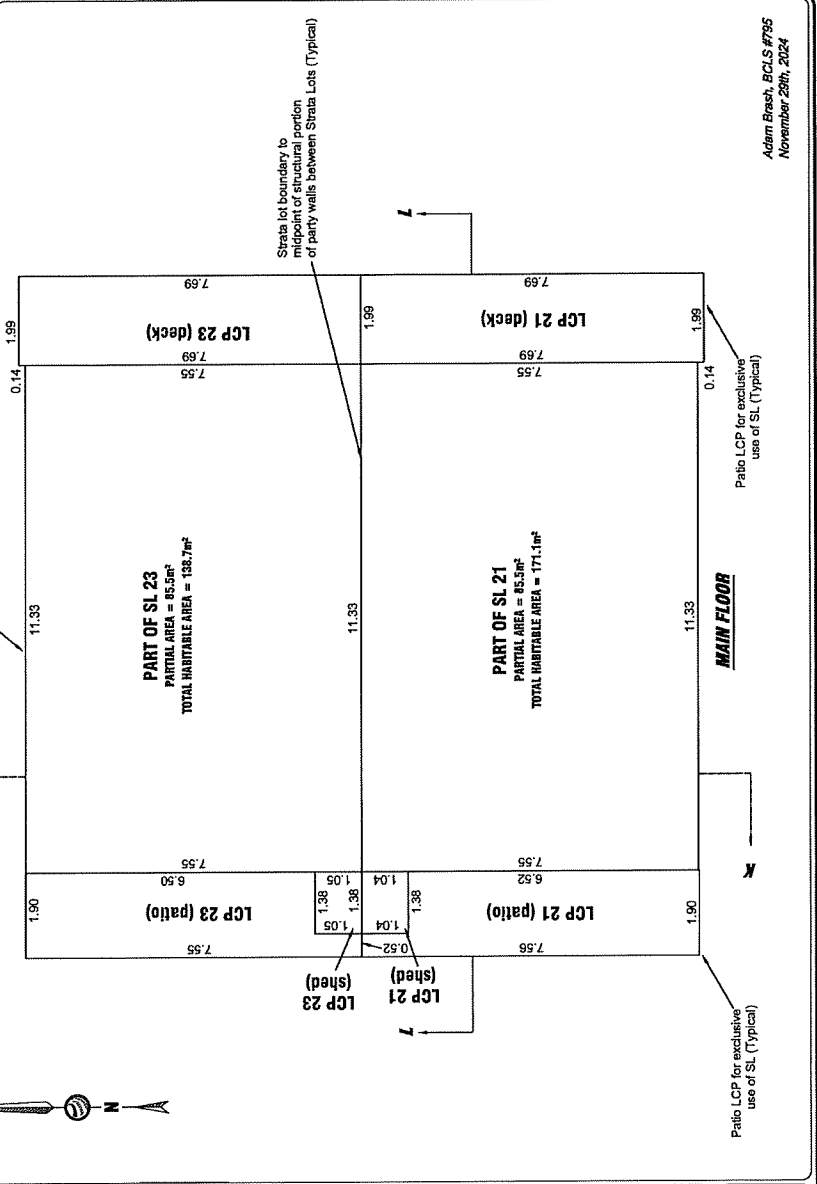
**NOTES:**  
 LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
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 Section arrows on this plan point in the direction of view.

**LEGEND:**  
 SL denotes Strata Lot  
 LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
 (c) denotes Common Property  
 m<sup>2</sup> denotes meters squared

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Job No. : 22X0025  
 CAD FILE: 22X0025\_ST\_Ph6.DWG  
 Date: January 15th, 2025  
 Surveyed : DRS/JDR Drawn: NDW/VBK Checked: EG/AB/NDW

**STRATA PLAN EPS8541**  
**(PHASE 6)**  
 Sheet 4 of 6



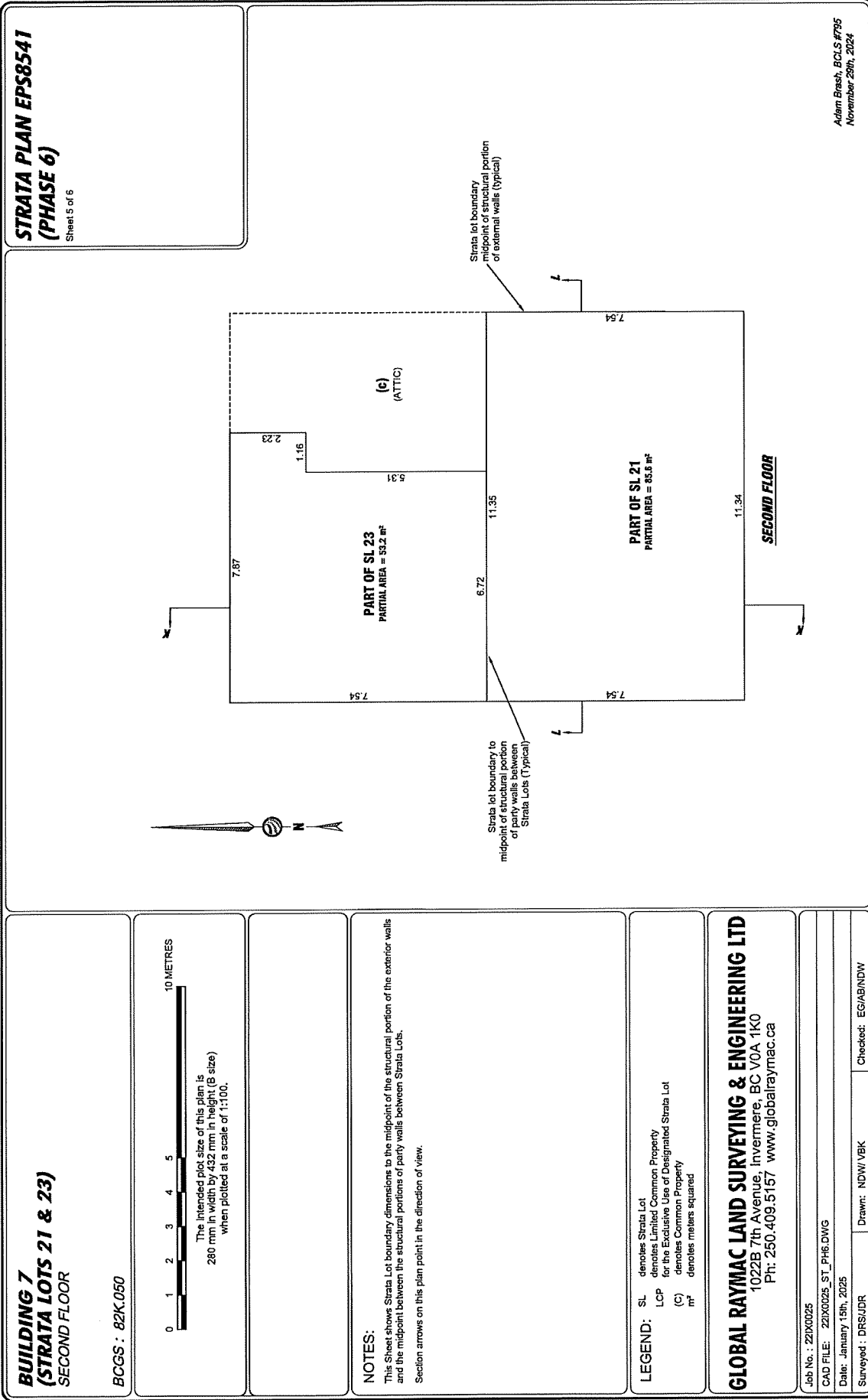
Strata lot boundary to midpoint of structural portion of party walls between Strata Lots (Typical)

Strata lot boundary to midpoint of structural portion of external walls (typical)

Patio LCP for exclusive use of SL (Typical)

Patio LCP for exclusive use of SL (Typical)

Adam Brash, B.C.L.S. #795  
 November 29th, 2024

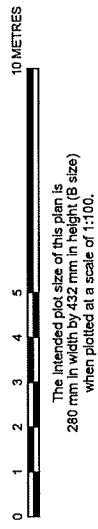


**STRATA PLAN EPS8541  
(PHASE 6)**  
Sheet 5 of 6

Adam Brash, BCLS #795  
November 29th, 2024

**BUILDING 7  
(STRATA LOTS 21 & 23)**  
SECOND FLOOR

BCGS : 82K.050



**NOTES:**  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

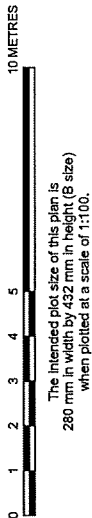
**LEGEND:**  
SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(C) denotes Common Property  
m<sup>2</sup> denotes meters squared

**GLOBAL RAYMAC LAND SURVEYING & ENGINEERING LTD**  
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Ph: 250.409.5157 www.globalraymac.ca

Job No. : 22X0025  
CAD FILE : 22X0025\_ST\_PH6.DWG  
Date: January 15th, 2025  
Surveyed : DRS/JDR  
Drawn: NDW/VBK  
Checked: EG/ABNDW

**BUILDING 7 AND LIMITED COMMON PROPERTY  
(STRATA LOTS 21 TO 24)  
CROSS SECTIONS**

BCGS : 82K.050



**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

**LEGEND:**

SL denotes Strata Lot  
(C) denotes Common Property  
LCP denotes Limited Common Property  
for the Exclusive Use of Designated Strata Lot

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Ph: 250.409.5157 www.globalraymac.ca

Job No.: 22X0025

CAD FILE: 22X0025\_ST\_Ph6.DWG

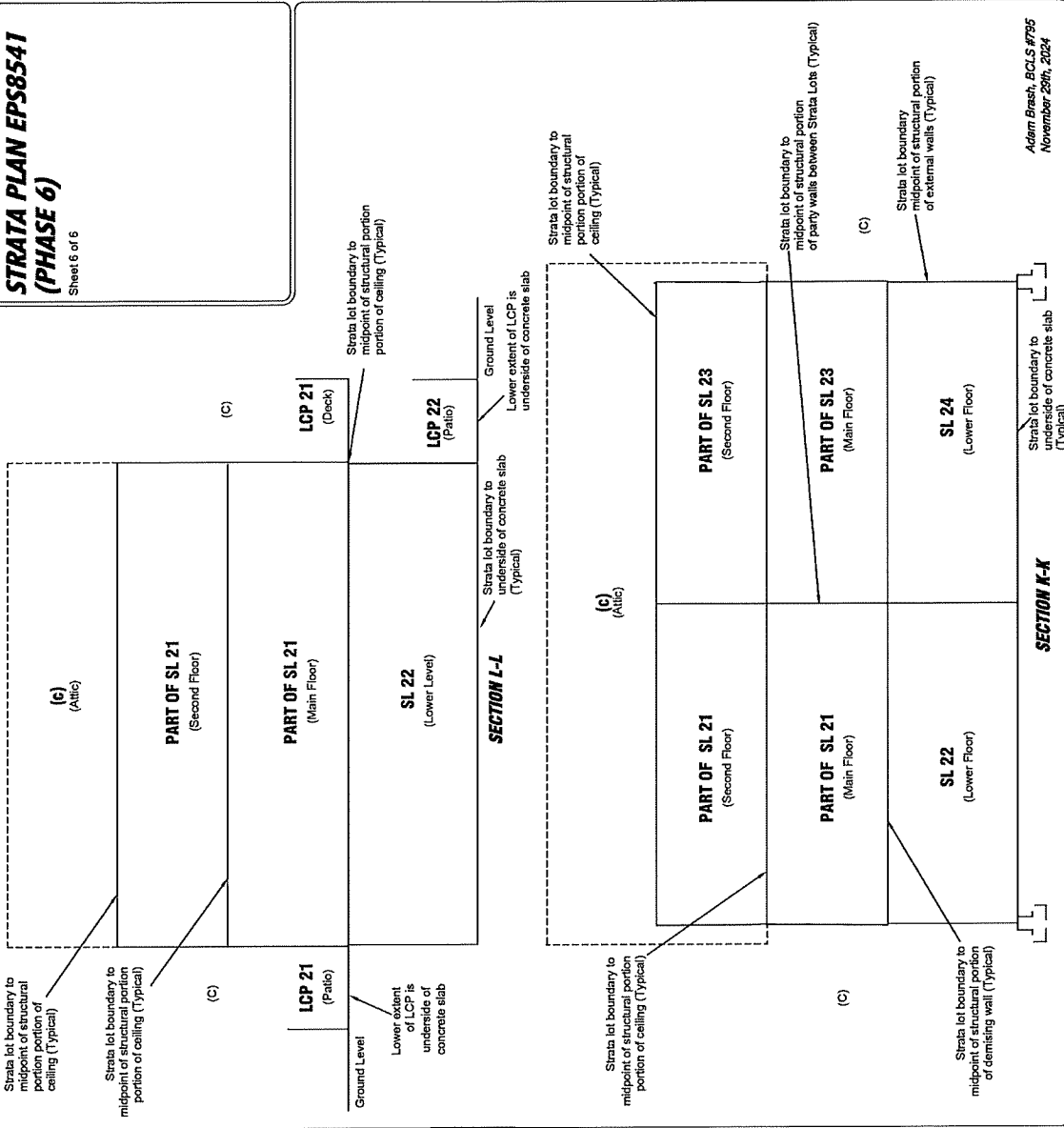
Date: January 15th, 2025

Surveyed: DRS/JDR

Drawn: NDW/YBK

Checked: EG/AB/NDW

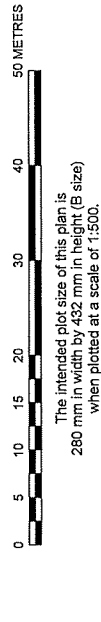
**STRATA PLAN EPS8541  
(PHASE 6)  
Sheet 6 of 6**



Adam Brash, B.C.L.S. #795  
November 29th, 2024

# Proposed Phases 7 and 8 Strata Plans

**PROPOSED STRATA PLAN OF PART OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443**  
EAST KOOTENAY ASSESSMENT AUTHORITY  
BCGS : 82K.050



*This plan lies within the Regional District of East Kootenay*

**NOTES:**

This Plan is Phase 7 of a 8 phase strata plan under the Section 224 Strata Plan property Act lying within the Jurisdiction of the Approving Officer for the District of Invermere.

Distances are in metres and decimals thereof.

Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.99522. The average combined factor has been determined based on an ellipsoidal elevation of 673 metres (CGVD28 (FTZ\_0)).

All areas and building dimensions are from Architectural drawings supplied to Global Raymac Surveys on December 3rd, 2022.

21-070 Phase 1 Buildings 1-9 Site Data - Drafting View - OVERALL SITE PLAN 2022 Nov 28 OPT-3  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within external boundaries of the land that is subject to the strata plan.

All angles defect by multiples of 45° or 90° unless otherwise indicated.

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Ph: 250.409.5157 [www.globalraymac.ca](http://www.globalraymac.ca)

Job No. : 221X0025

CAD FILE: 220005\_ST\_P17\_R1.DWG

Date: June 23rd, 2024

Surveyed : DRS

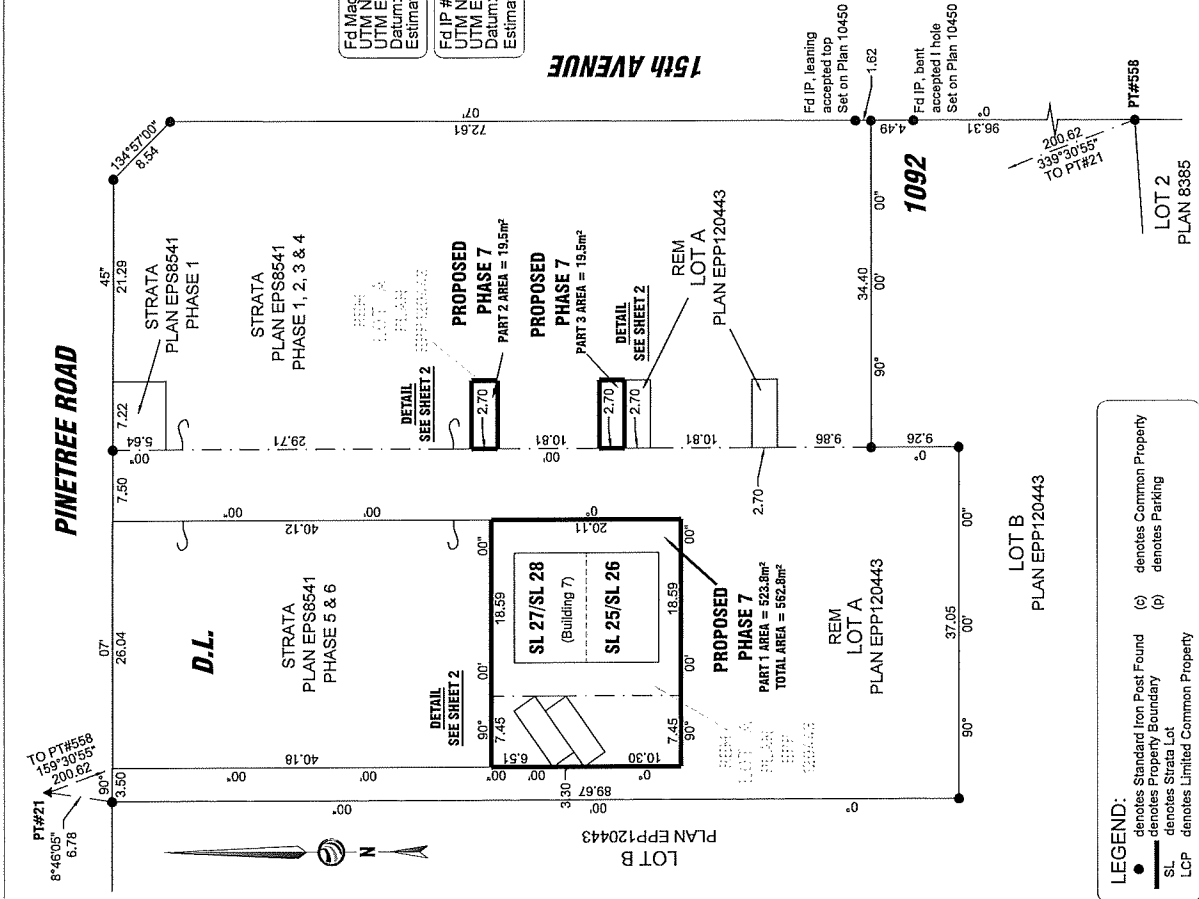
Drawn: NDW

Checked: EG/AS

**STRATA PLAN EPS8541  
(PHASE 7) PRELIMINARY**  
Sheet 1 of 6

Fd Mag Nail PT#21  
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UTM Easting: 567911.05  
Datum: NAD83(CRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

Fd IP #558  
UTM Northing: 5593997.71  
UTM Easting: 567981.22  
Datum: NAD83(CRS)4.0.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

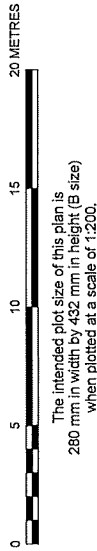


**LEGEND:**  
● denotes Standard Iron Post Found  
— denotes Property Boundary  
SL denotes Strata Lot  
LCP denotes Limited Common Property  
(c) denotes Common Property  
(b) denotes Parking

**CIVIC ADDRESS:**  
2121 15th Avenue,  
Invermere, BC

**DETAIL BUILDING FOUNDATION FOR STRATA  
LOTS 25 TO 28**

BCGS : 82K.050



**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surfaces.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

**LEGEND:**

denotes Limited Common Property  
LCP for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
denotes Limited Common Property  
(p) denotes Parking

**GLOBAL RAYMAC LAND SURVEYING LTD.**

1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 [www.globalraymac.ca](http://www.globalraymac.ca)

Job No. : 22IX0025

CAD FILE: 22X0025\_ST\_P17\_R1.DWG

Date: June 23rd, 2024

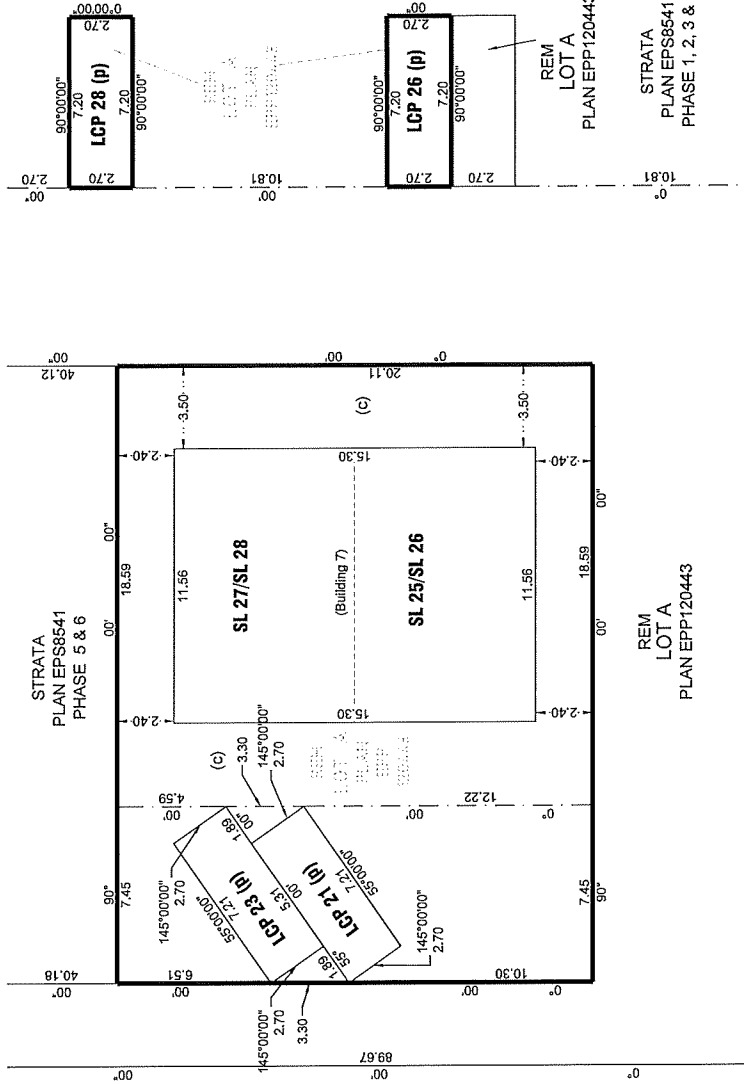
Surveyed : DRS

Drawn: NDW

Checked: EG/AB

**STRATA PLAN EPS8541  
(PHASE 7) PRELIMINARY**

Sheet 2 of 6



Preliminary Plan Prepared  
June 23rd, 2024



**STRATA LOTS 26 & 28**  
LOWER LEVEL

BCGS : 82K.050

0 5 10 15 20 METRES



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:200.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
m<sup>2</sup> denotes Common Property

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Ph: 250-409.5157 www.globalraymac.ca

Job No. : 22\X0025

CAD FILE: 22X0025\_ST\_PLAN.DWG

Date: June 23rd, 2024

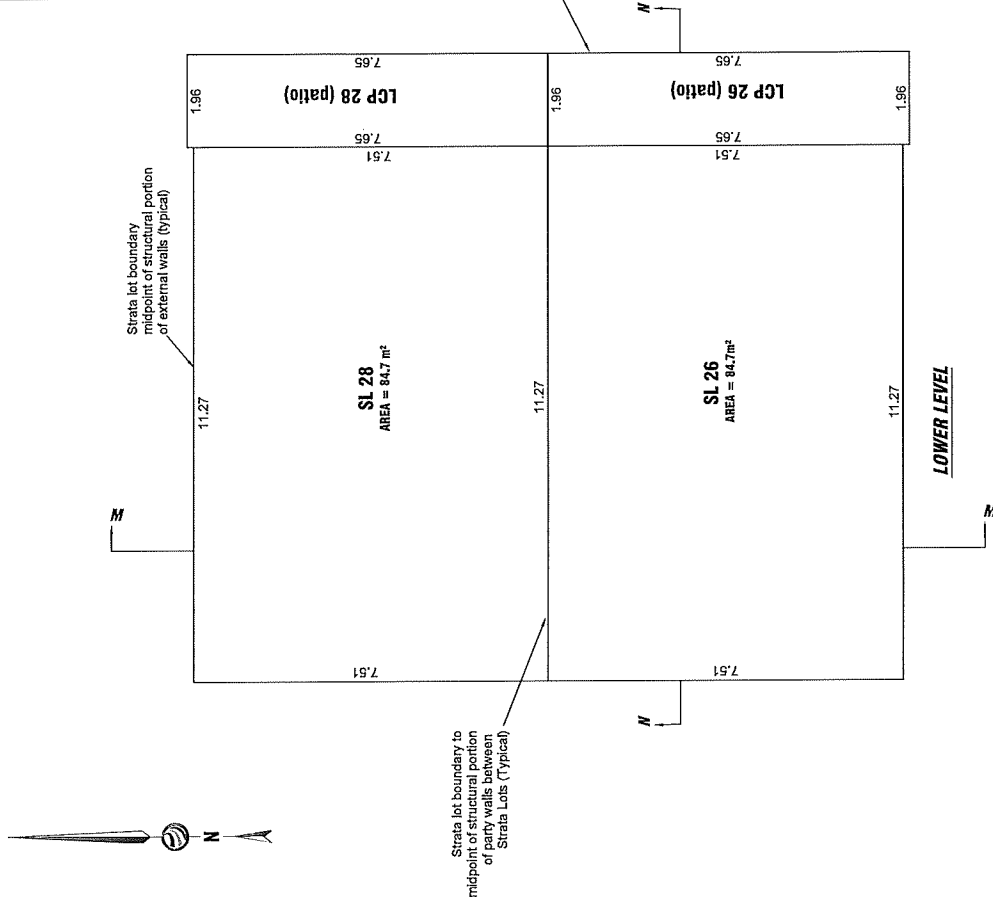
Surveyed : DRS

Drawn: NDW

Checked: EG/AB

**STRATA PLAN EPS8541**  
**(PHASE 7) PRELIMINARY**

Sheet 3 of 6



Preliminary Plan Prepared  
June 23rd, 2024

**STRATA LOTS 25 & 27**  
MAIN FLOOR

BCGS : 82K.050

0 1 2 3 4 5 10 METRES



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:100.

**NOTES:**  
LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
n<sup>2</sup> denotes Common Property

**GLOBAL RAYMAC LAND SURVEYING LTD.**

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Ph: 250.409.5157 www.globalraymac.ca

Job No. : 221X0025

CAD FILE: 220025\_ST\_PFP\_RLDWG

Date: June 23rd, 2024

Surveyed : DRS

Drawn: NDW

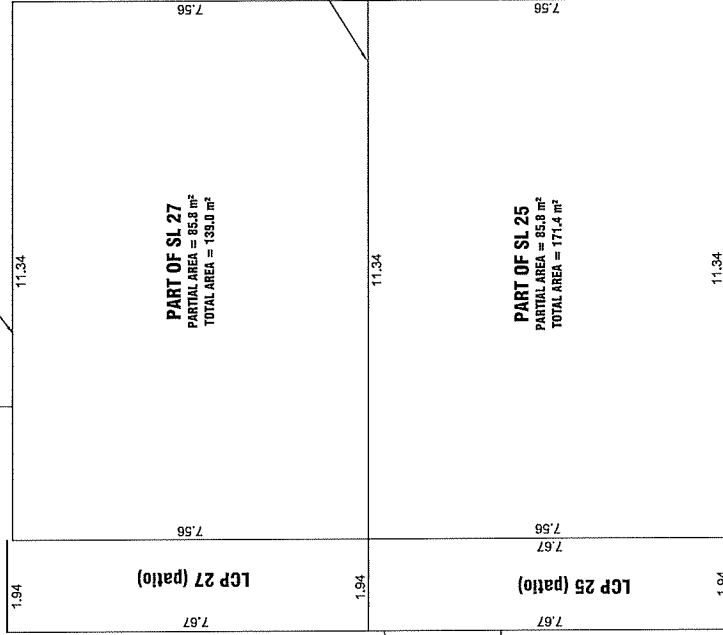
Checked: EG/AB

**STRATA PLAN EPS8541**  
**(PHASE 7) PRELIMINARY**

Sheet 4 of 6



Strata lot boundary midpoint of structural portion of external walls (typical)



**PART OF SL 27**  
PARTIAL AREA = 85.8 m<sup>2</sup>  
TOTAL AREA = 139.0 m<sup>2</sup>

**PART OF SL 25**  
PARTIAL AREA = 85.8 m<sup>2</sup>  
TOTAL AREA = 171.4 m<sup>2</sup>

LCP 27 (patio)

LCP 25 (patio)

**MAIN FLOOR**

Strata lot boundary to midpoint of structural portion of party walls between Strata Lots (Typical)

Patio LCP for exclusive use of SL (Typical)

Preliminary Plan Prepared  
June 23rd, 2024

**STRATA LOTS 25 & 27**  
SECOND FLOOR

BCGS: 82K.050



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:100.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.  
Section arrows on this plan point in the direction of view.

**LEGEND:**

- SL denotes Strata Lot
- LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot
- (c) denotes Common Property
- m<sup>2</sup> denotes Common Property

**GLOBAL RAYMAC LAND SURVEYING LTD.**

1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 [www.globalraymac.ca](http://www.globalraymac.ca)

Job No.: 221X0025

CAD FILE: 22M005\_ST\_PHR\_R1.DWG

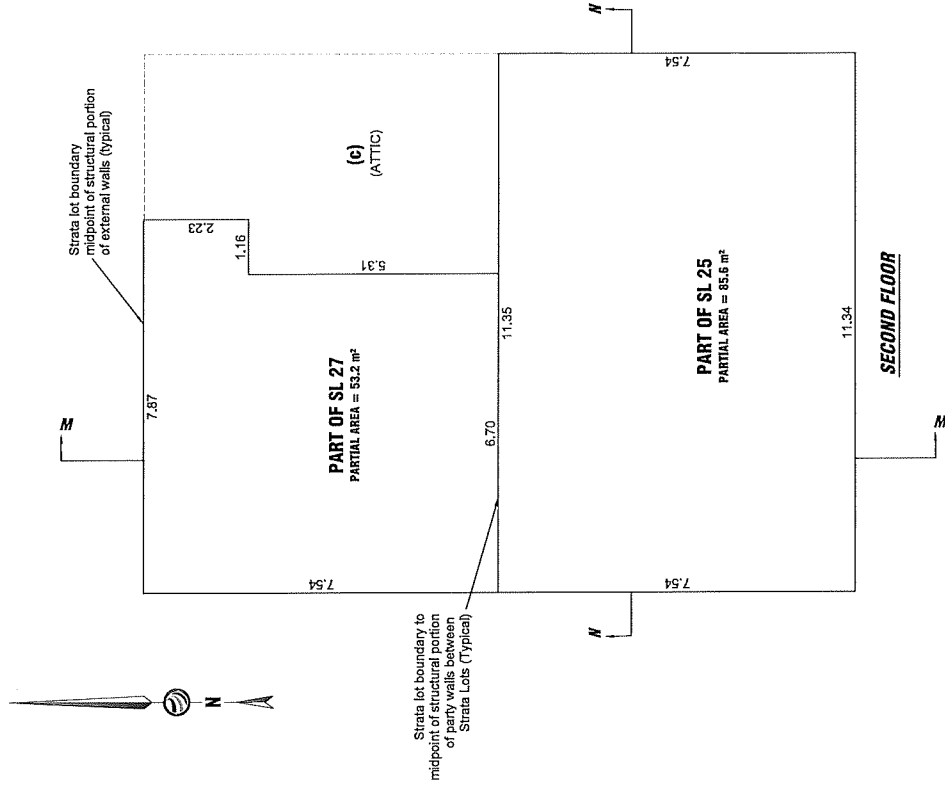
Date: June 23rd, 2024

Surveyed: DRS

Drawn: NDW

Checked: EG/AB

**STRATA PLAN EP8541**  
**(PHASE 7) PRELIMINARY**  
Sheet 5 of 6



**STRATA LOTS 25 TO 28**  
CROSS SECTIONS

BCGS : 82K.050

0 1 2 3 4 5 10 METRES

The intended plot size of this plan is  
280 mm in width by 432 mm in height (B size)  
when plotted at a scale of 1:100.

**NOTES:**  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls  
and the midpoint between the structural portions of party walls between Strata Lots.

**LEGEND:**

SL denotes Strata Lot  
(c) denotes Common Property

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Ph: 250.409.5157 www.globalraymac.ca

Job No. : 221X0025

CAD FILE: 220005\_ST\_PLF\_RLDWG

Date: June 23rd, 2024

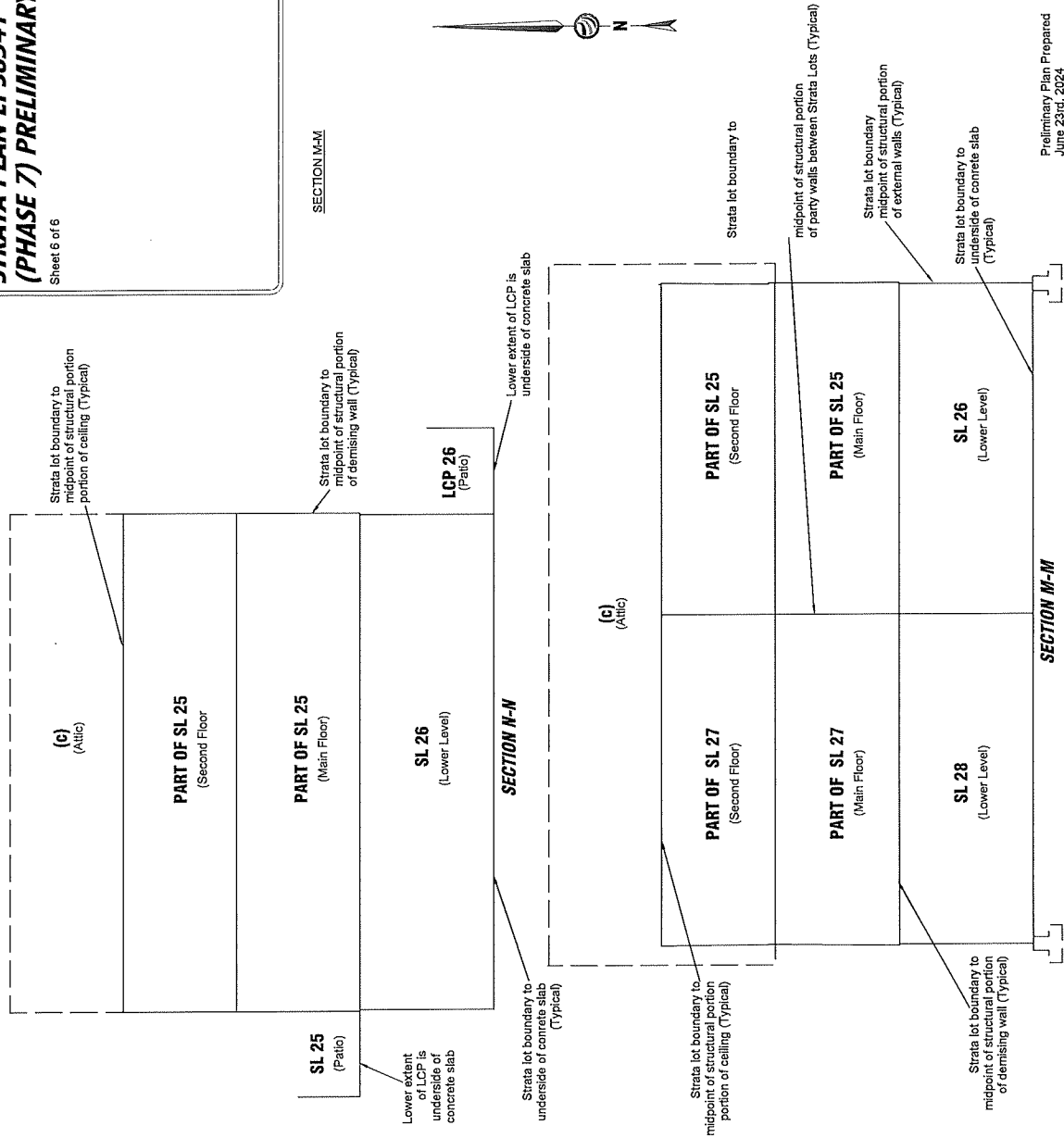
Surveyed by : DRS

Drawn: NDJW

Checked: EG/AB

**STRATA PLAN EPS8541**  
**(PHASE 7) PRELIMINARY**

Sheet 6 of 6



SECTION M-M

SECTION N-N

Preliminary Plan Prepared  
June 23rd, 2024

**PROPOSED STRATA PLAN OF LOT A  
DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443**  
EAST KOOTENAY ASSESSMENT AUTHORITY  
BCGS : 82K.050



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:500.

This plan lies within the Regional District of East Kootenay

**NOTES:**

This Plan is Phase 5 of a 8 phase strata plan under the Section 224 Strata Plan Property Act lying within the Jurisdiction of the Approving Officer for the District of Invermere.

Distances are in metres and decimals thereof.

Grid Bearings are derived from differential dual frequency GNSS observations and are referred to Central Meridian of UTM Zone 11.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances multiply ground distances by the average combined factor of 0.99522. The average combined factor has been determined based on an ellipsoidal elevation of 873 metres (CGVD28 (HT2\_0)).

All areas and building dimensions are from Architectural drawings supplied to Global Raymac Surveys on December 3rd, 2022  
21-070 Phase 1 Buildings 1-9 Site Data - Drafting View - OVERALL SITE PLAN 2022 Nov 28 OPT-3

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within external boundaries of the land that is subject to the strata plan.

All angles defect by multiples of 45° or 90° unless otherwise indicated.

Fd Map Nail PT#21  
UTM Northing: 5594185.55  
UTM Easting: 567911.05  
Datum: NAD83(CRS)4.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

Fd IP #558  
UTM Northing: 5593997.71  
UTM Easting: 567991.22  
Datum: NAD83(CRS)4.0.BC.1 UTM ZONE 11  
Estimated Absolute Accuracy is 0.04 metres.

**GLOBAL RAYMAC LAND SURVEYING LTD.**

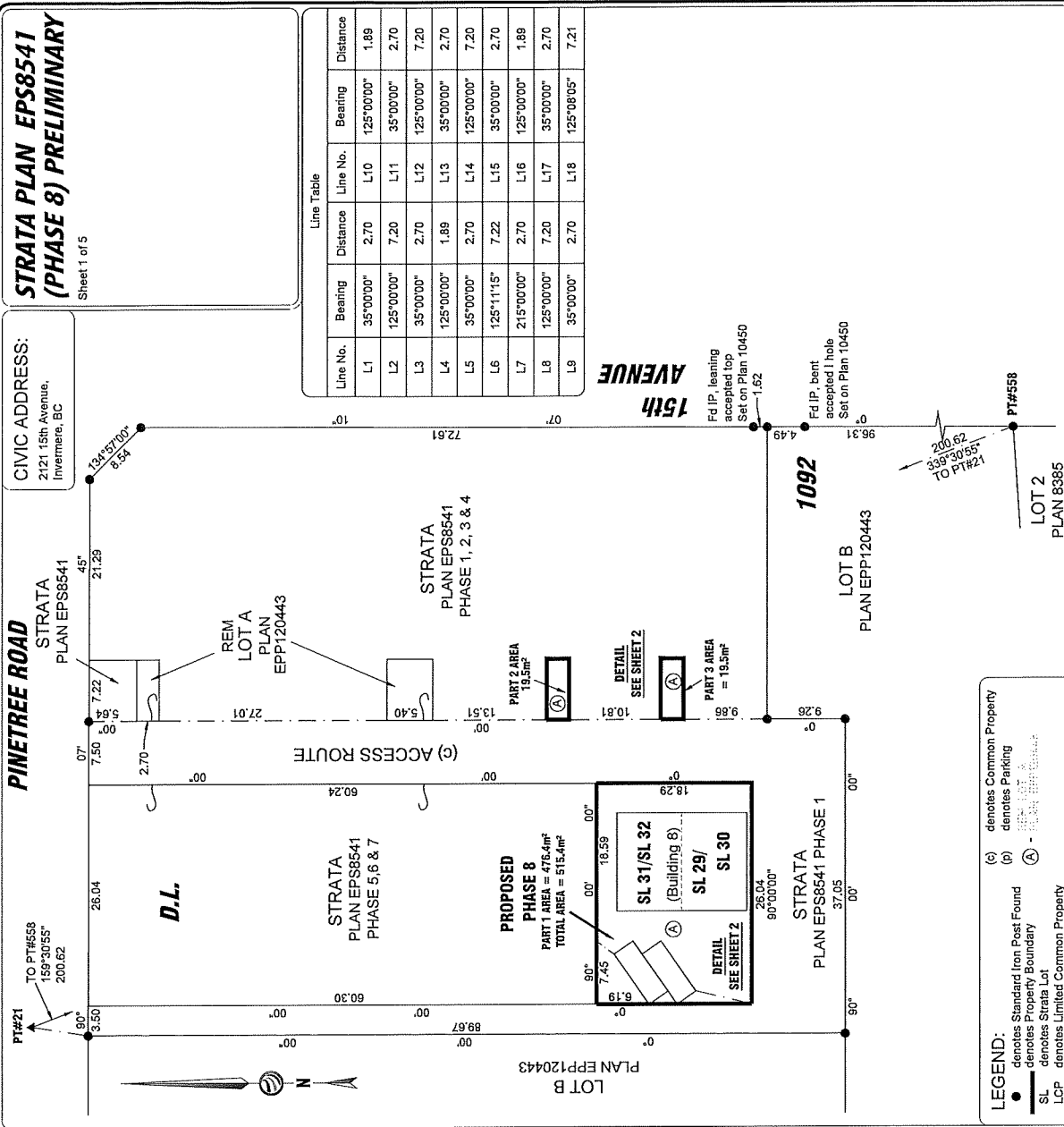
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No.: 221X0025  
CAD FILE: 220025\_ST1\_P18\_02.DWG  
Date: June 26th, 2024

Surveyed: DRS Drawn: NDJW/VBK Checked: EGJ/AB

**STRATA PLAN EPS8541  
(PHASE 8) PRELIMINARY**  
Sheet 1 of 5

CIVIC ADDRESS:  
2121 15th Avenue,  
Invermere, BC



Line Table

Line No.	Bearing	Distance	Line No.	Bearing	Distance
L1	35°00'00"	2.70	L10	125°00'00"	1.89
L2	125°00'00"	7.20	L11	35°00'00"	2.70
L3	35°00'00"	2.70	L12	125°00'00"	7.20
L4	125°00'00"	1.89	L13	35°00'00"	2.70
L5	35°00'00"	2.70	L14	125°00'00"	7.20
L6	125°11'15"	7.22	L15	35°00'00"	2.70
L7	215°00'00"	2.70	L16	125°00'00"	1.89
L8	125°00'00"	7.20	L17	35°00'00"	2.70
L9	35°00'00"	2.70	L18	125°08'05"	7.21

- LEGEND:**
- denotes Standard Iron Post Found
  - denotes Property Boundary
  - denotes Strata 1
  - LCP denotes Limited Common Property
  - (c) denotes Common Property
  - (p) denotes Parking
  - ⊙ denotes Lot & Common Property
  - ⊙ denotes Strata 1

**DETAIL OF BUILDING FOUNDATION FOR STRATA  
LOTS 29 TO 32**

BCGS : 82K.050



The intended plot size of this plan is  
280 mm in width by 432 mm in height (B size)  
when plotted at a scale of 1:200.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.  
All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.  
Offsets to property lines are perpendicular thereto and are measured to the exterior face of the building foundation walls.

**LEGEND:**

denotes Limited Common Property  
LCP for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
(p) denotes Parking

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Ph: 250.409.5157 www.globalraymac.ca

Job No. : 221X0025

CAD FILE: 22X0025\_STI\_PHE\_RJ.DWG

Date: June 28th, 2024

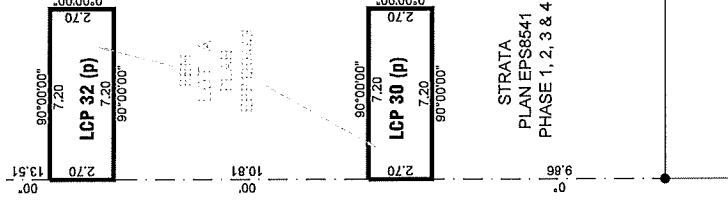
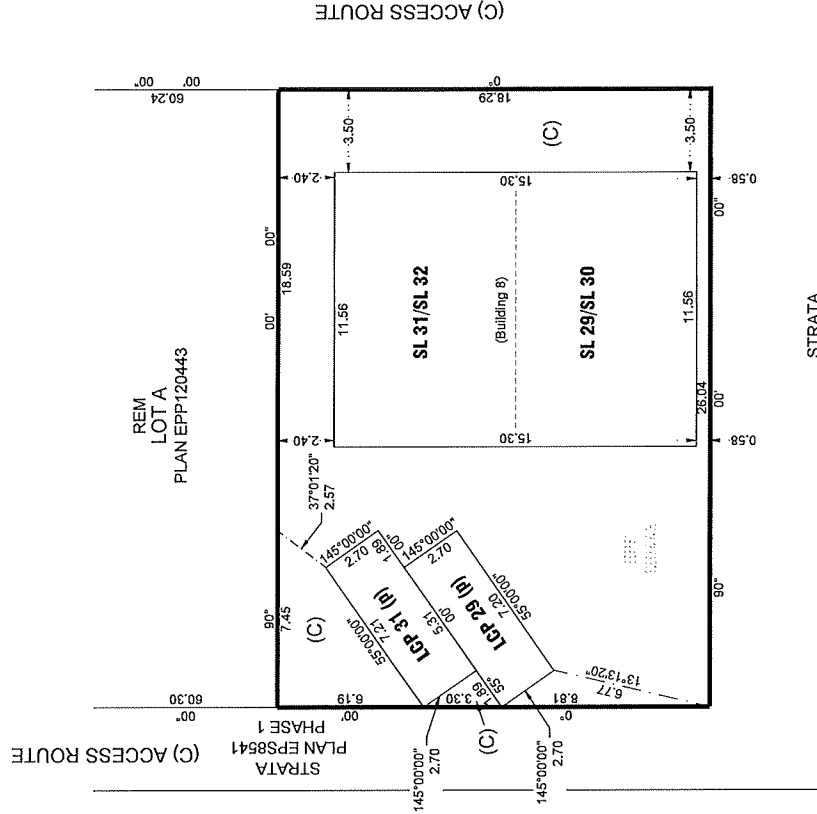
Surveyed : DRS

Drawn: NDJW/VBK

Checked: EG/AB

**STRATA PLAN EPS8541  
(PHASE 8) PRELIMINARY**

Sheet 2 of 5



STRATA  
PLAN EPS8541  
PHASE 1, 2, 3 & 4

STRATA  
PLAN EPS8541  
PHASE 1

(C) ACCESS ROUTE

(C) ACCESS ROUTE

Preliminary Plan Prepared  
June 26th, 2024

**STRATA LOTS 30 & 32**  
LOWER LEVEL

BCGS : 82K.050

0 5 10 15 20 METRES



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:200.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surfaces.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
LCP denotes Limited Common Property for the Exclusive Use of Designated Strata Lot  
(c) denotes Common Property  
m<sup>2</sup> denotes Common Property

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Job No. : 221X0025

CAD FILE: 20X005\_ST1\_PHE\_BLDG

Date: June 26th, 2024

Surveyed : DRS

Drawn: NDJW/YBK

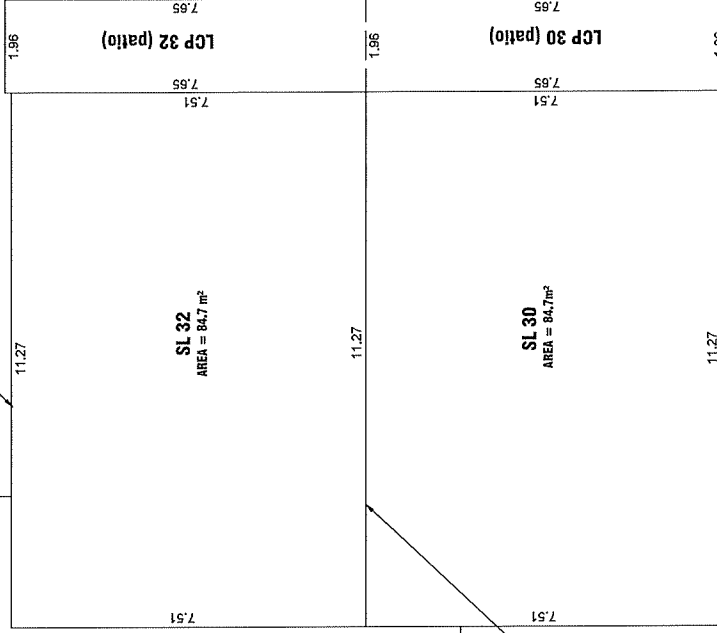
Checked: EG/AB

**STRATA PLAN EPS8541**  
**(PHASE 8) PRELIMINARY**

Sheet 3 of 6



Strata lot boundary midpoint of structural portion of exterior walls (typical)



**SL 32**  
AREA = 84.7m<sup>2</sup>

LCP 32 (patio)

**SL 30**  
AREA = 84.7m<sup>2</sup>

LCP 30 (patio)

**LOWER LEVEL**

Patio LCP for exclusive use of SL (Typical)

P

P

Strata lot boundary midpoint of structural portion of party wall between strata lots (typical)

**STRATA LOTS 29 & 31**  
MAIN FLOOR

BCGS : 82K.050



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:100.

**NOTES:**

LCP boundaries adjacent to a strata lot are defined by the centre line of the structural portion of exterior walls and where adjacent to common property are defined by the outermost edge of surface.

All LCP patios, decks and parking are defined as to height by the centre of the floor above of its extensions, or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

Section arrows on this plan point in the direction of view.

**LEGEND:** SL denotes Strata Lot  
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(c) denotes Common Property  
m<sup>2</sup> denotes Common Property

**GLOBAL RAYMAC LAND SURVEYING LTD.**

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Ph: 250.409.5157 www.globalraymac.ca

Job No.: 22IX0025

CAD FILE: 22IX0025\_STL\_PHR\_PZL.DWG

Date: June 26th, 2024

Surveyed: DRS

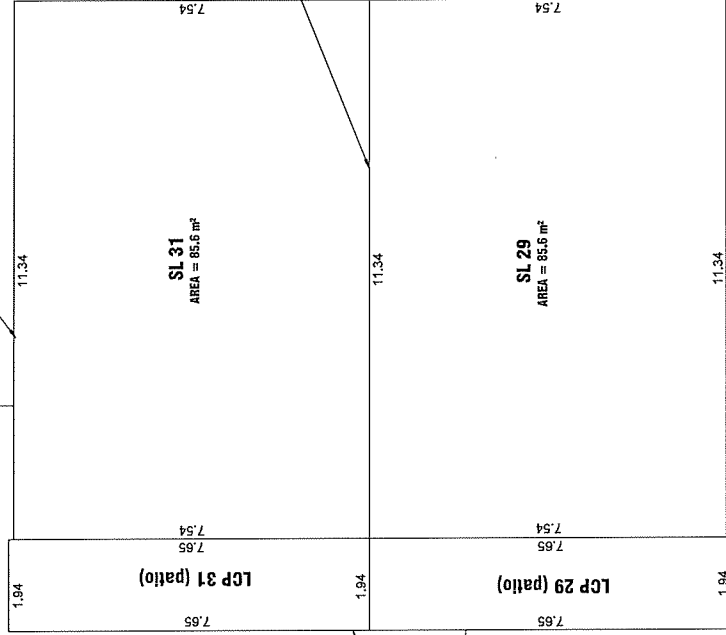
Drawn: NDW/VBK

Checked: EG/AB

**STRATA PLAN EPS8541**  
**(PHASE 8) PRELIMINARY**  
Sheet 4 of 5



Strata lot boundary midpoint of structural portion of external walls (typical)



**SL 31**  
AREA = 85.6 m<sup>2</sup>

**SL 29**  
AREA = 85.6 m<sup>2</sup>

LCP 31 (patio)

LCP 29 (patio)

**MAIN FLOOR**

Strata lot boundary midpoint of structural portion of party wall between strata lots (typical)

Patio LCP for exclusive use of SL (typical)



**STRATA LOTS 29 TO 32  
CROSS SECTIONS**

BCGS : 82K.050



The intended plot size of this plan is 280 mm in width by 432 mm in height (B size) when plotted at a scale of 1:100.

**NOTES:**  
This Sheet shows Strata Lot boundary dimensions to the midpoint of the structural portion of the exterior walls and the midpoint between the structural portions of party walls between Strata Lots.

**LEGEND:**

SL denotes Strata Lot  
(c) denotes Common Property

**GLOBAL RAYMAC LAND SURVEYING LTD.**

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Ph: 250.409.5157 www.globalraymac.ca

Job No. : 221X0025

CAD FILE: 220025\_ST1\_P18\_RDWG

Date: June 26th, 2024

Surveyed : DRS

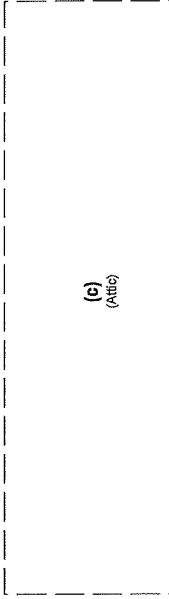
Drawn: NDW/VBK

Checked: EG/AB

**STRATA PLAN EPS8541  
(PHASE 8) PRELIMINARY**

Sheet 5 of 5

Strata lot boundary to midpoint of structural portion of ceiling (Typical)



Strata lot boundary to midpoint of structural portion of demising wall (Typical)

**SECTION P-P**

Lower extent of LCP is underside of concrete slab

Strata lot boundary to midpoint of structural portion of ceiling (Typical)

Strata lot boundary to midpoint of structural portion of external walls (typical)

Strata lot boundary to midpoint of structural portion of demising wall (Typical)

Strata lot boundary to midpoint of structural portion of demising wall (Typical)

**SECTION 0-0**

Strata lot boundary to underside of concrete slab (Typical)

Preliminary Plan Prepared  
June 26th, 2024

# Exhibit C6

Phase 2  
and  
Phase 4

# LOGEPOLE MODEL

## ASSEMBLY SCHEDULES

### EXTERIOR WALLS

- KL-1-1/2" EXTERIOR WALL
- CLADDING AS PER ELEVATIONS
- 1/2" RIGID INSULATION
- 5" CONCRETE
- 2 1/2" RIGID INSULATION
- VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

- KL-2-1/2" EXTERIOR WALL
- 1/2" GYPSUM WALL BOARD
- 2 1/2" RIGID INSULATION
- 5" CONCRETE
- 2 1/2" RIGID INSULATION
- 1/2" GYPSUM WALL BOARD

- KL-3-EXTERIOR ABOVE GRADE WALL
- 1/2" NON-COMBUSTIBLE CLADDING (AS PER ELEVATIONS)
- 1/2" RIGID INSULATION
- AIR/WEATHER BARRIER
- 1/2" EXTERIOR GRADE SHEATHING
- 2x6 MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD
- LIQUID APPLIED VAPOUR BARRIER

- KL-4-EXTERIOR ABOVE GRADE WALL
- 1/2" NON-COMBUSTIBLE CLADDING (AS PER ELEVATIONS)
- 1 1/2" SEMI-RIGID MINERAL WOOL INSULATION
- AIR/WEATHER BARRIER
- 1/2" EXTERIOR DENSGLASS SHEATHING
- 2x6 MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD
- LIQUID APPLIED VAPOUR BARRIER

- KL-5-EXTERIOR SHIELD WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 1/2" PLYWOOD
- 2x4 MOOD STUDS @ 16" O.C.
- BATT INSULATION
- 1/2" PLYWOOD

### CEILINGS

- CE-1-FINISHED CEILING
- DIMENSIONAL LUMBER FRAMING/FURRING
- VAPOUR BARRIER (WHEN EXPOSED TO ATTIC)
- 1/2" RIGID INSULATION (ON TOP OF LEVEL)
- 1/2" GYP RESISTANT PLASTER BOARD
- 1/2" GYP PROFILE TEXTURED FINISH

### FLOORS

- FL-1-1 1/2" SOUND INSULATED, 1 HR. FRS
- VINYL PLANK FLOORING
- 5/8" OSB T-G SUBFLOOR
- 11 7/8" TJI'S
- ACOUSTIC BATT FILLED JOIST CAVITY
- 5/8" GYPSUM WALL BOARD, TYPE X

- FL-2-1 1/2" 45min. FRS
- VINYL PLANK FLOORING
- 5/8" OSB T-G SUBFLOOR
- 11 7/8" TJI'S
- ACOUSTIC BATT FILLED JOIST CAVITY
- 5/8" GYPSUM WALL BOARD, TYPE X

- FL-3-INSULATED BASEMENT SLAB
- VINYL FLOORING
- 5/8" FLOORING UNDERLAY
- VAPOUR BARRIER
- STRUCTURAL CONCRETE SLAB (AS PER BEARING)
- 3" RIGID INSULATION (HIGH DENSITY, BEARING)
- COMPACTED GRAVEL (AS PER STRUCTURAL)

### INTERIOR PARTITIONS

- PI-2x4 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 2x4 MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- PI-2x6 PLUMBING/BEARING PARTITION
- 1/2" GYPSUM WALL BOARD
- 2x6 MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES

- PI-2x6 EXPOSED PLUMBING PARTITION
- 2x6 MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES

- PI-2x4 EXTERIOR SHED PARTITION
- 1/2" PLYWOOD
- 2x6 MOOD STUDS @ 16" O.C.
- 1/2" PLYWOOD

- PI-2x4 PARTY WALL (1 HR. FRS, STC 57)
- 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD
- 2x4 MOOD STUDS @ 16" O.C.
- ACOUSTIC BATT INSULATION
- 2x4 MOOD STUDS @ 16" O.C.
- ACOUSTIC BATT INSULATION
- 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD

NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES

- PI-2x6 MOOD SHIELD WALL
- CLADDING (AS PER ELEVATIONS)
- WEATHER BARRIER
- 1/2" DENSGLASS SHEATHING
- 2x6 MOOD STUDS @ 16" O.C.
- 1/2" DENSGLASS SHEATHING
- 1/2" DENSGLASS SHEATHING

### ROOFS

- R1-INSULATED TRUSS ROOF
- ASPHALT SHINGLES
- UNDERLAY
- AIR BARRIER
- AIR SHEATHING (AS PER STRUCTURAL)
- OPEN WEB TRUSSES (AS PER STRUCTURAL)
- BLOWN CELLULOSE R50 G/M HEEL STOPS
- SOFFITS AND FASCIA AS PER ELEVATIONS

- R2-UNINSULATED GANTRY ROOF
- ASPHALT SHINGLES
- UNDERLAY
- AIR BARRIER
- PLYWOOD SHEATHING (AS PER STRUCTURAL)
- DIMENSIONAL FRAMING (AS PER STRUCTURAL)
- SOFFITS AND FASCIA AS PER ELEVATIONS

- R3-INSULATED DORMER ROOF
- ASPHALT SHINGLES
- UNDERLAY
- PLYWOOD SHEATHING (AS PER STRUCTURAL)
- FRAMING (AS PER STRUCTURAL)
- BATT FILLED CAVITY MIN. R 20
- 2" RIGID INSULATION UNDERSIDE FRAMING
- 2" GYPSUM WALL BOARD (SMOOTH FINISH)
- SOFFITS AND FASCIA AS PER ELEVATIONS

### GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO OWNER AND ARCHITECT.
- REFER TO COMPARE DRAWINGS TO SITE CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT.
- ALL WORK COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE - 2018 CBC/C EDITION AND LOCAL ORDINANCES.
- COORDINATE ALL INFORMATION FROM ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS. VERIFY DIMENSIONS REQUIRED FOR THE FITTING OF ALL COMPONENTS AS NECESSARY TO ENSURE THEIR SOUND OPERATION UPON COMPLETION.
- ALL WALL, FLOOR, AND ROOF ASSEMBLIES SHOWN ON THE CONSTRUCTION ASSEMBLY PAGE SHOW TRUE ASSEMBLY ORDER OF COMPLETED CONSTRUCTION. VERIFY INFORMATION, THESE ASSEMBLIES SUPERSEDE ALL COMPLETED DETAILS AND NOTATION COMPLETED ON THE FOLLOWING CONSTRUCTION DRAWINGS.
- REFER TO STRUCTURAL FRAMING PLANS FOR LOCATIONS OF ALL INTERIOR LOAD BEARING ASSEMBLIES AND BEAR WALLS.
- ALL GYPSUM BOARD IN BATHROOMS AND COMMERCIAL KITCHENS SHALL BE MOISTURE RESISTANT TYPE.
- ALL EXPOSED CONCRETE WALL CORNERS SHALL BE CHAMFERED.
- ALL G.I. FLASHING EXPOSED TO VIEW SHALL BE PRE-FINISHED.
- MAINTAIN CONTINUOUS FIRE RATED SEPARATION AROUND ALL DOOR AND WINDOW OPENINGS. PROVIDE CONTINUOUS SEALANT AROUND BOTH SIDES OF ALL DOOR AND WINDOW FRAMES.
- IN ALL LOCATIONS WHERE GYPSUM BOARD ABUTS DISSIMILAR MATERIAL, USE A MILCOR AND/OR J-TRIM AT FRAME SURFACES. ALLOW 3mm V-GAP EX DOOR, WINDOW AND DOOR THRESHOLD.
- PROVIDE CONTINUOUS BEAD FOR ALL EXPOSED GYPSUM WALL BOARD JOINTS.
- ALL MOOD COMPONENTS DIRECTLY ATTACHED TO CEMENTITIOUS MATERIALS AND DIRECTLY UNDER EXTERIOR FINISH SHALL BE PRESSURE TREATED.
- FLUR- IN ALL EXPOSED MECHANICAL AND/OR ELECTRICAL COMPONENTS IN FINISHED AREAS, AND AS INDICATED.
- SEE MECHANICAL AND ELECTRICAL FOR EXACT TYPES AND EQUIPMENT. CO-ORDINATE SIZES AND EXACT LOCATIONS TO SUIT ARCHITECTURAL, REFLECTED CEILING PLANS AND/OR DETAILS.
- CAULK AND SEAL AROUND ALL DUCTS AND PIPES PASSING THROUGH FIRE RATED PARTITIONS AND FLOOR ASSEMBLIES WITH APPROVED (ULC) MASTIC CAULKING.
- PROVIDE ACoustical SEALANT AT JUNCTIONS OF SOUND RATED PARTITION STAGGER THESE OUTLETS 2 STUD WHERE ELECTRICAL OR OTHER OUTLETS OCCUR IN SOUND RATED PARTITION STAGGER THESE OUTLETS 2 STUD SPACES. PROVIDE ACoustical SEALANT ALL AROUND.

### DRAWING SYMBOLS LEGEND

- 52 DOOR TAG REFER TO SCHEDULE
- 60 X 48 WINDOW TYPE TAG, REFER TO SCHEDULE
- ROOM NAME ROOM TAG
- DETAIL # DETAIL INDICATOR
- B1 PAGE CROSS REFERENCE
- SECTION # ELEVATION INDICATOR
- VIEW DIRECTION OF ELEVATION
- PAGE CROSS REFERENCE
- ELEVATION INDICATOR
- CEILING HEIGHT INDICATOR
- KEYNOTE INDICATOR
- WALL TYPE SYMBOL
- ROOF TYPE SYMBOL
- FLOOR TYPE SYMBOL
- NORTH ARROW



berry architecture  
+associates

SEALS

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### REVISIONS + ISSUES

NO.	DATE	ISSUE	ISSUED FOR
2024 09 21	CONSTRUCTION		
2024 07 07	REVISED WALL ASSEMBLY		
2024 04 15	IN ISSUE CONSTRUCTION		

Pinetree Meadows  
Phase 1, Lot 1  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

Berry Architecture + Associates  
Suite 200, 5210-50 Avenue  
Red Deer, T4N 4B5  
Phone: 403-934-4461  
Contact:

### ARCHITECTURAL SHEET

Sheet Number	Sheet Name
A10	COVER SHEET
A11	CONCRETE
A12	FOUNDATION
A13	BASEMENT FLOOR PLAN
A14	FIRST FLOOR PLAN
A15	SECOND FLOOR PLAN
A16	ROOF PLAN
A17	EXTERIOR BUILDING ELEVATIONS
A18	EXTERIOR BUILDING ELEVATIONS
A19	EXTERIOR BUILDING ELEVATIONS
A20	BUILDING SECTIONS
A21	CONSTRUCTION DETAILS
A22	CONSTRUCTION DETAILS CONT.
A23	CONSTRUCTION DETAILS CONT.
A24	DOOR + WINDOW SCHEDULES
A25	SPECIFICATIONS

COVER SHEET

SCALE: As Indicated  
DRAWN: RSD/BS  
CHECKED: M/RR

OCT 21  
21-010  
A0.0



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+ associates

SEALS

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REVISIONS + ISSUES

NO.	DATE	ISSUED FOR
0001	04.10	BUILDING PERMIT
0002	09.21	CONSTRUCTION
0004	04.15	RE-SUB CONSTRUCTION

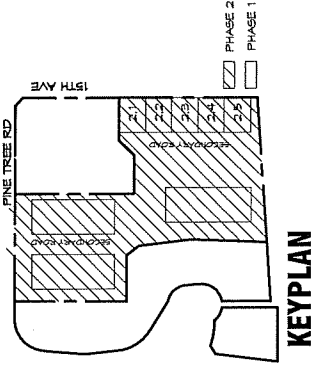
**Pinetree Meadows  
Phase 1, Lot 1  
Generation Homes  
15 Ave Invermere BC**

PROJECT TITLE

**SITE PLAN +  
BY LAW  
REVIEW**

DRAWING TITLE

SCALE: As Indicated
DRAWN: JE/RDK
CHECKED: RKD / JM / RRS
OCT '21
22-030



**DISTRICT OF INVERMERE LAND-USE BYLAW REVIEW**

Lot 1, Block, Plan  
99-36 212B 15th Ave Invermere, BC V0A 1K0

LEGAL ADDRESS  
CIVIC ADDRESS

**Regulation: Requirement: Proposed: Comment:**

Regulation:	Requirement:	Proposed:	Comment:
Site Data: Zoning:	R3	R3	Permitted Use
Total Lot Area:	440 sq.m	440 sq.m	
Total Building Footprint:	170 sq.m	170 sq.m	
Total Site Coverage:	39%	39%	Conforms
Setbacks:			
Front Yard:	4.5 m	4.5 m	Conforms
Interior Side Yard:	1.2 m	2.4 m	Conforms
Exterior Side Yard:	2 m	2.25 m	Conforms
Rear Yard:	n/a	n/a	
Building Height:	12.5 m	10.65 m	Measure to midpoint b/w Roof eaves and ridge of primary roof from finished grade
Building Area:			
Basement Area:	Unit 1	130 sq.m	
Main Floor Area:	Unit 2	50 sq.m	
Second Floor Area:	Unit 3	130 sq.m	
Total Floor Area:	Unit 4	50 sq.m	
	Unit 4	80 sq.m	
	Unit 4	340 sq.m	
Parking:	1.5 stalls/unit	6 stalls	Conforms
Standard Stall Size:	2.7 m x 6.0 m	2.7 m x 7.2 m	Conforms

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**SITE PLAN - LOT 1**

SCALE = 1:100

**SITE LEGEND**

---	PROPERTY LINE
- - -	SETBACK LINE
▨	SIDEWALK
▩	GRASS
○	TREE/SHRUB

**SPATIAL SEPARATIONS**

Ref	Exposing Area (m <sup>2</sup> )	Opening Area (m <sup>2</sup> )	% Openings	Limiting Distance (m)	% Openings Permitted
N Face	81.05	2.96	4%	(9.10,14.2)	(9.10,14.4, -4)
S Face	81.05	4.28	5%	2.4 (1.2)	7%
E Face	105.73	23.18	22%	2.4 (1.2)	7%
W Face	79.69	18.75	24%	14.44	100%
				14.44	100%

\* Figures based on worst case scenario for all lots where same meter building U, underground spaces.

BRITISH COLUMBIA BUILDING CODE - 2018 EDITION REVIEW

Regulation:	Requirement:	Proposed:
<b>Occupancy Classification</b> 9.10.2.1	Group C - Residential	Group C - Residential
<b>Building Height</b>	Up to 3 stories	2 stories
<b>Building Area</b>	Not more than 600 sq.m.	340 sq.m
<b>Regulation:</b>	<b>Requirement:</b>	<b>Proposed:</b>
<b>Floor Rating</b> 9.10.9.4.1	Except as permitted in Sentences (2) to (4), all floor assemblies shall be constructed as fire separations	45 min Fire Resistance Rating provided within dwellings, 1 hr Fire Resistance Rating provided between suites
<b>Ceilings</b> 9.10.9.1.4	Fire resistance rating not less than 45 min ...	45 min Fire Resistance Rating provided within dwellings, 1 hr Fire Resistance Rating provided between suites
<b>Roof Rating</b> 9.10.9.1.1	No rating required	N/A
<b>Loadbearing Rating</b> 9.10.9.5.	Loadbearing walls, columns, and arches shall have a fire-resistance rating not less than that required for the supported assembly (45 min).	45 min Fire-Resistance Rating

Regulation:	Requirement:	Proposed:
<b>Separation of Residential Occupancies</b> 9.10.9.1.1	... Residential occupancies shall be separated from all other major occupancies by a fire separation having a fire-resistance rating of not less than 1h	1 hr Fire-Resistance Rating provided
<b>Limiting Distance</b> 9.10.14.3.	... A limiting distance equal to half the actual limiting distance shall be used to input requirements where... Fire department response time exceed 10 min.	Limiting distance no less than 4.0m provided throughout. All openings comply with limits stated in Table 9.10.14.4. - A
<b>Smoke Alarms</b> 9.10.19.1.1	Smoke alarms conforming to CAN/ULC-55A1 ... shall be installed in a) each dwelling unit, including sleeping rooms within a dwelling unit and, in addition, in common areas not in dwelling units in a house with a secondary suite	Information only
9.10.19.4. 4)	Smoke detectors are permitted to be installed in lieu of smoke alarms as stated in sentence (3) are permitted to sound localized alarms within individual suites, and need not sound an alarm throughout the rest of the building.	Information only
<b>Egress from Dwelling Units</b> 9.9.5.1.1)	... every dwelling unit containing more than 1 storey shall have exits or egress doors located so that 1 shall not be necessary to travel up or down more than 1 storey to reach a level served by a) an egress door... Or b) an exit doorway not more than 1.5m above ground level	Max travel distance 1 storey
<b>Egress from Bedrooms</b> 9.9.5.1.1,2)	... Each bedroom shall have at least one outside window or exterior door, operable from inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware. ... The window shall provide an unobstructed opening of not less than 0.35 sq m with no dimension less than 300mm and maintain the required opening during an emergency without the need for additional support.	Window comply, refer to schedule
9.9.10.1. 3)	... A window well, a clearance of not less than 760mm shall be provided in front of the window	Window wells provided in conformance
9.10.20.1.1)	... A window or access panel providing an opening not less than 1100 mm high and 550 mm wide and having a sill height of not more than 400 mm above the floor shall be provided on the second and third storeys of every building in at least one wall facing on a street if such storeys are not sprinklered	Windows provided

Regulation:	Requirement:	Proposed:
<b>Thermal Characteristics Climate Zone 6</b> 9.36.2.6. 1) b)	... The effective thermal resistance of above-ground opaque building assemblies or portions thereof shall be not less than that shown for the applicable heating-degree day category in b) ... Where the ventilation system includes heat-recovery equipment	Heat Recovery Ventilators (HRV) provided
<b>Minimum Effective RSI</b> Ceilings below attics: Walls: Floors over unheated spaces:	6.67 2.97 4.67	6.67 4.01 N/A
<b>4.36.2.6.</b>	... The effective thermal resistance of building assemblies that are below-grade or in contact with the ground shall be not less than that shown for the applicable heating degree day category in b) where the ventilation system includes heat recovery equipment	Heat Recovery Ventilators (HRV) provided
<b>Minimum Effective RSI</b> Foundation walls: Unheated floors below Frost line: Unheated floors above Frost line: Slab on grade with integral footing:	2.98 Uninsulated 1.96 1.46	4.01 N/A 2.64 2.64
<b>4.36.2.6. 2)</b>	Where an entire floor assembly falls into two categories noted above, the more stringent value shall apply	Entire walkout basement slab RSI value of 2.64
<b>Sound Transmission</b> 9.11.1.1. 1)	... A dwelling unit shall be separated from every other space in a building in which noise may be generated by a) separating assembly and adjoining constructions, which together provide an apparent sound transmission class (ASTC) rating of not less than 47	5TC 44 ceiling provided, 5TC 47 walls provided (refer to schedule) haven't checked the ratings on these assemblies, need to review and revise if not meeting, please try and let me know
<b>Required Protection from Precipitation</b> 9.27.2.2. 5)	... exterior walls exposed to precipitation shall be protected against precipitation ingress by an exterior cladding assembly consisting of a first plane of protection and second plane of protection incorporating a capillary break, where a) the number of degree-days is less than 2400 or more, and the moisture index is greater than 0.50 or b) the number of degree-days is 3400 or more, and the moisture index is greater than 1.00	Number of degree days 4750, Moisture Index of 0.57 Secondary plane of protection not required, this data can be found in appendix C, find the closest city in the list
<b>9.27.2.2. 6)</b>	... In exterior walls described in sentence (5), the first and second planes of protection need not incorporate a capillary break, where a) it can be shown that omitting the capillary break will not adversely affect the performance of the building assemblies... c) the wall 1) is constructed of non-moisture sensitive materials, and intersecting or supported floors are also constructed of non-moisture-sensitive materials, or 1) is constructed as a mass wall of sufficient thickness to minimize the transfer of moisture to the interior	ICF wall construction complies with requirement, as noted, utilized non-moisture sensitive materials and does not include intersecting floor assemblies.



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**REVISIONS + ISSUES**

DATE	BY	ISSUED FOR
2023-04-10	BD	BUILDING PERMIT
2023-08-21	BD	CONSTRUCTION
2024-04-15	BD	RE-ISSUE CONSTRUCTION

**PROJECT TITLE**

**Pinetree Meadows**  
**Phase 1, Lot 1**  
**Generation Homes**  
**15 Ave Invermere BC**

**DRAWING TITLE**

**CODE REVIEW**

SCALE: 1:1  
DRAWN: JE  
CHECKED: RKD/M/R/R

OCT '21  
22-030

**A1.0**



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REVISIONS + ISSUES

NO.	DATE	ISSUE
1	2023 04 21	CONSTRUCTION
2	2024 04 15	RE-ISSUE CONSTRUCTION

# Pinetree Meadows Phase 1, Lot 1 Generation Homes 15 Ave Invermere BC

PROJECT TITLE

# BASEMENT FLOOR PLAN

DRAWING TITLE

SCALE: As Indicated

DRAWN: RKD/BS

CHECKED: M/RR

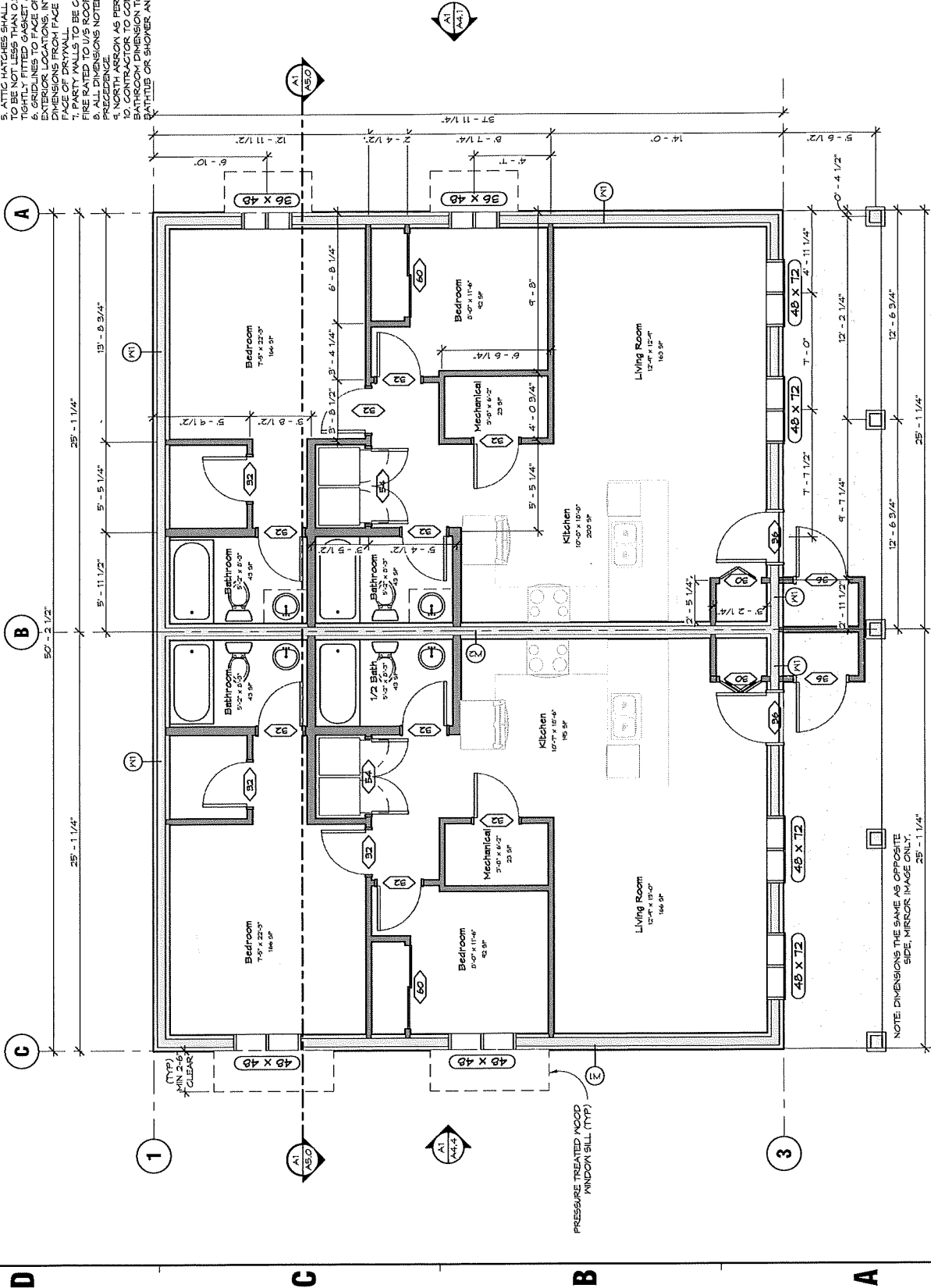
OCT. 21

21-070

# A3.0

## GENERAL NOTES

1. ALL PARTITIONS TYPE P1 UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
3. ALL BULLHEADS TO HAVE MIN. 10" CLEARANCE BELOW.
4. ALL CLOSETS TO HAVE 2'-0" INTERIOR CLEAR WIDTH UNLESS NOTED OTHERWISE.
5. PARTITIONS TO BE FINISHED WITH TIGHTLY FITTED GASKET AND COVERS.
6. GRIDLINES TO FACE OF EXTERIOR. AT EXTERIOR LOCATIONS. INTERIOR DIMENSIONS FROM FACE OF DRYWALL TO PARTY WALLS TO BE CONTINUOUS AND FIRE RATED TO U/S ROOF DECK.
7. ALL DIMENSIONS NOTED "CLR" TO TAKE PRECEDENCE.
8. NOT TO SCALE AS PER SITE PLAN.
9. CONTRACTOR TO VERIFY BATHROOM DIMENSION TO SUIT SUPPLIED BATH-TUB OR SHOWER AND SURROUND.



NOTE: DIMENSIONS THE SAME AS OPPOSITE  
SIDE, MIRROR IMAGE ONLY.

## BASEMENT FLOOR PLAN

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



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REVISIONS + ISSUES	ISSUED FOR
2023 04 21	CONSTRUCTION
2024 02 07	REVISED WALL ASSEMBLY
2024 04 15	RE-ISSUE CONSTRUCTION

# Pinetree Meadows Phase 1, Lot 1 Generation Homes 15 Ave Invermere BC

PROJECT TITLE

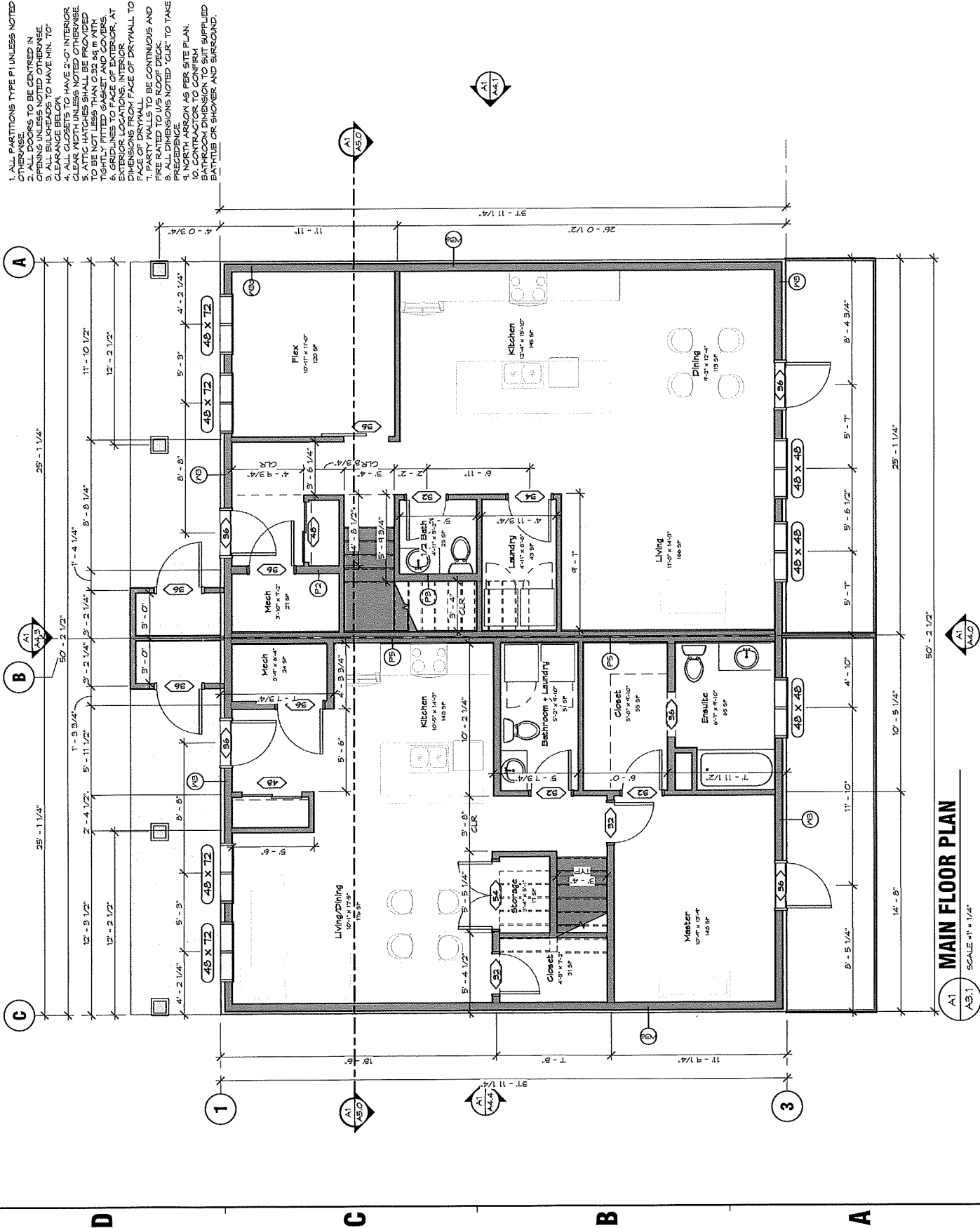
# MAIN FLOOR PLAN

DRAWING TITLE

SCALE: As Indicated
DRAWN: RKO/BS
CHECKED: IM/RR
OCT 21
21-OTO
<b>A3.1</b>

## GENERAL NOTES

1. ALL PARTITIONS TYPE P1 UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE CENTRED IN FRAME.
3. ALL BULKHEADS TO HAVE MIN. TO CLEARANCE BELOW.
4. ALL CLOSETS TO HAVE 2'-0" INTERIOR CLEAR WIDTH UNLESS NOTED OTHERWISE.
5. ALL CHANGES SHALL BE PROVIDED TIGHTLY FITTED GASKET AND COVERS.
6. GRIDLINES TO FACE OF EXTERIOR, AT EXTERIOR LOCATIONS. INTERIOR DIMENSIONS FROM FACE OF DRYWALL TO FACE OF FINISH.
7. PARTY WALLS TO BE CONTIGUOUS AND FIRE RATED TO U/S ROOF DECK.
8. ALL DIMENSIONS NOTED "CLR" TO TAKE PRECEDENCE.
9. NORTH ARROW AS PER SITE PLAN.
10. NORTH ARROW TO BE SUPPLIED IN BATHROOM TO SUIT SUPPLIED BATHTUB OR SHOWER AND SURROUND.



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





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REVISIONS + ISSUES

DATE	ISSUED FOR
2023 04 21	CONSTRUCTION
2024 02 07	REVISED WALL ASSEMBLY
2024 04 15	RE-SUBMIT CONSTRUCTION

**Pinetree Meadows  
Phase 1, Lot 1  
Generation Homes  
15 Ave Invermere BC**

PROJECT TITLE

**SECOND  
FLOOR PLAN**

DRAWING TITLE

SCALE: As Indicated

DRAWN: RKD/BS

CHECKED: IM/RR

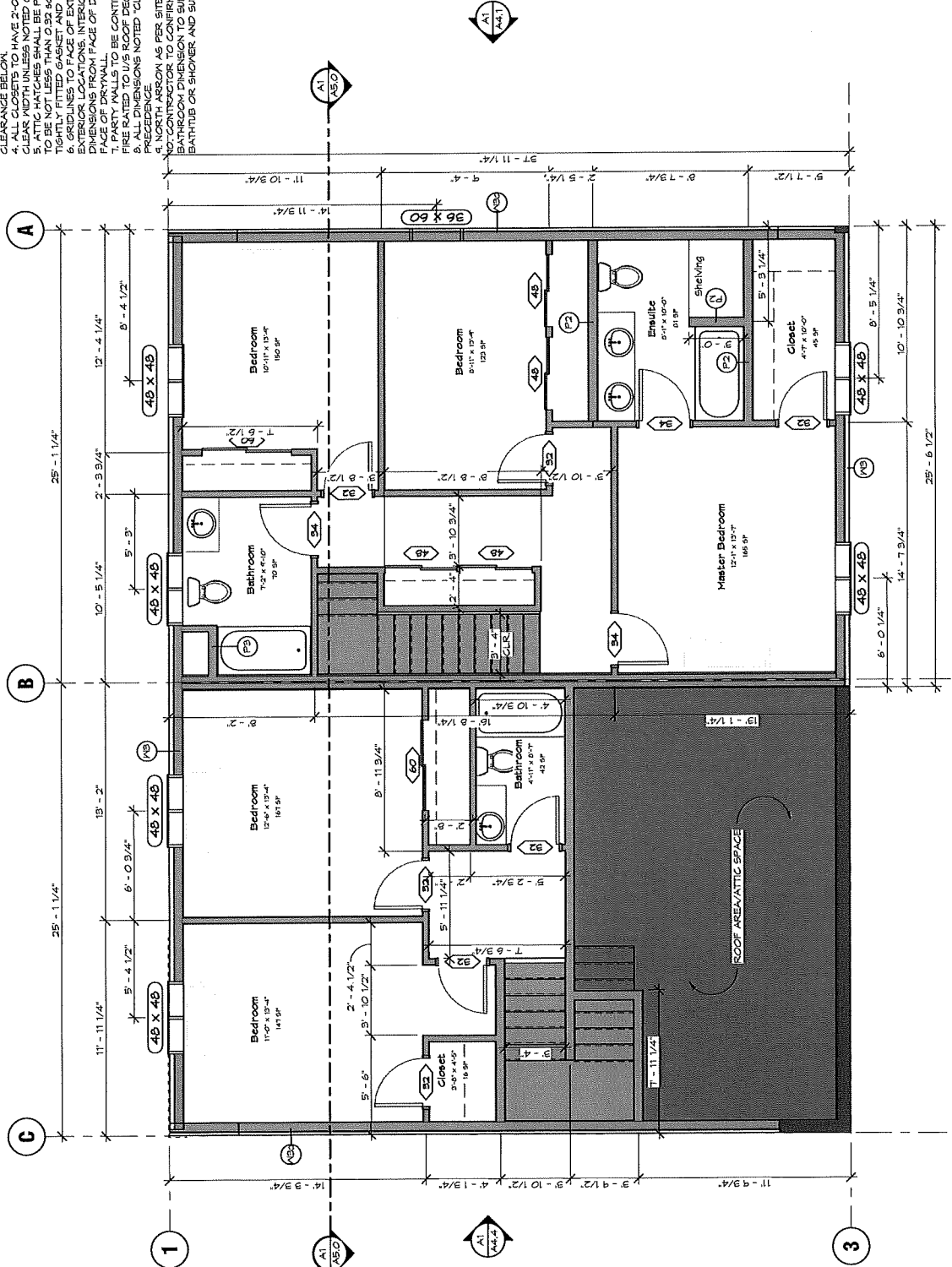
OCT 21

**A3.2**

21-OTO

**GENERAL NOTES**

1. ALL PARTITIONS TYPE P1 UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
3. ALL BULLHEADS TO HAVE MIN. 70° RADIUS.
4. ALL CLOSETS TO HAVE 2'-0" INTERIOR CLEAR WIDTH UNLESS NOTED OTHERWISE.
5. ATTIC HATCHES SHALL BE PROVIDED TO BE NOT LESS THAN 0.92 M<sup>2</sup> WITH 100MM MIN. OVERHEAD CLEARANCE.
6. GRID LINES TO FACE OF EXTERIOR, AT EXTERIOR LOCATIONS. INTERIOR DIMENSIONS FROM FACE OF DRYWALL TO FACE OF DRYWALL.
7. PARTY WALLS TO BE CONTINUOUS AND 150MM MIN. THICK UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS NOTED CLR. TO TAKE PRECEDENCE.
9. NORTH ARROW AS PER SITE PLAN.
10. CONTRACTOR TO CONFIRM BATHROOM DIMENSION TO SUPPLIED BATHTUB OR SHOWER AND SURROUND.



**SECOND FLOOR PLAN**

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



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REVISIONS + ISSUES

NO.	DATE	ISSUED FOR
0001	04.21.20	CONSTRUCTION
0002	04.15.20	RE-ISSUE CONSTRUCTION

# Pinetree Meadows Phase 1, Lot 1 Generation Homes 15 Ave Invermere BC

PROJECT TITLE

# ROOF PLAN

DRAWING TITLE

SCALE: 1" = 1/4"

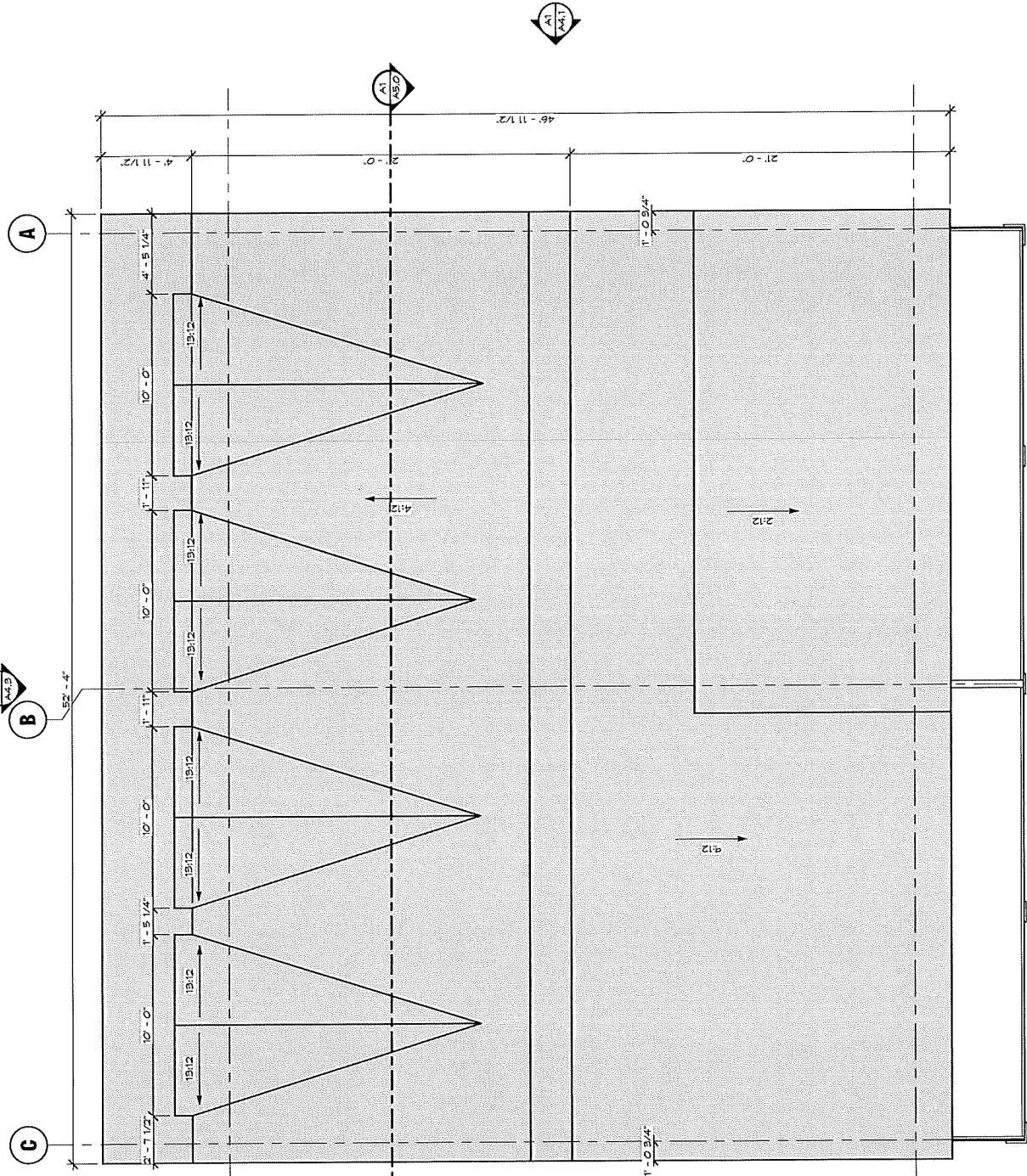
DRAWN: RKD/B5

CHECKED: IM/RR

OCT 21

21-070

## A3.4



### I.O. ROOF

SCALE 1" = 1/4"

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REVISIONS + ISSUES

NO.	DATE	ISSUED FOR
2023	04 21	CONSTRUCTION
2024	04 15	RESUME CONSTRUCTION

Pinetree Meadows  
Phase 1, Lot 1  
Generation Homes  
15 Ave Invermere BC

PROJECT TITLE

EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE: 1" = 1/4"

DRAWN: RKD/JE/BS

CHECKED: M/RR

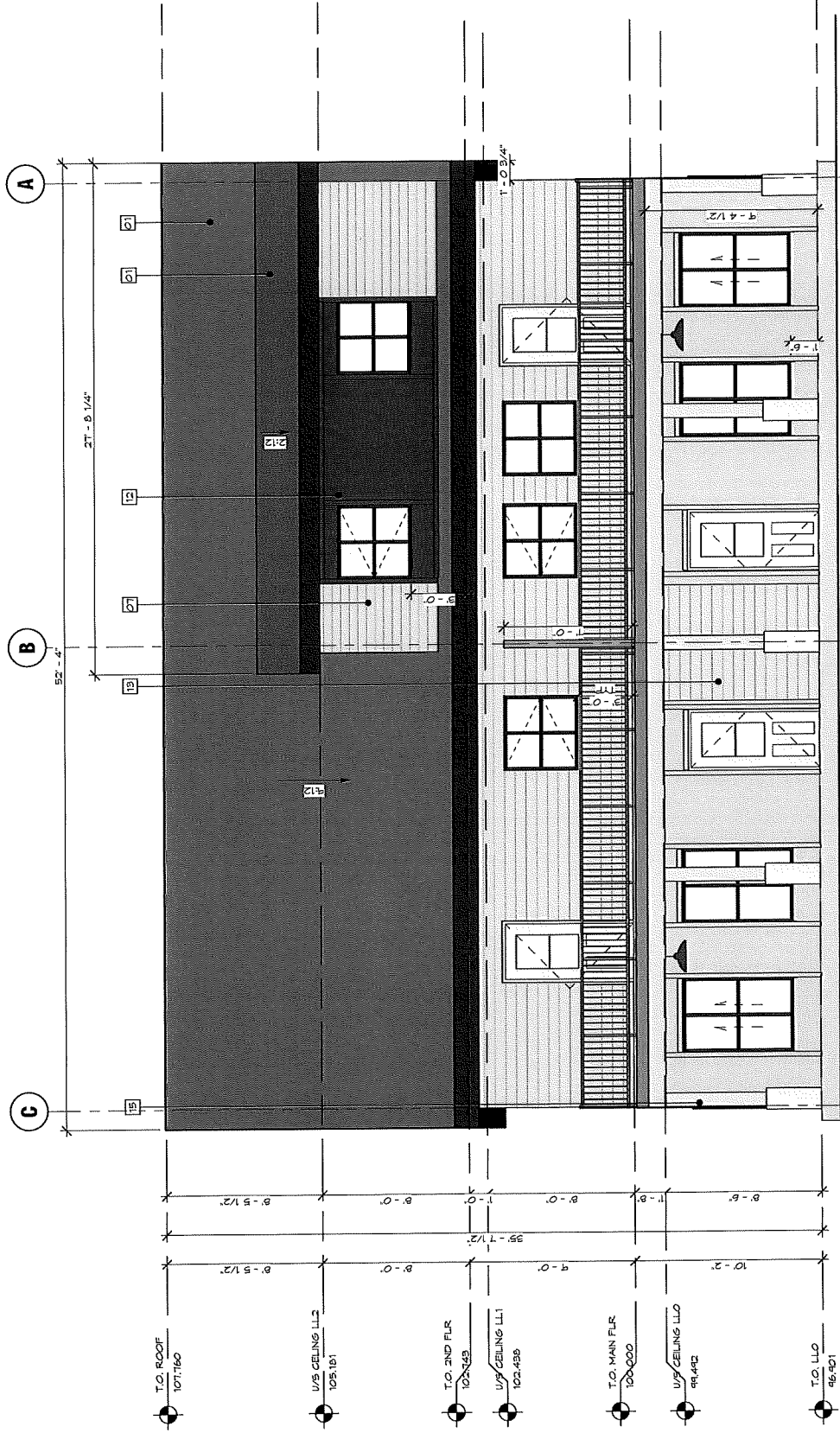
OCT 21

21-070

A4.0

KEYNOTE LEGEND

01	ASPHALT SHINGLE
07	MID TONE HORIZONTAL 1.25" HARDIE LAP
12	DARK TONE HARDIE BOARD AND BATTEN
13	MID TONE HARDIE BOARD AND BATTEN
15	SOLID WOOD COLUMN WITH PURRED HARDIE BASE



**ELEVATION A**  
A1  
A4.0  
SCALE: 1" = 1/4"

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**REVISIONS + ISSUES**

NO.	DATE	ISSUED FOR
01	2023 04 21	CONSTRUCTION
02	2024 04 15	RE-SUBMIT CONSTRUCTION

**Pinetree Meadows  
Phase 1, Lot 1  
Generation Homes  
15 Ave Invermere BC**

PROJECT TITLE

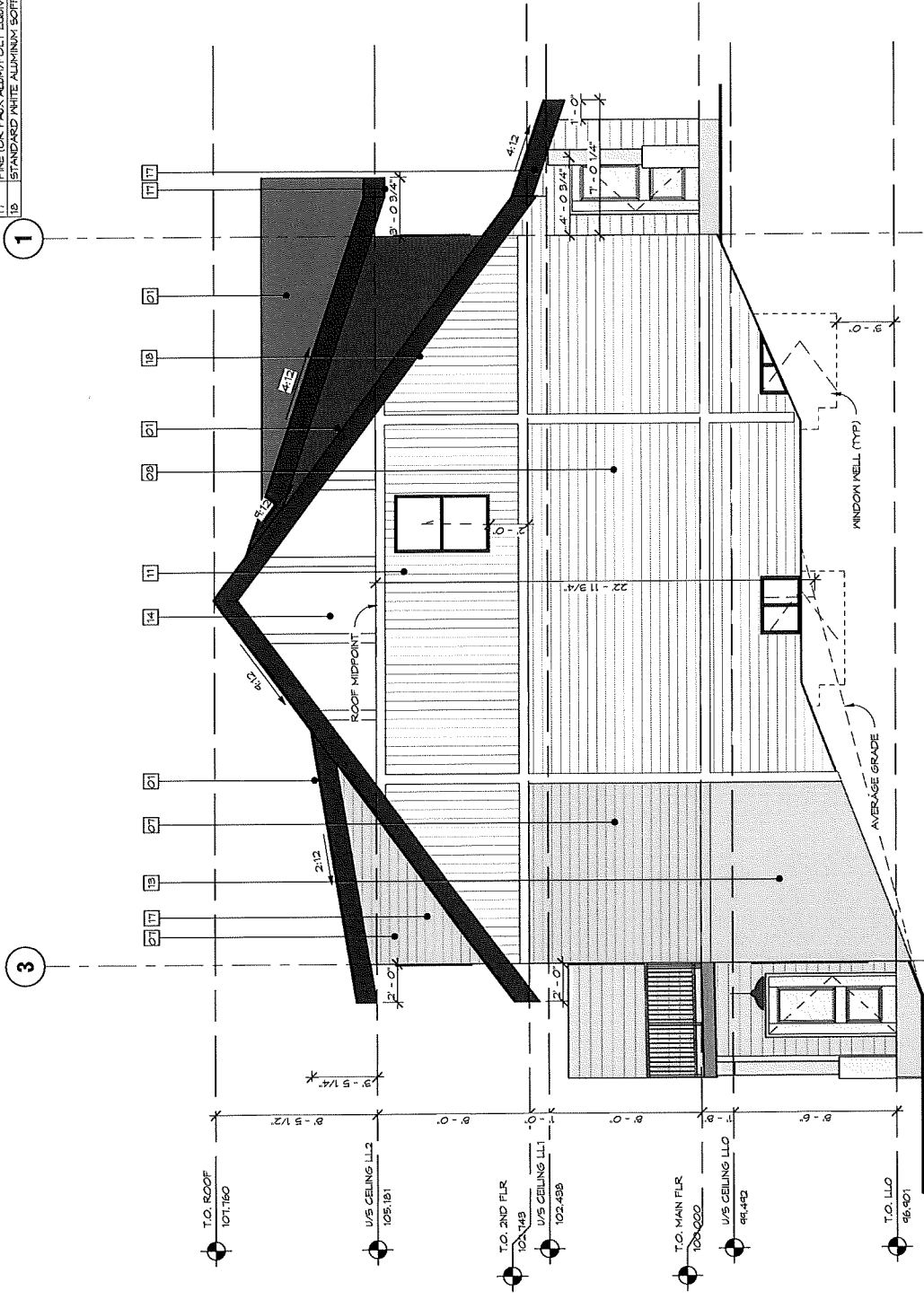
**EXTERIOR  
BUILDING  
ELEVATIONS**

DRAWING TITLE

SCALE: 1" = 1/4"
DRAWN: RKD/JE/BS
CHECKED: IM/RR
OCT. 21
21-070
<b>A4.1</b>

**KEYNOTE LEGEND**

01	ASPHALT SHINGLE
07	MID TONE HORIZONTAL 1.25" HARDIE LAP
09	WHITE HORIZONTAL 1.25" HARDIE LAP
11	WHITE HARDIE VERTICAL PLANK
13	MID TONE HARDIE BOARD AND BATTEN
14	WHITE HARDIE BOARD AND BATTEN
17	PINE (OR FAUX ALUM/POLY EQUIVALENT) SOFFIT
18	STANDARD WHITE ALUMINUM SOFFIT



**ELEVATION B**  
A1 SCALE = 1" = 1/4"  
A4.1



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REVISIONS + ISSUES

NO.	DATE	DESCRIPTION
1	2023.08.21	CONSTRUCTION
2	2024.04.15	RE-ISSUE CONSTRUCTION

Pinetree Meadows  
Phase 1, Lot 1  
Generation Homes  
15 Ave Invermere BC

PROJECT TITLE

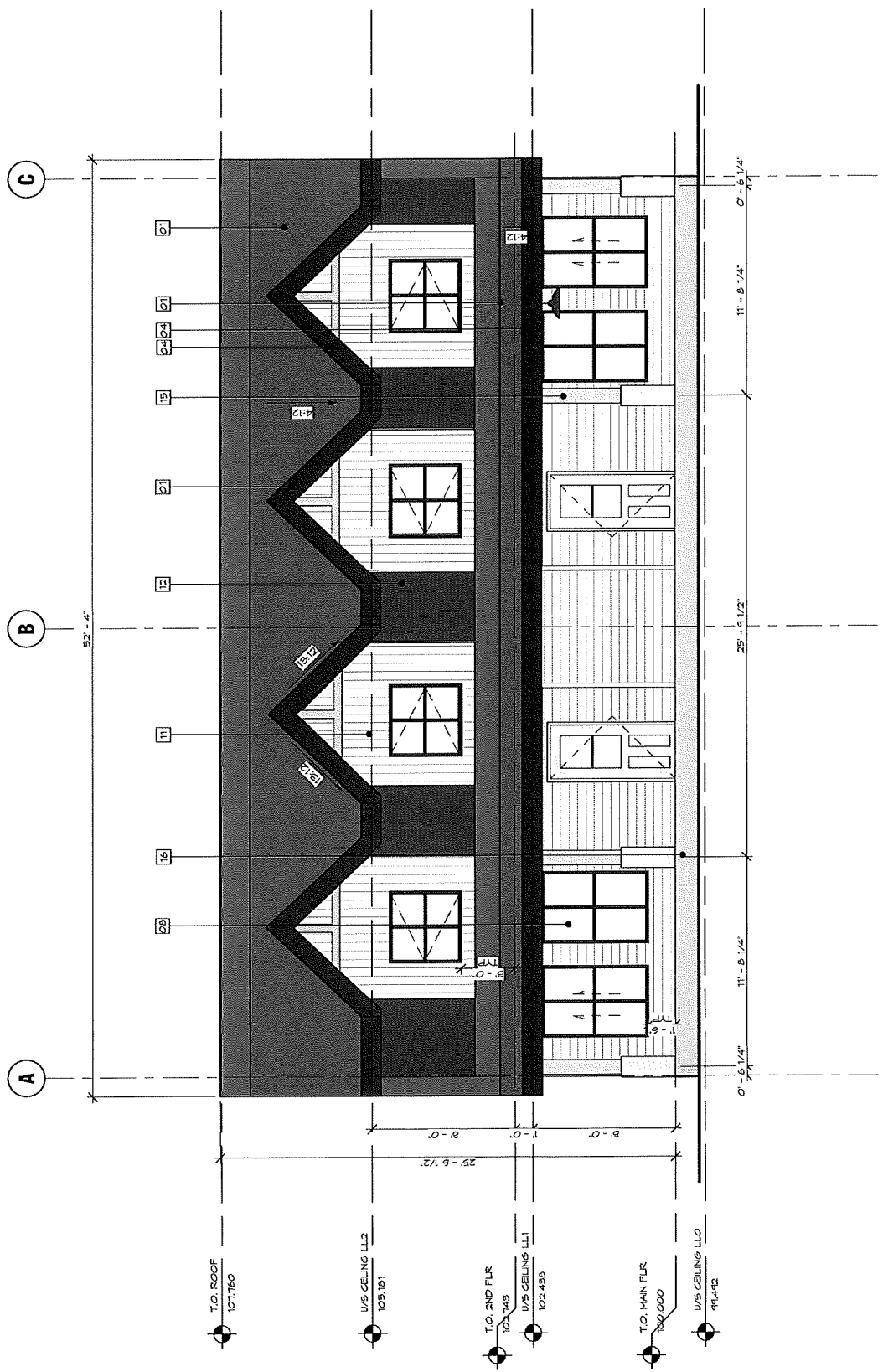
EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE:	1" = 1/4"
DRAWN:	RKD/JE/BS
CHECKED:	JM/RR
OCT 21	A4.3
21-070	

**KEYNOTE LEGEND**

01	ASPHALT SHINGLE
04	CHARCOAL FASCIA
08	WHITE HORIZONTAL 1/2" HARDIE LAP
11	WHITE HARDIE VERTICAL PLANK
12	DARK TONE HARDIE BOARD AND BATTEN
15	SOLID WOOD GOLDKIN WITH FURRED HARDIE BASE
16	CONCRETE PATIO W/ FAUX WOOD FASCIA AS REQ'D



A1 ELEVATION C  
A4.3 SCALE: 1" = 1/4"



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REVISIONS + ISSUES  
NO. DATE BY REASON FOR  
001 04/23/23 RSD CONSTRUCTION  
002 04/24/23 RSD RE-ISSUE CONSTRUCTION

# Pinetree Meadows Phase 1, Lot 1 Generation Homes BC 15 Ave Invermere BC

PROJECT TITLE

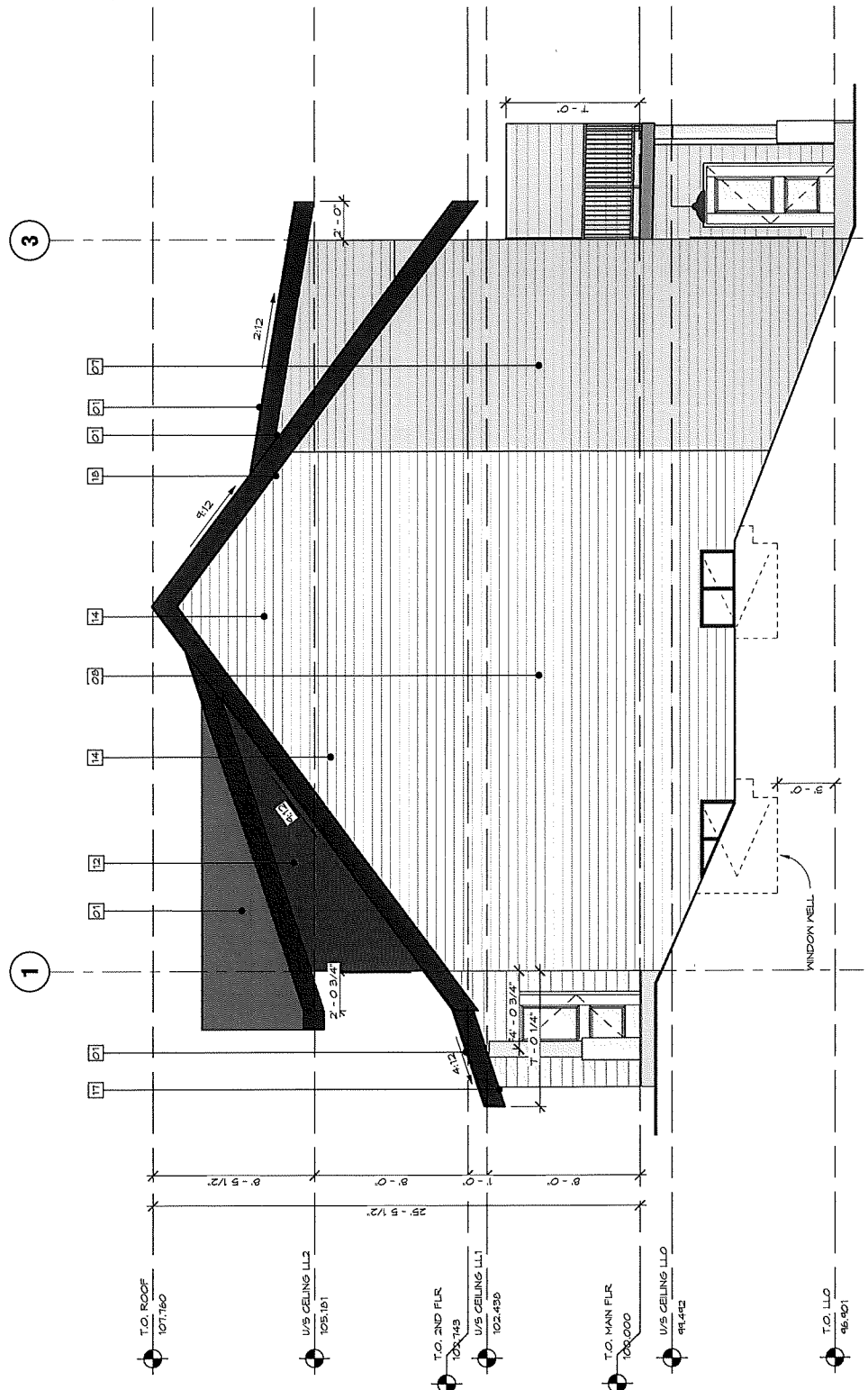
# EXTERIOR BUILDING ELEVATIONS

DRAWING TITLE

SCALE: 1" = 1/4"  
DRAWN: RSD/JE/BS  
CHECKED: JM/RSR  
OCT. 21  
21-070  
**A4.4**

### KEYNOTE LEGEND

01	ASPHALT SHINGLE
07	MID-TONE HORIZONTAL 1/2" HARDBOARD LAP
08	WHITE HORIZONTAL 1/2" HARDBOARD LAP
12	DARK-TONE HARDBOARD AND BATTEN
14	WHITE HARDBOARD AND BATTEN
17	PINE (OR PAUK ALUM/POLY EQUIVALENT) SOFFIT
19	STANDARD WHITE ALUMINUM SOFFIT



**ELEVATION D**  
A1  
A4.4  
SCALE: 1" = 1/4"





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**REVISIONS + ISSUES**

2023.08.21	CONSTRUCTION	
2024.04.15	RE-SUBMIT CONSTRUCTION	

**Pinetree Meadows  
Phase 1, Lot 1  
Generation Homes BC  
15 Ave Invermere BC**

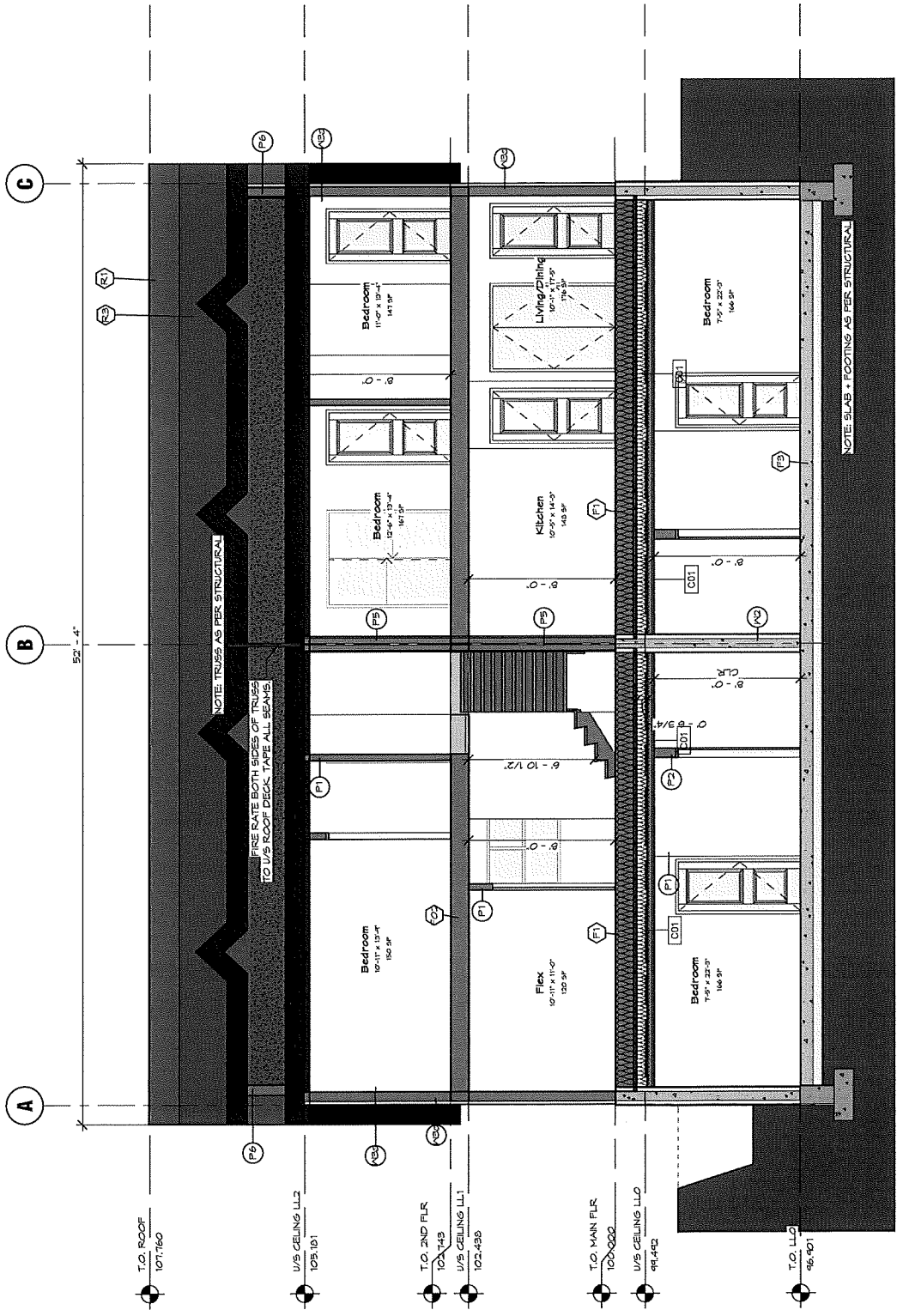
PROJECT TITLE

**BUILDING SECTIONS**

DRAWING TITLE

SCALE: 1" = 1/4"  
DRAWN: RSD/BS  
CHECKED: IM/RSR  
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21-070

**A5.0**





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REVISIONS + ISSUES

2023.06.21	CONSTRUCTION	NOTED FOR
2023.06.24	CONSTRUCTION	NOTED FOR
2023.06.21	CONSTRUCTION	NOTED FOR
2024.03.07	REVISED WALL ASSEMBLY	NOTED FOR
2024.04.15	REVISED CONSTRUCTION	NOTED FOR

# PINETREE MEADOWS PHASE 1, LOTS 1-8 GENERATION HOMES BC 15th Ave, Invermere BC

PROJECT TITLE

# CONSTRUCTION DETAILS

DRAWING TITLE

SCALE: As Indicated

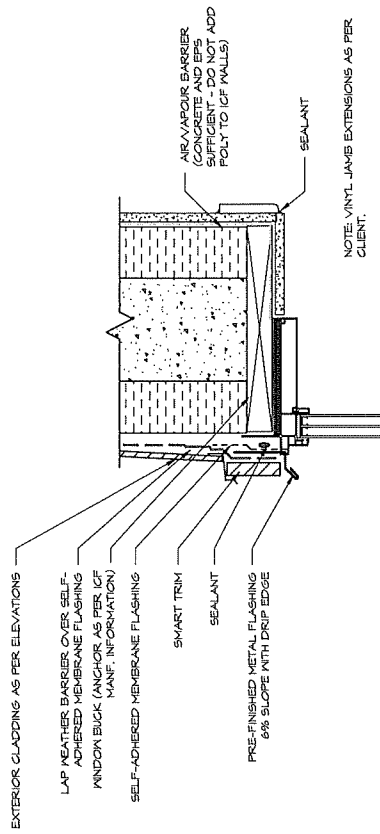
DRAWN: RKD

CHECKED: RR

OCT '21

21-070

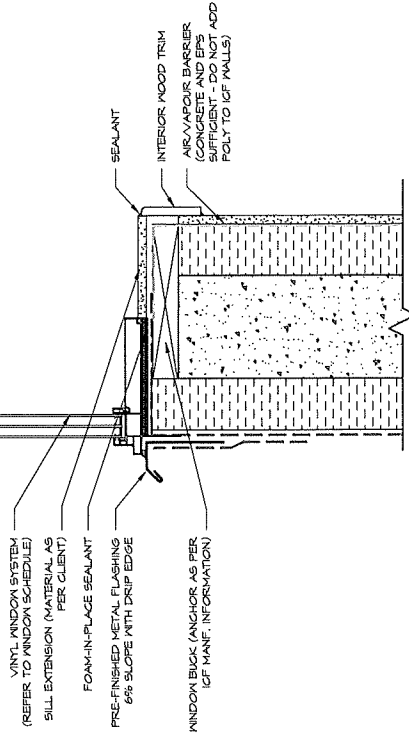
# A6.0



## ICF WALL WINDOW HEADER

SCALE = 1:5

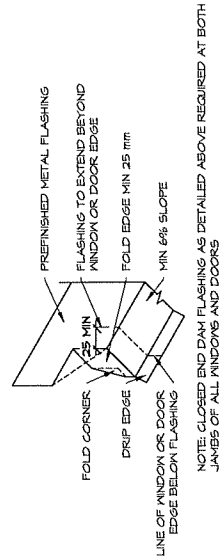
D4  
A6.0



## ICF WALL WINDOW SILL

SCALE = 1:5

B4  
A6.0

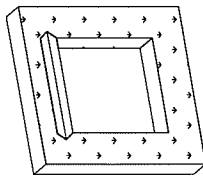


## CLOSED END DAM FLASHING

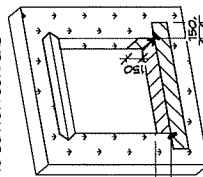
SCALE = 1:4

A4  
A6.0

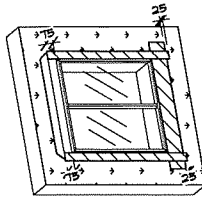
1. APPLY AIR BARRIER TO WALL, CUT AIR BARRIER AND WRAP JAMBS, CREATE AIR BARRIER FLAP AT WINDOW HEAD



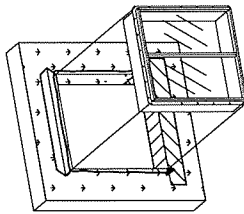
2. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE BOTTOM SILL THAT IS 300mm LONGER THAN THE WIDTH OF THE ROUGH OPENING. COVER THE ENTIRE SILL. MEMBRANE MUST CONTINUE DOWN UP EACH JAMB. LAP THE OVERHANGING MEMBRANE TO THE INSIDE OF THE AIR BARRIER. APPLY BORTIE PATCH TO BOTTOM CORNERS.



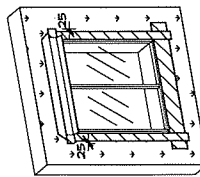
3. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE SIDES (JAMBS) OF THE WINDOW. FLASHING SHOULD BE A MINIMUM OF 75mm ABOVE WINDOW HEAD AND A MINIMUM OF 25mm PAST THE SILL FLASHING.



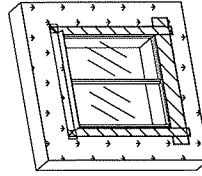
4. APPLY SEALANT TO WINDOW MOUNTING FLANGE (JAMBS AND HEAD ONLY). INSTALL THE WINDOW ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.



5. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE HEAD OF THE WINDOW. FLASHING SHOULD BE A MINIMUM OF 25mm PAST THE JAMB FLASHING. INSTALL PRE-FINISHED METAL FLASHING AT WINDOW HEAD.



6. RELEASE AIR BARRIER FLAP AND SEAL.



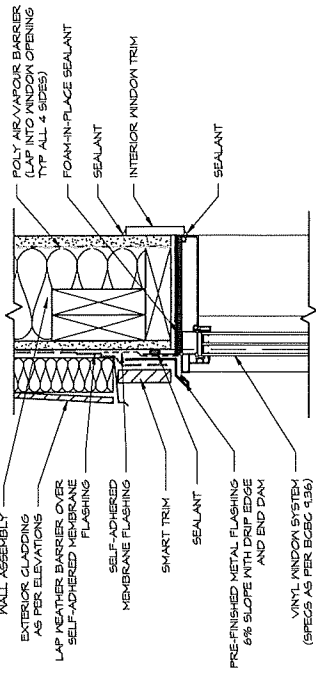
FLASHING MEMB. TO THE WIDTH OF ALL FLASHINGS ARE DETERMINED BY THE NAILING FLANGE OF THE WINDOW. THE FLASHING MUST EXTEND PAST THE EXTENTS OF THE NAILING FLANGE OF WINDOW.

## WINDOW MEMBRANE FLASHING DETAIL

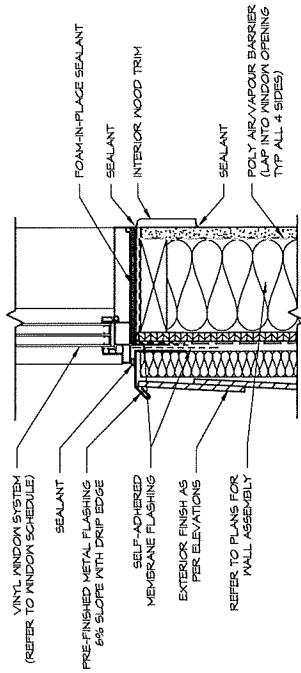
SCALE INTS

A1  
A6.0



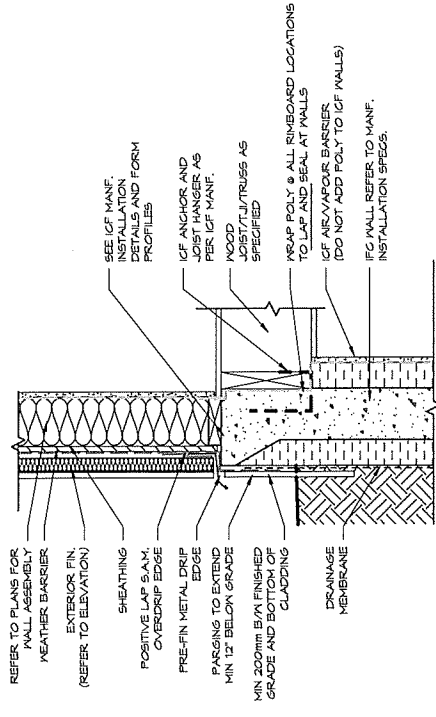


**D1 WINDOW HEADER DETAIL**  
SCALE = 1:5

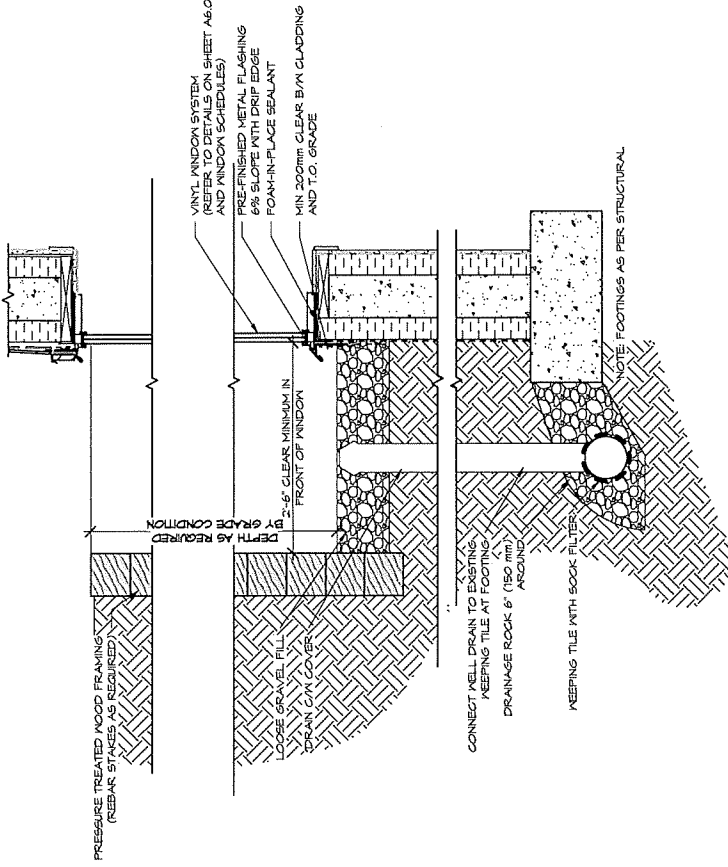


**C1 WINDOW SILL DETAIL**  
SCALE = 1:5

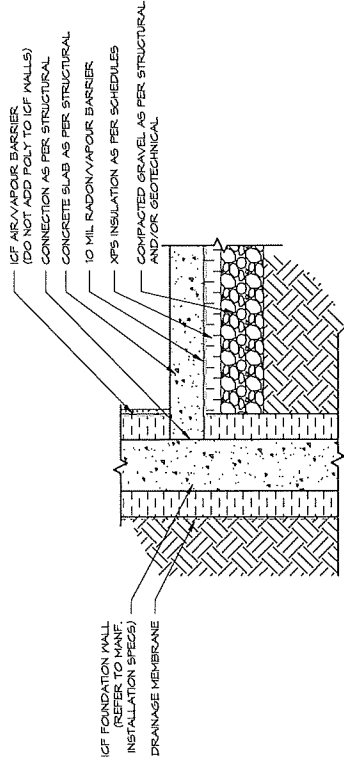
NOTE: WOOD SILL OR DRYWALL RETURNS AS PER CLIENT.



**A1 ICF TO WOOD FRAME EXT. WALL**  
SCALE = 1:10



**CS ICF WINDOW WELL DETAIL**  
SCALE = 1:10



**AS SLAB TO FOUNDATION WALL**  
SCALE = 1:10



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**REVISIONS + ISSUES**

2023 08 24	CONSTRUCTION	ISSUED FOR
2023 08 21	CONSTRUCTION	
2024 02 07	REVISED WALL ASSEMBLY	
2024 04 15	REVISED CONSTRUCTION	

**PINETREE MEADOWS  
PHASE 1, LOTS 1-8  
15th Ave, Invermere BC**

PROJECT TITLE

**CONSTRUCTION  
DETAILS  
CONT.**

SCALE:	As Indicated
DRAWN:	RKD
CHECKED:	RR
OCT '21	<b>A6.1</b>
21-OTO	



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REVISIONS + ISSUES
2023.06.24 CONSTRUCTION
2023.08.24 CONSTRUCTION
2024.02.07 REVISED WALL ASSEMBLY
2024.04.18 RE-SITE CONSTRUCTION

# PINETREE MEADOWS PHASE 1, LOTS 1-8 GENERATION HOMES BC 15th Ave, Invermere BC

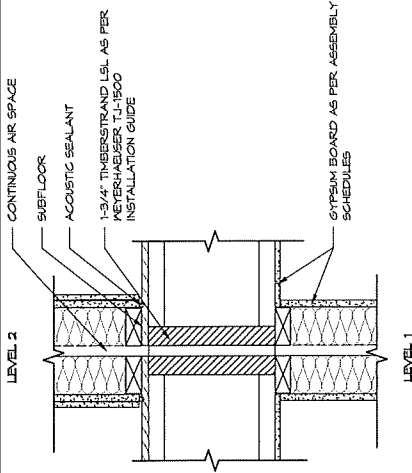
PROJECT TITLE

# CONSTRUCTION DETAILS CONT.

DRAWING TITLE

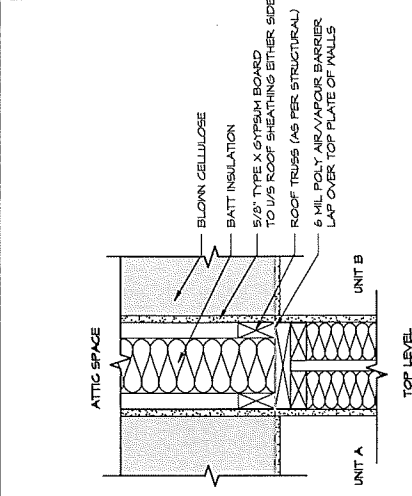
SCALE: As Indicated
DRAWN: RKS
CHECKED: RR

OCT '21  
A6.2  
21-070



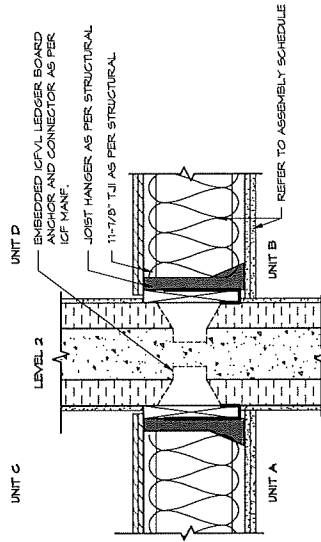
**WOOD PARTY WALL TO INT. FLOOR**  
SCALE = 1:10

D3  
A6.2



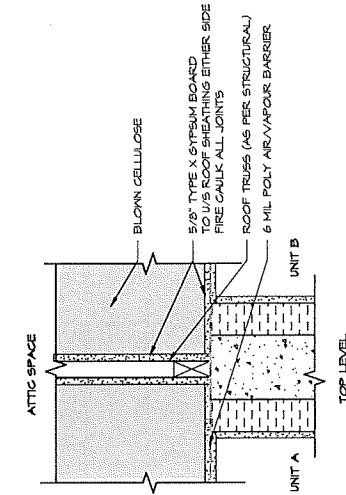
**WOOD PARTY WALL TO ROOF**  
SCALE = 1:8

D4  
A6.2



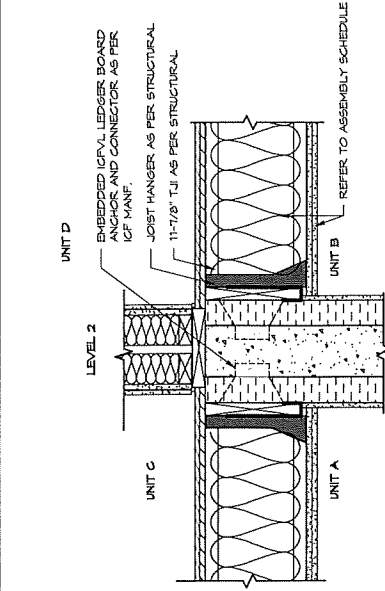
**ICF PARTY WALL TO FLOOR**  
SCALE = 1:10

B2  
A6.2



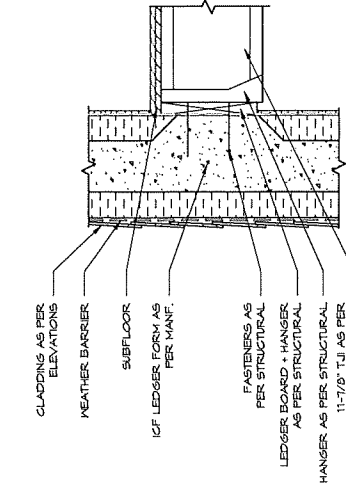
**ICF PARTY WALL TO ROOF**  
SCALE = 1:8

B4  
A6.2



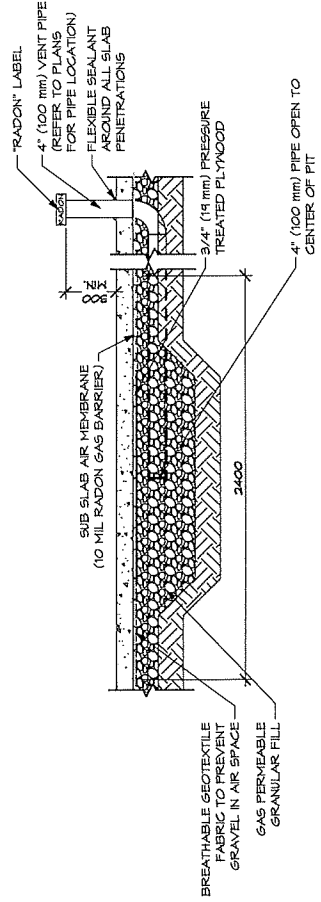
**ICF TO WOOD PARTY WALL**  
SCALE = 1:10

D1  
A6.2



**ICF WALL TO FLOOR CONNECTION**  
SCALE = 1:10

B1  
A6.2

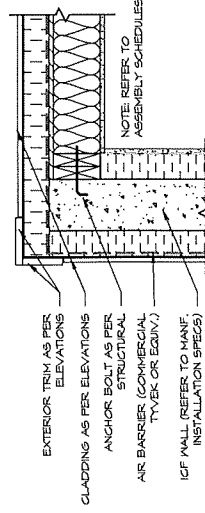


**RADON PIT**  
SCALE = 1:10

A1  
A6.2

**ICF TO WOOD WALL CORNER PLAN DETAIL**  
SCALE = 1:10

A4  
A6.2





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**REVISIONS + ISSUES**

2023.06.24	CONSTRUCTION	ISSUED FOR
2023.08.21	CONSTRUCTION	REVISED WALL ASSEMBLY
2024.03.07	REVISED WALL ASSEMBLY	REFER TO CONSTRUCTION

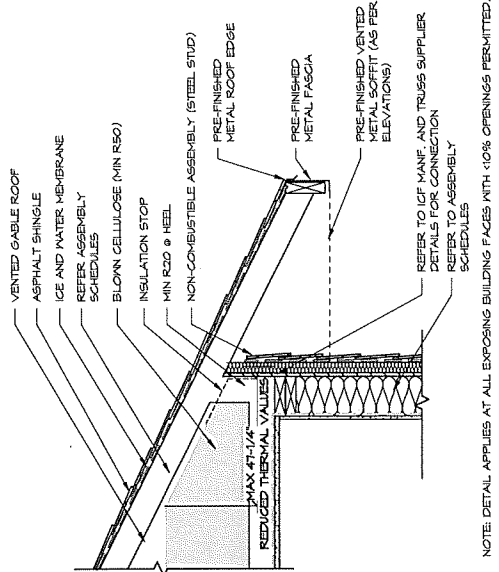
**PINETREE MEADOWS PHASE 1, LOTS 1-8**

15th Ave, Invermere BC

**CONSTRUCTION DETAILS**

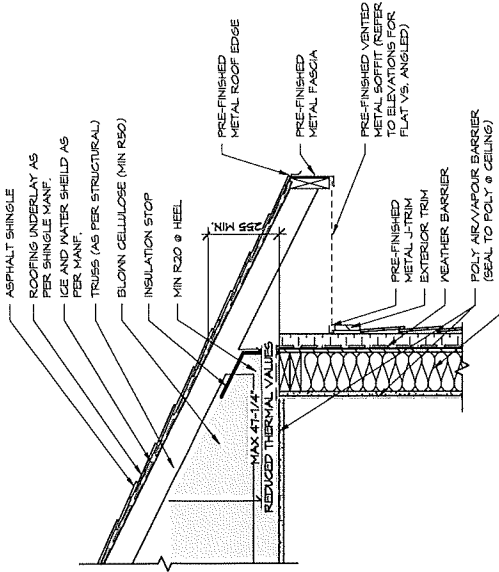
CONT.

SCALE:	1"=1'
DRAWN:	RKD
CHECKED:	RR/JM
DATE:	OCT '21
PROJECT:	21-070
<b>A6.3</b>	<b>A6.3</b>



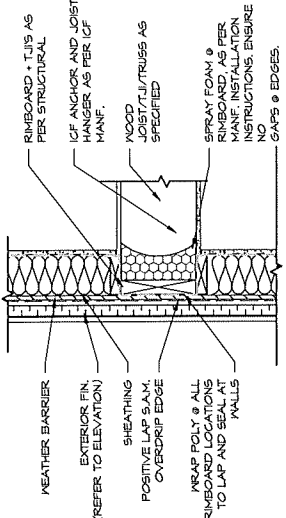
**WOOD WALL TO ROOF CONNECTION**

SCALE 1"=1'-0"



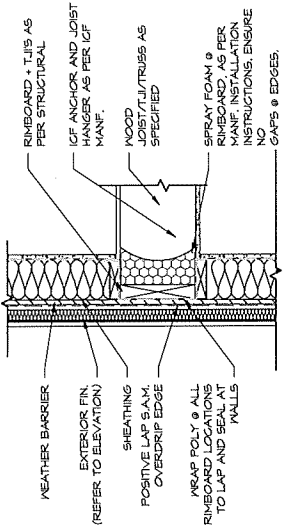
**WALL/ROOF CONNECTION FIRE RATED WALL**

SCALE 1"=1'-0"



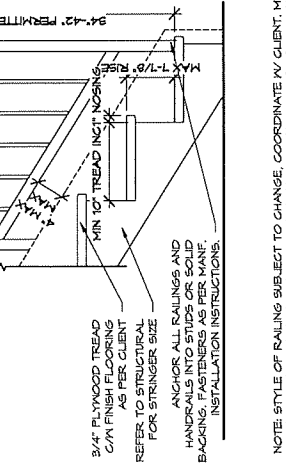
**WOOD WALL TO ROOF CONNECTION**

SCALE 1"=1'-0"



**WOOD WALL TO ROOF CONNECTION**

SCALE 1"=1'-0"



**TYPICAL STAIR DETAIL**

SCALE 1"=1'

**INT. FLOOR/WALL CONNECTION FIRE RATED**

**INT. FLOOR/WALL CONNECTION**

SCALE 1"=1'-0"

**INT. FLOOR/WALL CONNECTION**

SCALE 1"=1'-0"

**INT. FLOOR/WALL CONNECTION**

SCALE 1"=1'-0"

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**REVISIONS + ISSUES**

2023.04.21	CONSTRUCTION	ISSUED FOR
2024.04.15	RE-ISSUE CONSTRUCTION	

**Pinetree Meadows**  
**Phase 1, Lot 1**  
Generation Homes  
15 Ave Invermere BC

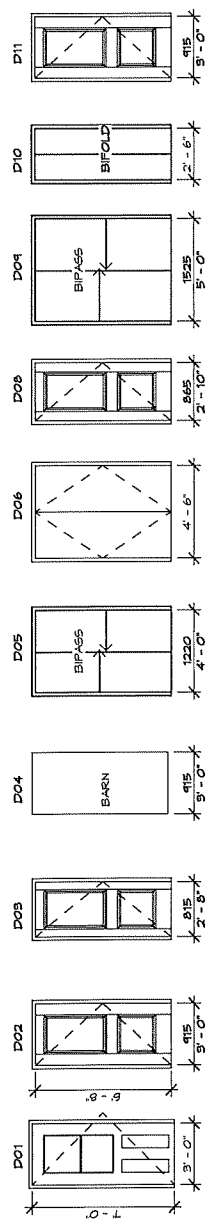
PROJECT TITLE

**DOOR + WINDOW SCHEDULES**

DRAWING TITLE

SCALE: 1 : 50  
DRAWN: RMD/B5  
CHECKED: JM/RR  
OCT 21 21-070  
**A7.0**

**DOOR ELEVATIONS**

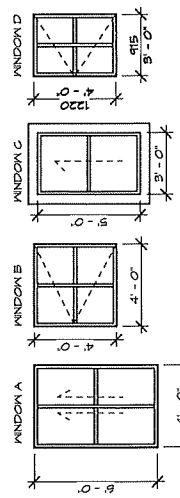


NOTE: SWING DIRECTION AS PER PLANS. DOOR STYLE/A PANELS SUBJECT TO CHANGE. ROUGH OPENING AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. HARDWARE TEC.

**DOOR SCHEDULE**

TAG	WIDTH	HEIGHT	Door Style	Count	NOTES
D01	415	2195	IND (HOLLOW) / MD FRAME / PAINTED	6	
D02	415	2030	IND (HOLLOW) / PSF / PAINTED	5	
D03	415	2030	IND (HOLLOW) / PSF / PAINTED	21	
D04	1220	2030	IND (HOLLOW) / PSF / PAINTED	6	
D05	1220	2030	IND (HOLLOW) / PSF / PAINTED	3	
D06	1220	2030	IND (HOLLOW) / PSF / PAINTED	4	
D07	1220	2030	IND (HOLLOW) / PSF / PAINTED	4	
D08	1220	2030	IND (HOLLOW) / PSF / PAINTED	4	
D09	1220	2030	IND (HOLLOW) / PSF / PAINTED	3	
D10	1220	2030	IND (HOLLOW) / PSF / PAINTED	4	
D11	415	2030	IND (INSULATED) / PSF / PAINTED	4	Exterior door 2/11 deadbolt - only required for units with exterior stairs

**WINDOW ELEVATIONS**



NOTE: REFER TO ELEVATIONS FOR OPERABLE WINDOW LOCATIONS. ROUGH OPENINGS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL WINDOWS TO MEET BCBC 2018 PART 4.9.3. BEDROOM WINDOWS MUST MEET EGRESS REQUIREMENTS.

**WINDOW SCHEDULE**

Type Mark	Count	Width	Height	Comments
A	11	1220	1930	TYP 1-5' AFF UNO
B	1	1220	1220	TYP 3'-0" AFF UNO
C	1	1220	1220	TYP 3'-0" AFF UNO
D	2	1220	1220	TYP 3'-0" AFF UNO

D

C

B

A

Phase 3



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**REVISIONS + ISSUES**

NO	DATE	DESCRIPTION
001	03/27	BUILDING PERMIT
002	03/27	CONSTRUCTION
003	03/27	ISSUE FOR

**Pinetree Meadows**  
**Phase 1, Lot 2**  
**Generation Homes BC**

PROJECT TITLE

**COVER SHEET**

SCALE: AS INDICATED

DRAWER: M/R/R

OCT 21

21-070

**A0.0**

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO OWNER AND ARCHITECT.
- CONTRACTOR TO COMPARE DRAWINGS TO SITE CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT.
- NATIONAL BUILDING CODE - 2010 BC EDITION AND ALL ORDINANCES.
- COORDINATE ALL INFORMATION FROM ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SANITARY DRAWINGS TO ALL INFORMATION REQUIRED FOR THE FITTING OF ALL COMPONENTS AS NECESSARY TO ENSURE THEIR SOUND OPERATION UPON COMPLETION.
- ALL WALL, FLOOR, AND ROOF ASSEMBLIES SHOWN ON THE CONSTRUCTION DOCUMENTS SHALL BE CONSTRUCTION ASSEMBLY INFORMATION. THESE ASSEMBLIES SUPERSEDE ALL COMPLETED DETAILS AND NOTATION COMPLETED ON THE FOLLOWING CONSTRUCTION DOCUMENTS FOR LOCATIONS OF ALL INTERIOR LOAD BEARING ASSEMBLIES AND SHEAR WALL LOCATIONS.
- ALL GYPSUM BOARD IN BATHROOMS AND COMMERCIAL KITCHENS SHALL BE MOISTURE RESISTANT TYPE.
- ALL EXPOSED CONCRETE WALL CORNERS SHALL BE FINISHED.
- CONCRETE WALL CORNERS EXPOSED TO VIEW SHALL BE PRE-FINISHED.
- MAINTAIN CONTINUOUS FIRE RATED SEPARATION AROUND JUNCTIONS, STORAGE ROOMS, AND MECHANICAL ROOMS. CARRY WALLS TO INSIDE OF STRUCTURE.
- PLYWOOD AND MASONRY FRAMES.
- IN ALL LOCATIONS WHERE GYPSUM BOARD ABUTS DISSIMILAR MATERIAL, USE A MILLOR AND/OR J-LINER AT EDGE SURFACES. ALLOW 5mm 1/8" GAP EX DOOR, WINDOW FRAME, CONCRETE WALL, CONCRETE BRICK SYSTEM.
- DO NOT CUT CORNERS FOR ALL EXPOSED GYPSUM WALL BOARD CORNERS.
- ALL BOARD COMPONENTS DIRECTLY ATTACHED TO CONDITIONAL MATERIALS SHALL BE PRESSED UNDER EXTERIOR ALUMINUM SILLS SHALL BE TREATED.
- FLOOR ALL EXPOSED MECHANICAL AND/OR ELECTRICAL COMPONENTS IN FINISHED AREAS SHALL BE PROTECTED AND COVERED WITH ELECTRICAL FOR EXACT TYPES AND QUANTITY OF DIFFUSERS, GRILLES, FIXTURES, AND EQUIPMENT. CO-ORDINATE SIZES AND EXACT LOCATIONS TO SUIT ARCHITECTURAL REFLECTED CEILING PLANS AND/OR DETAILS.
- CALL OUT FIRE RATED PARTITIONS AND FLOOR ASSEMBLIES WITH APPROVED (RLC) MASTIC CAULKING. PROVIDE ACOUSTICAL SEALANT AT JUNCTIONS OF SOUND RATED PARTITIONS.
- WHERE ELECTRICAL OR OTHER SERVICES OCCUR IN SOUND RATED PARTITIONS, PROVIDE ACOUSTICAL SEALANT AT JUNCTION SPACES. PROVIDE ACOUSTICAL SEALANT ALL AROUND.

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1024 W. 14th Ave. Suite 102  
Vancouver, BC V6J 1S1  
Phone: 409-914-4461  
Contact:

**ARCHITECTURAL SHEET LIST**

Sheet Number	Sheet Name
A0.0	COVER SHEET
A1.0	GENERAL NOTES
A2.0	FOUNDATION
A3.0	BLASTMENT FLOOR PLAN
A3.1	MAIN FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A3.3	ROOF PLAN
A4.0	EXTERIOR BUILDING ELEVATIONS
A4.1	EXTERIOR BUILDING ELEVATIONS
A4.2	EXTERIOR BUILDING ELEVATIONS
A4.4	EXTERIOR BUILDING ELEVATIONS
A5.0	BUILDING SECTIONS
A6.0	CONSTRUCTION DETAILS
A6.1	CONSTRUCTION DETAILS CONT.
A7.0	DOOR + WINDOW SCHEDULE

**DRAWING SYMBOLS LEGEND**

- DOOR TAG REFER TO SCHEDULE
- WINDOW TYPE TAG, REFER TO SCHEDULE
- ROOM NAME ROOM TAG
- DETAIL INDICATOR
- DETAIL \* PAGE CROSS REFERENCE
- MALL SECTION INDICATOR
- VIEW DIRECTION OF SECTION
- PAGE CROSS REFERENCE
- BUILDING SECTION + ELEVATION INDICATOR
- SECTION \* VIEW DIRECTION OF ELEVATION
- PAGE CROSS REFERENCE
- ELEVATION INDICATOR
- CEILING HEIGHT INDICATOR
- KEYNOTE INDICATOR
- MILLWORK KEYNOTE INDICATOR
- MALL TYPE SYMBOL
- ROOF TYPE SYMBOL
- FLOOR TYPE SYMBOL
- MALL FINISH TAG
- NORTH ARROW

**INTERIOR PARTITIONS**

- P2-204 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 5/8" GYPSUM MALL BOARD
- 1/2" GYPSUM WALL BOARD
- P2-206 PLUMBING/BREAKING PARTITION
- 1/2" GYPSUM WALL BOARD
- 5/8" GYPSUM MALL BOARD
- 1/2" GYPSUM WALL BOARD
- NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES
- P2-206 UNBUILT PLUMBING PARTITION
- 5/8" WOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD
- NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES
- P2-206 PARTIAL MALL (1 HR. PER. SEE DET)
- 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD
- 2x4 WOOD STUDS @ 16" O.C.
- 1" AIR SPACE
- 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD
- 2 LAYERS 5/8" TYPE X GYPSUM WALL BOARD
- NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES

- P2-206 MOORE GABBLE MALL
- GLASSING (AS PER ELEVATIONS)
- WEATHER BARRIER
- 1/2" DENSGLASS SHEATHING
- 2x4 WOOD STUDS @ 16" O.C.
- CAN. CELLULOSE INSULATION
- 1/2" DENSGLASS SHEATHING

NOTE: REFER TO SECTIONS

**FLOORS**

- E2-101 SOUND INSULATED IRL FIBERS
- VINYL PLANK FLOORING
- 3/8" GSB TAG SUBFLOOR
- ACOUSTIC BATT FILLED JOIST CAVITY
- 2 LAYERS 5/8" GYPSUM WALL BOARD, TYPE X
- P2-111 1 1/4" APRIL FIBERS
- VINYL PLANK FLOORING
- 2x4 GSB TAG SUBFLOOR
- 11" T&G T&S
- ACOUSTIC BATT FILLED JOIST CAVITY
- 5/8" GYPSUM WALL BOARD, TYPE X
- P2-INSULATED BARRIER SLAB
- VINYL PLANK FLOORING
- 5/8" FLOORING UNDERLAY
- W/FOUR BARREER
- 1 1/2" POLYURETHANE CONCRETE SLAB (AS PER STRUCTURAL)
- 2" RIGID INSULATION (HIGH DENSITY, BEAMS)
- COMPACTED GRAVEL (AS PER STRUCTURAL)

**COULTER MODEL ASSEMBLY SCHEDULES**

**EXTERIOR WALLS**

- M2-5 1/2" EXTERIOR MALL
- GLASSING AS PER ELEVATIONS
- WR BARREER
- 3 1/2" RIGID INSULATION
- 5" CONCRETE INSULATION
- W/FOUR BARREER
- 1/2" GYPSUM WALL BOARD
- M2-6 1/2" EXTERIOR MALL OVER FIBERS
- 1/2" GYPSUM WALL BOARD
- 3 1/2" 5/8" RIGID INSULATION
- 5" CC BATT INSULATION
- 1/2" GYPSUM WALL BOARD

- M2-EXTERIOR ABOVE GRAZE MALL
- EXTERIOR CLADDING (EXPOSED LOCATIONS)
- 1/2" RIGID INSULATION
- 2x6 MOORE GRAZE SHEATHING
- 5/8" WOOD STUDS @ 16" O.C.
- POLY ACRYLIC BARREER
- 1/2" GYPSUM WALL BOARD

- M2-EXTERIOR ABOVE GRAZE MALL
- EXTERIOR CLADDING (EXPOSED LOCATIONS)
- 1/2" SPRING RIGID MINERAL WOOL INSULATION
- 2x6 MOORE GRAZE SHEATHING
- 5/8" WOOD STUDS @ 16" O.C.
- POLY ACRYLIC BARREER
- 1/2" GYPSUM WALL BOARD

- M2-EXTERIOR SHED MALL
- GLASSING AS PER ELEVATIONS
- WR BARREER
- 1/2" PLYWOOD
- 2x4 P.T. WOOD STUDS @ 16" O.C.
- 1/2" POLYURETHANE CONCRETE SLAB INSULATION
- 1/2" PLYWOOD

**CEILING**

- S2-1 FINISHED CEILING
- DIMENSIONAL LINER FRAMING/FURNING
- SOUND PANNELLING (ON USDM BOARD)
- LOW PROFILE TEXTURED FINISH

**ROOFS**

- R2-INSULATED TRUSS ROOF
- ASPHALT SHINGLES UNDERLAY
- WR BARREER
- OPEN WEB SHEATHING (AS PER STRUCTURAL)
- OPEN WEB TRUSSES (AS PER STRUCTURAL)
- BLOWN CELLULOSE R50 CAN NELL STOPS
- SOFFITS AND FASCIA AS PER ELEVATIONS
- R2-UNINSULATED GABLET ROOF
- ASPHALT SHINGLES UNDERLAY
- WR BARREER
- EXTERIOR CLADDING (AS PER STRUCTURAL)
- DIMENSIONAL FRAMING (AS PER STRUCTURAL)
- SOFFITS AND FASCIA AS PER ELEVATIONS



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REVISIONS + ISSUES

NO.	DATE	ISSUED FOR
001	04-27	DRAWING PERMIT
002	09-21	CONSTRUCTION
003	03-07	ISSUE PER

**Pinetree Meadows**  
Phase 1, Lot 2  
15 Ave Invermere BC

PROJECT TITLE

**BASEMENT  
FLOOR PLAN**

DRAWING TITLE

SCALE: AS INDICATED  
DRAWN: RMD/LE

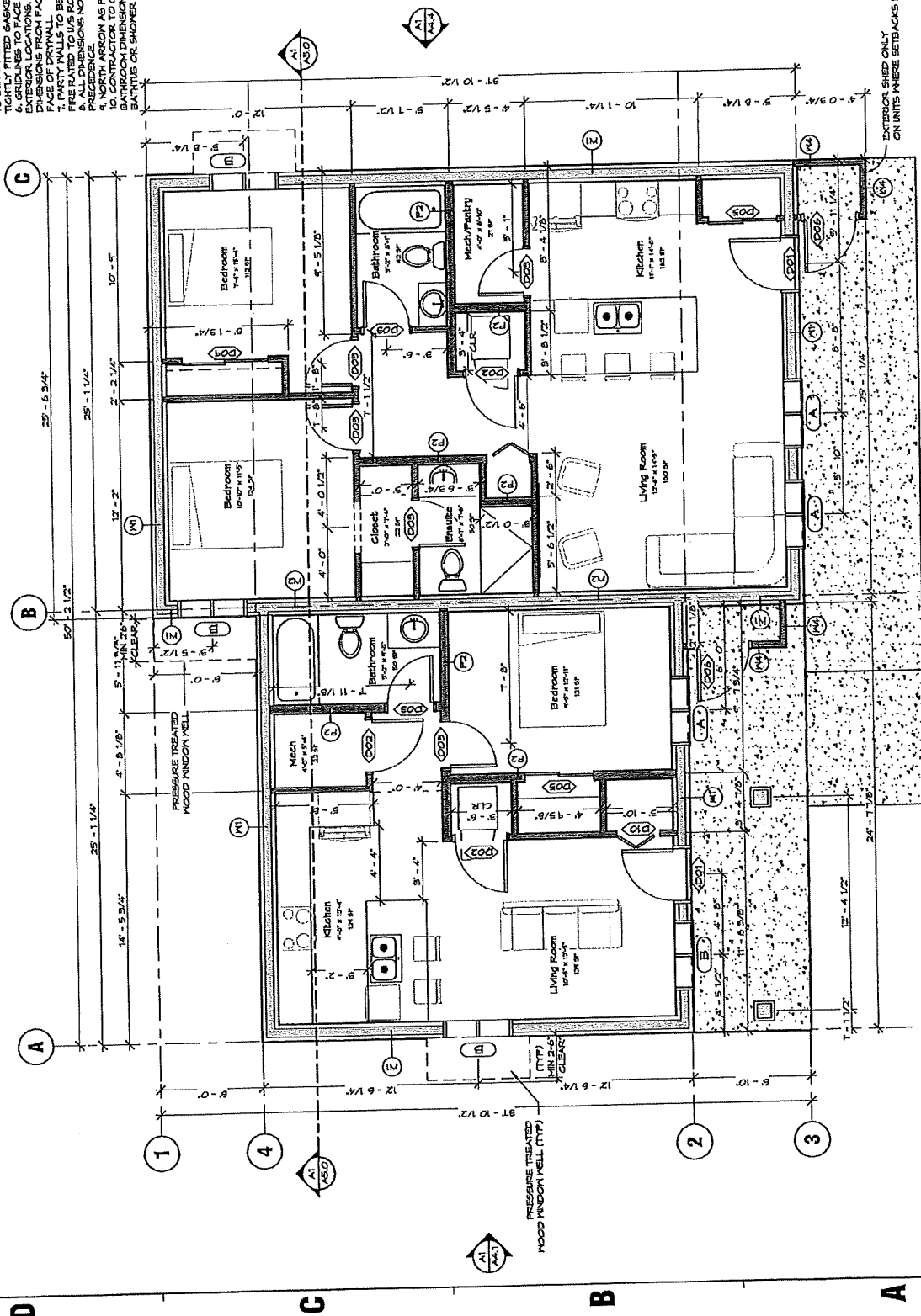
CHECKED: JM/RSR

OCT 21  
21-OTO

**A3.0**

**GENERAL NOTES**

1. ALL PARTITIONS TYPE P1 UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
3. ALL BUILDINGS TO HAVE MIN. 10" CLEAR MATHES.
4. ALL CLOSETS TO HAVE 2'-0" INTERIOR CLEAR MATHES UNLESS NOTED OTHERWISE.
5. ATTIC MATCHES SHALL BE PROVIDED TO ALL PARTITIONS, WALLS, AND CEILING TO MATCH FITTED GARRET AND COVERS.
6. GRIDLINES TO FACE OF EXTERIOR, AT EXTERIOR LOCATIONS. INTERIOR DIVISIONS FROM FACE OF DRYWALL TO FINISH SURFACE.
7. PASTY WALLS TO BE CONTINUOUS AND FIRE RATED TO 1/5 ROOF DECK.
8. ALL DIMENSIONS NOTED "CLR" TO TAKE FROM FACE OF FINISH SURFACE.
9. WORK TO BE DONE AS PER SITE PLAN.
10. CONTRACTOR TO CONFIRM BATHROOM DIMENSION TO SAT SUPPLIED BATHUB OR SHOWER AND SURROUND.



EXTERIOR SIZED ONLY  
ON UNITS WHERE SETBACKS PERMIT.

**BASEMENT FLOOR PLAN**

SCALE: 1/4"



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REVISIONS + ISSUES

2023.04.27	BUILDING PERMIT
2023.03.21	CONSTRUCTION
2024.02.07	ISSUE FOR

# Pinetree Meadows Phase 1, Lot 2 15 Ave Invermere BC

PROJECT TITLE

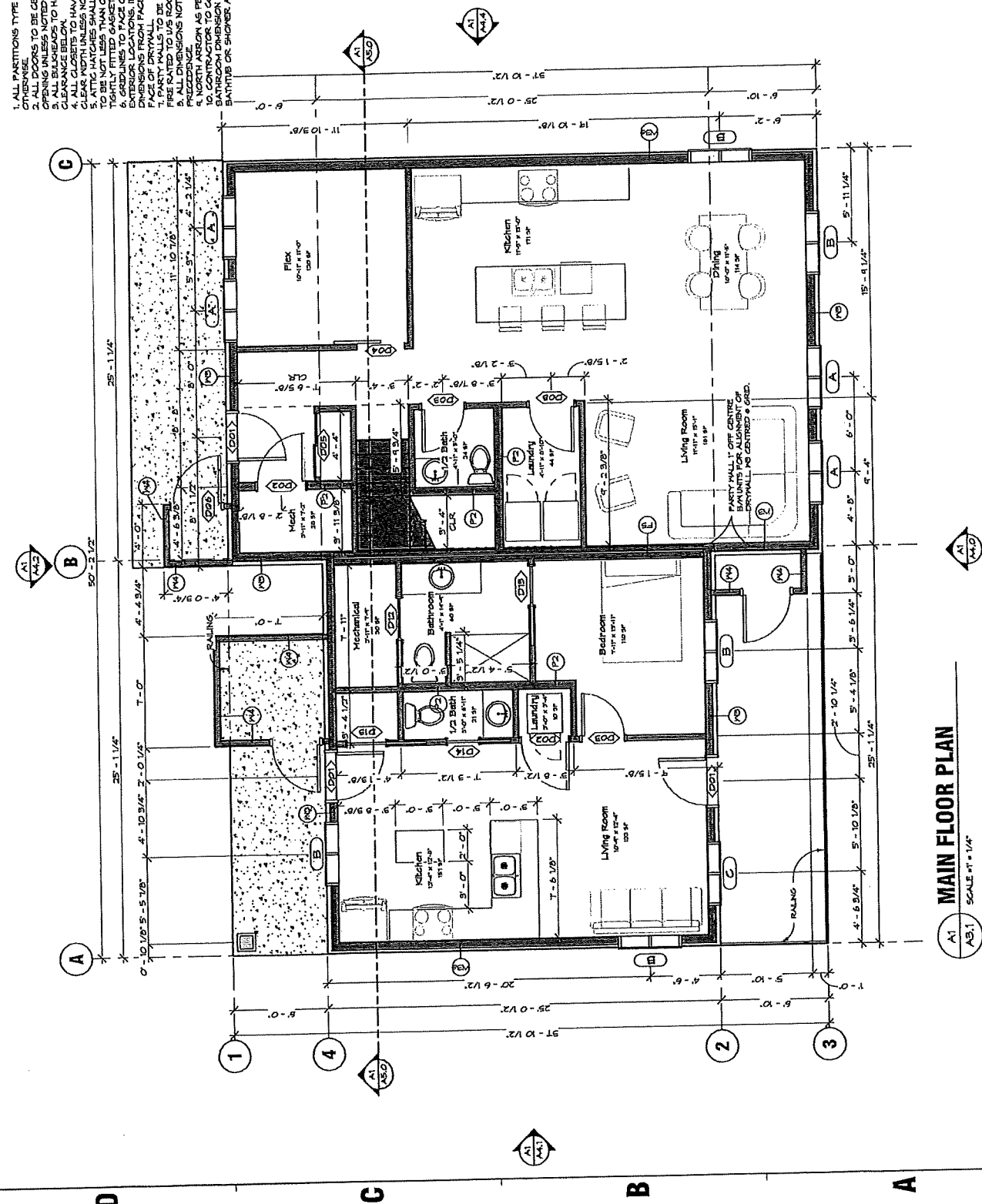
# MAIN FLOOR PLAN

DRAWING TITLE

SCALE: As Indicated  
DRAWN: RKD/JE  
CHECKED: IM/RR  
OCT 21  
21-070

A3.1

- GENERAL NOTES**
1. ALL PARTITIONS TYPE F1 UNLESS NOTED OTHERWISE TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
  2. ALL BULKHEADS TO HAVE MIN. 70" CLEARANCE BELOW.
  3. ALL PARTITIONS UNLESS NOTED OTHERWISE TO BE NOT LESS THAN 0.33-0.34 IN WITH TIGHTLY FITTED GASKET AND COVERS.
  4. ALL PARTITIONS UNLESS NOTED OTHERWISE TO BE NOT LESS THAN 0.33-0.34 IN WITH TIGHTLY FITTED GASKET AND COVERS.
  5. ATTIC HATCHES SHALL BE PROVIDED AT EXTERIOR LOCATIONS, INTERIOR DIMENSIONS FROM FACE OF DRYWALL TO FACE OF DRYWALL.
  6. DIMENSIONS SHALL BE CONTIGUOUS AND FREE TO US ROOF DECK.
  7. ALL DIMENSIONS NOTED "CLR" TO TAKE PRECEDENCE.
  8. NORTH ARROW AS PER SITE PLAN.
  9. BATHROOM DIMENSION TO SUIT SUPPLIED BATH/TUB OR SHOWER AND SURROUND.



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

1 2 3 4 5





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NO.	DATE	ISSUED FOR
0001	03.17	BUILDING PERMIT
0002	05.21	CONSTRUCTION
0003	02.07	ISSUE SET

# Pinetree Meadows Phase 1, Lot 2 15 Ave Invermere BC

PROJECT TITLE

## SECOND FLOOR PLAN

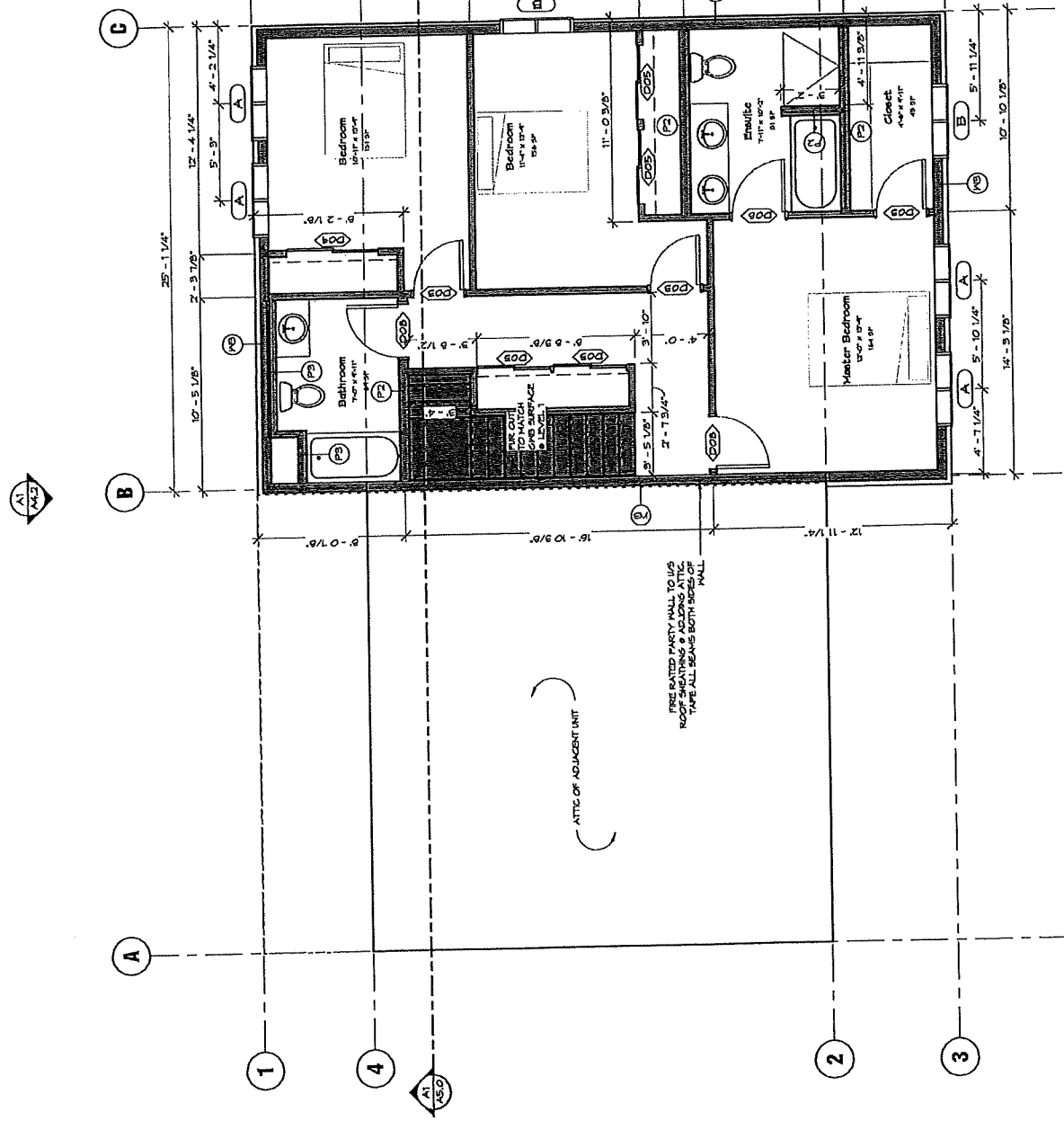
DRAWING TITLE

SCALE: As Indicated  
 DRAWN: RCD/JE  
 CHECKED: M/RR

OCT 21  
 21-070  
**A3.2**

### GENERAL NOTES

1. ALL PARTITIONS TYPE F1 UNLESS NOTED OTHERWISE TO BE CENTERED IN OPENINGS UNLESS NOTED OTHERWISE.
2. ALL BULKHEADS TO HAVE MIN. 10" CLEARANCE BELOW.
3. ALL PARTITIONS HAVE 2.0" INTERIOR CLEANS WITH UNLESS NOTED OTHERWISE.
4. ATTIC HATCHES SHALL BE PROVIDED TO BE NOT LESS THAN 0.30 SQ. FT. WITH TIGHTLY FITTING GASKETS TO PREVENT EXTERIOR LOCATIONS. INTERIOR DIMENSIONS FROM FACE OF DRYWALL TO FACE OF DRYWALL.
5. ALL PARTITIONS TO BE CONTIGUOUS AND FREE RATED TO US ROOF DECK.
6. ALL DIMENSIONS NOTED "CLR" TO TAKE PRECEDENCE.
7. NORTH ARROW AS PER SITE PLAN.
8. BATHROOM DIMENSION TO CENTER OF BATHTUB OR SHOWER AND SURROUND.



### SECOND FLOOR PLAN

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

A1  
A3.2

1 2 3 4 5



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REVISIONS + ISSUES

NO.	DATE	ISSUE
1	08/08/17	ISSUE FOR PERMIT
2	08/08/17	ISSUE FOR PERMIT
3	08/08/17	ISSUE FOR PERMIT
4	08/08/17	ISSUE FOR PERMIT

**Pinetree Meadows**  
**Phase 1, Lot 2**  
**Generation Homes BC**  
**15 Ave Invermere BC**

PROJECT TITLE

**ROOF PLAN**

DRAWING TITLE

SCALE: 1" = 1/4"

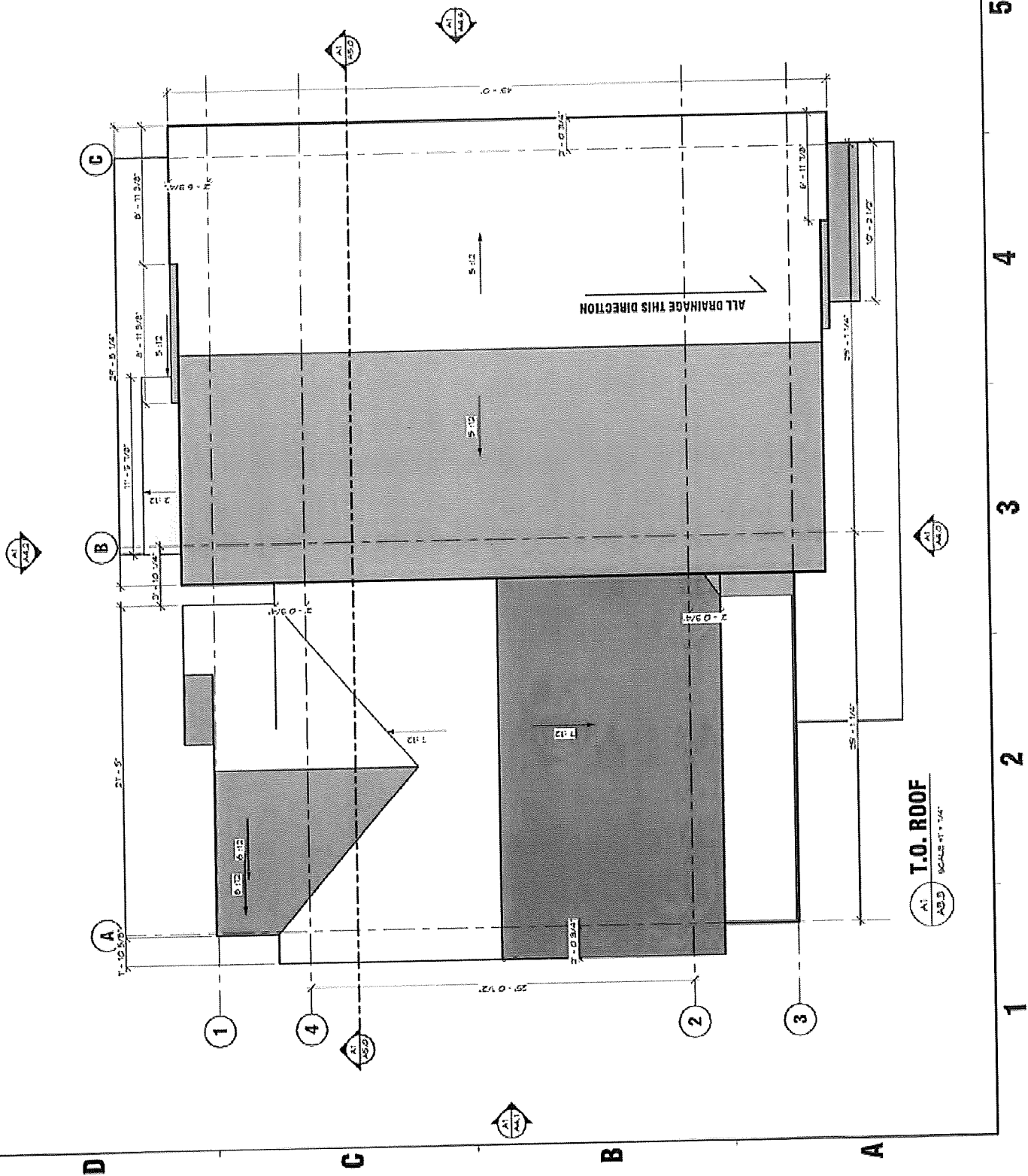
DRAWN: RMD

CHECKED: M/RR

OCT 21

21-070

**A3.3**



**A1 A3.3**  
**T.O. ROOF**  
SCALE 1/4"

1 2 3 4 5



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REVISIONS + ISSUES

NO. 001	DATE	DESCRIPTION
001	10/21/17	ISSUE FOR PERMIT
002	10/21/17	ISSUE FOR PERMIT
003	10/21/17	ISSUE FOR PERMIT
004	10/21/17	ISSUE FOR PERMIT

Pinetree Meadows  
Phase 1, Lot 2  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE: 1" = 1/4"

DRAWN: PKD

CHECKED: IM/RS

OCT 31

21-070

A4.0

KEYNOTE LEGEND

D1	AGRICULTURAL SERVICE
D2	WHITE FANGA
D3	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D4	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D5	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D6	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D7	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D8	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D9	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D10	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D11	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D12	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D13	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D14	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D15	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D16	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D17	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D18	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D19	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP
D20	PAINT 10% HORIZONTAL 1/2" HARDWARE LAP



ELEVATION A

SCALE: 1" = 1/4"

1 2 3 4 5



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REVISIONS + ISSUES

NO.	DATE	DESCRIPTION
01	10/21/21	ISSUE FOR PERMIT
02	10/21/21	ISSUE FOR PERMIT
03	10/21/21	ISSUE FOR PERMIT
04	10/21/21	ISSUE FOR PERMIT
05	10/21/21	ISSUE FOR PERMIT

Pinetree Meadows  
Phase 1, Lot 2  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE: 1/8" = 1'-0"

DRAWN: RCD

CHECKED: M/RR

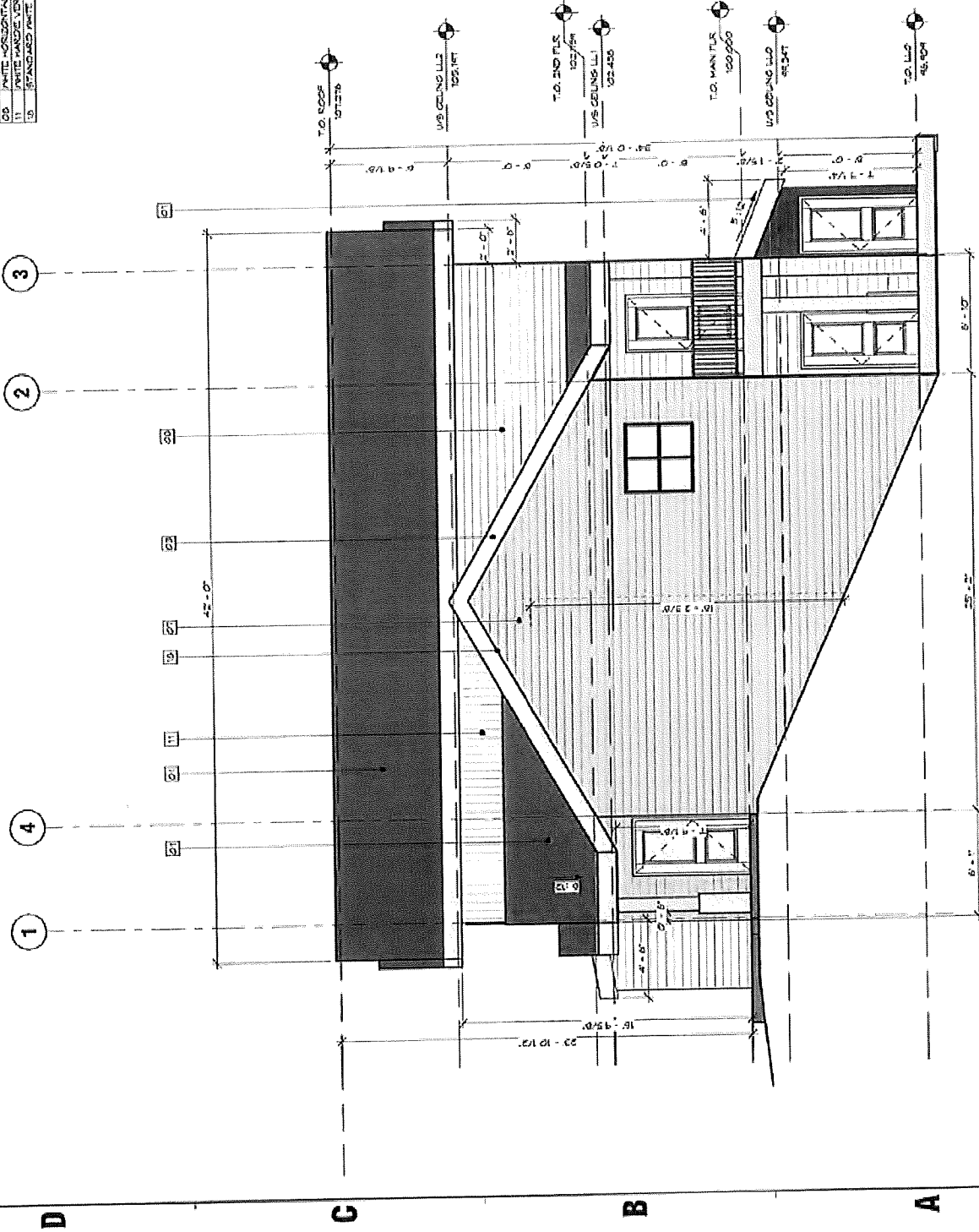
OCT 21

21-070

A4.1

KEYNOTE LEGEND

01	ASPHALT SINGLE
02	WHITE FASCI
03	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP
04	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP
05	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP
06	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP
07	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP
08	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP
09	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP
10	3/4" X 1/2" HORIZONTAL TRUSS BRACE LAP



A1  
SCALE: 1/8" = 1'-0"  
ELEVATION B

1 2 3 4 5



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REVISIONS + ISSUES

NO. 1	DATE	DESCRIPTION
1	10/21/21	ISSUED FOR PERMIT
2	10/21/21	ISSUED FOR PERMIT
3	10/21/21	ISSUED FOR PERMIT
4	10/21/21	ISSUED FOR PERMIT
5	10/21/21	ISSUED FOR PERMIT

**Pinetree Meadows**  
Phase 1, Lot 2  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

**EXTERIOR  
BUILDING  
ELEVATIONS**

DRAWING TITLE

SCALE: 1" = 1/4"

DRAWN: RCD

CHECKED: IM/RRS

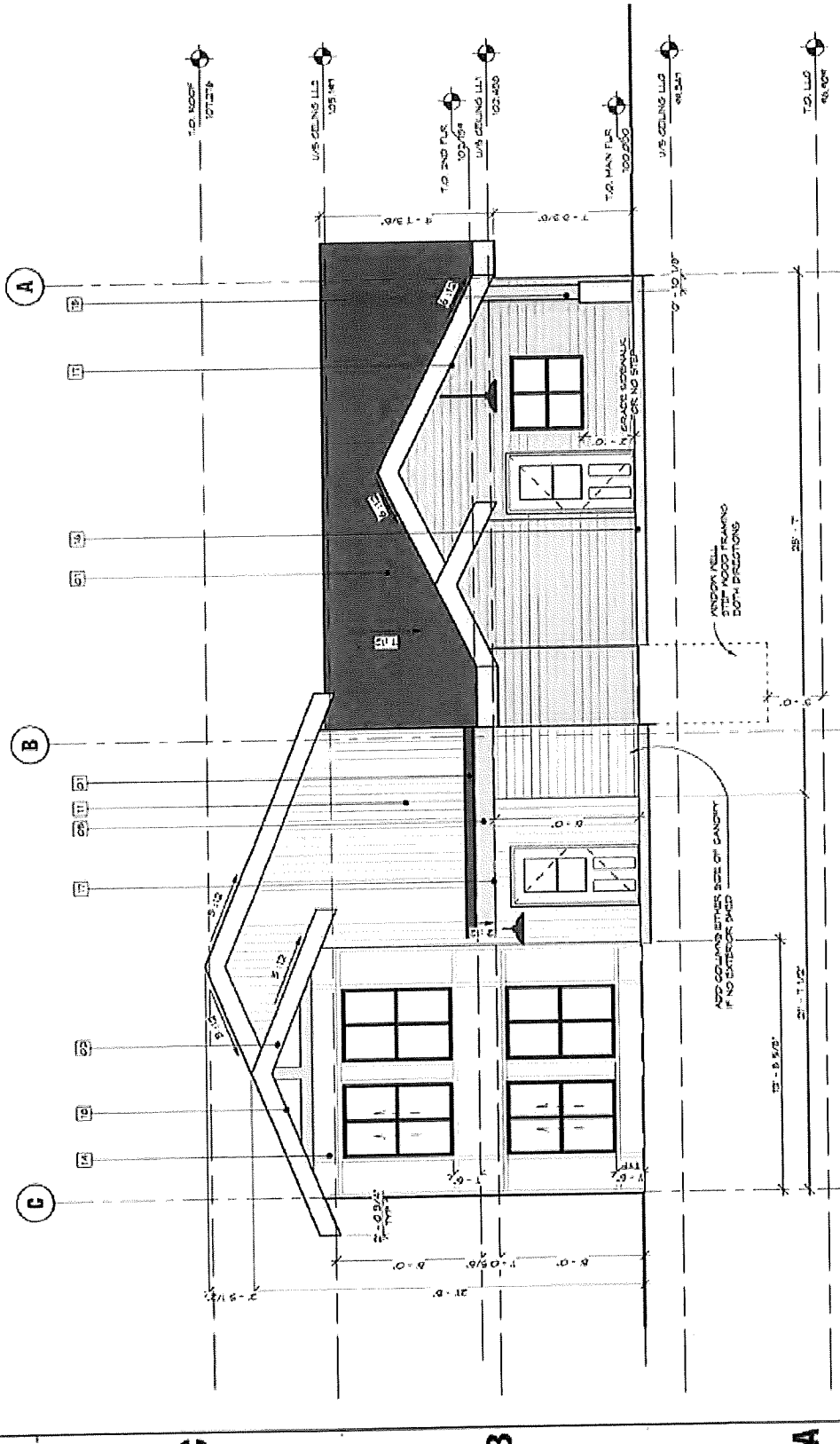
OCT 21

21-070

**A4.2**

KEYNOTE LEGEND

01	ASPHALT SINGLE
02	WHITE PASCIA
03	PAVED PASCIA
04	PAVED PASCIA
05	PAVED PASCIA
06	PAVED PASCIA
07	PAVED PASCIA
08	PAVED PASCIA
09	PAVED PASCIA
10	PAVED PASCIA
11	PAVED PASCIA
12	PAVED PASCIA
13	PAVED PASCIA
14	PAVED PASCIA
15	PAVED PASCIA
16	PAVED PASCIA
17	PAVED PASCIA
18	PAVED PASCIA
19	PAVED PASCIA
20	PAVED PASCIA



**ELEVATION C**  
SCALE 1/4"

1 2 3 4 5



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REVISIONS + ISSUES  
NOV 24 09 BOARD FOR  
2023 04 27 BUILDING PERMIT  
2023 09 21 CONSTRUCTION  
2024 03 07 RE-SUBMIT

**Pinetree Meadows  
Phase 1, Lot 2  
Generation Homes BC  
15 Ave Invermere BC**

PROJECT TITLE

**EXTERIOR  
BUILDING  
ELEVATIONS**

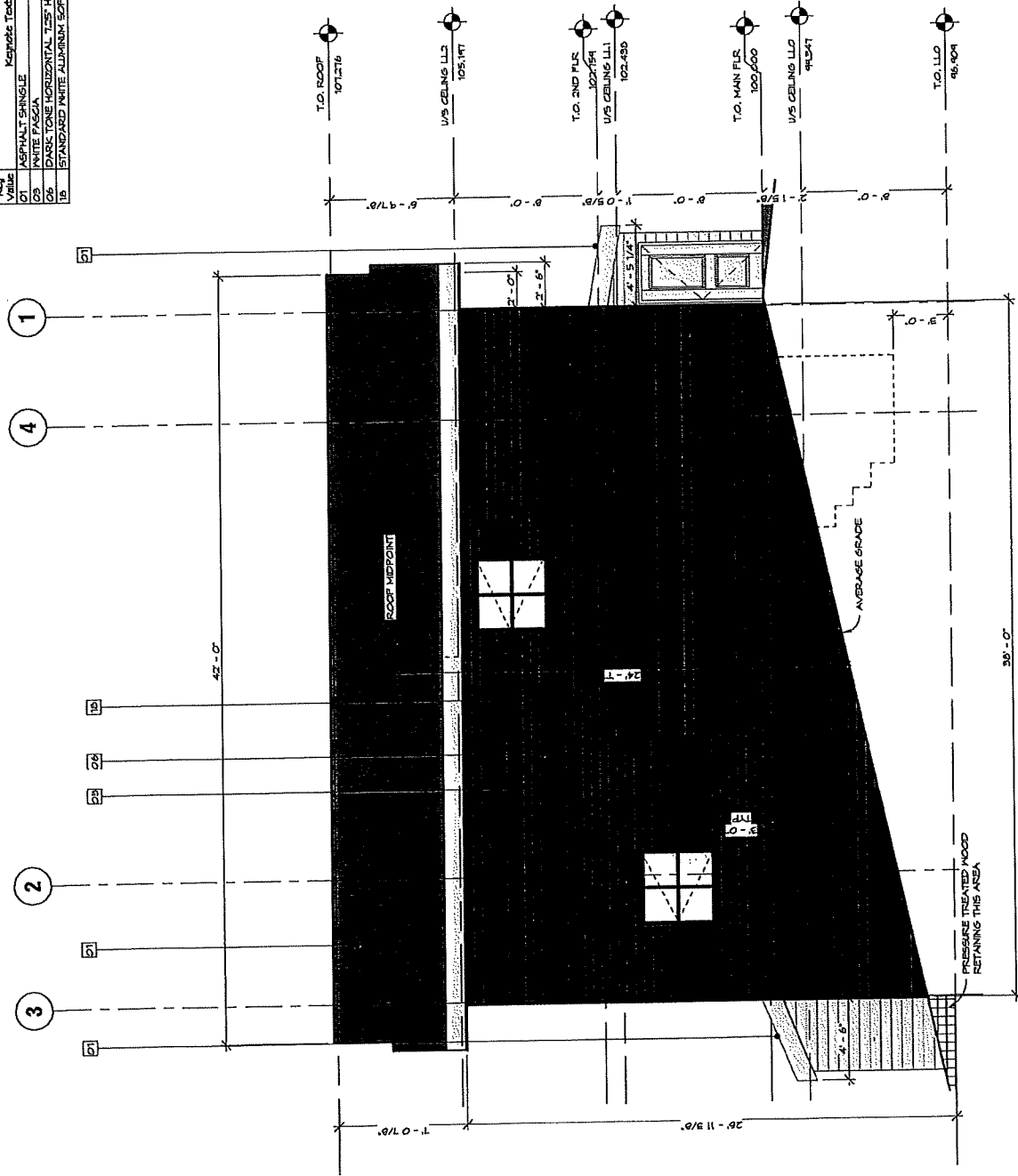
DRAWING TITLE

SCALE: 1" = 1/4"  
DRAWN: RMD  
CHECKED: IM/RR  
OCT 21  
21-070  
**A4.4**

Key	Material	Keynote Text
01	ASPHALT SHINGLE	
02	WHITE PLAGIA	
03	DARK TONE HORIZONTAL T&F HARDE LAR	
04	STANDARD WHITE ALUMINUM SPOFF	

**KEYNOTE LEGEND**

KEYNOTE LEGEND  
01 ASPHALT SHINGLE  
02 WHITE PLAGIA  
03 DARK TONE HORIZONTAL T&F HARDE LAR  
04 STANDARD WHITE ALUMINUM SPOFF



**ELEVATION D**  
SCALE: 1" = 1/4"

1 2 3 4 5

D C B A



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REVISIONS + ISSUES  
2023 04 27 ISSUED FOR CONSTRUCTION  
2023 03 21 CONSTRUCTION  
2024 03 07 15-551E.TC

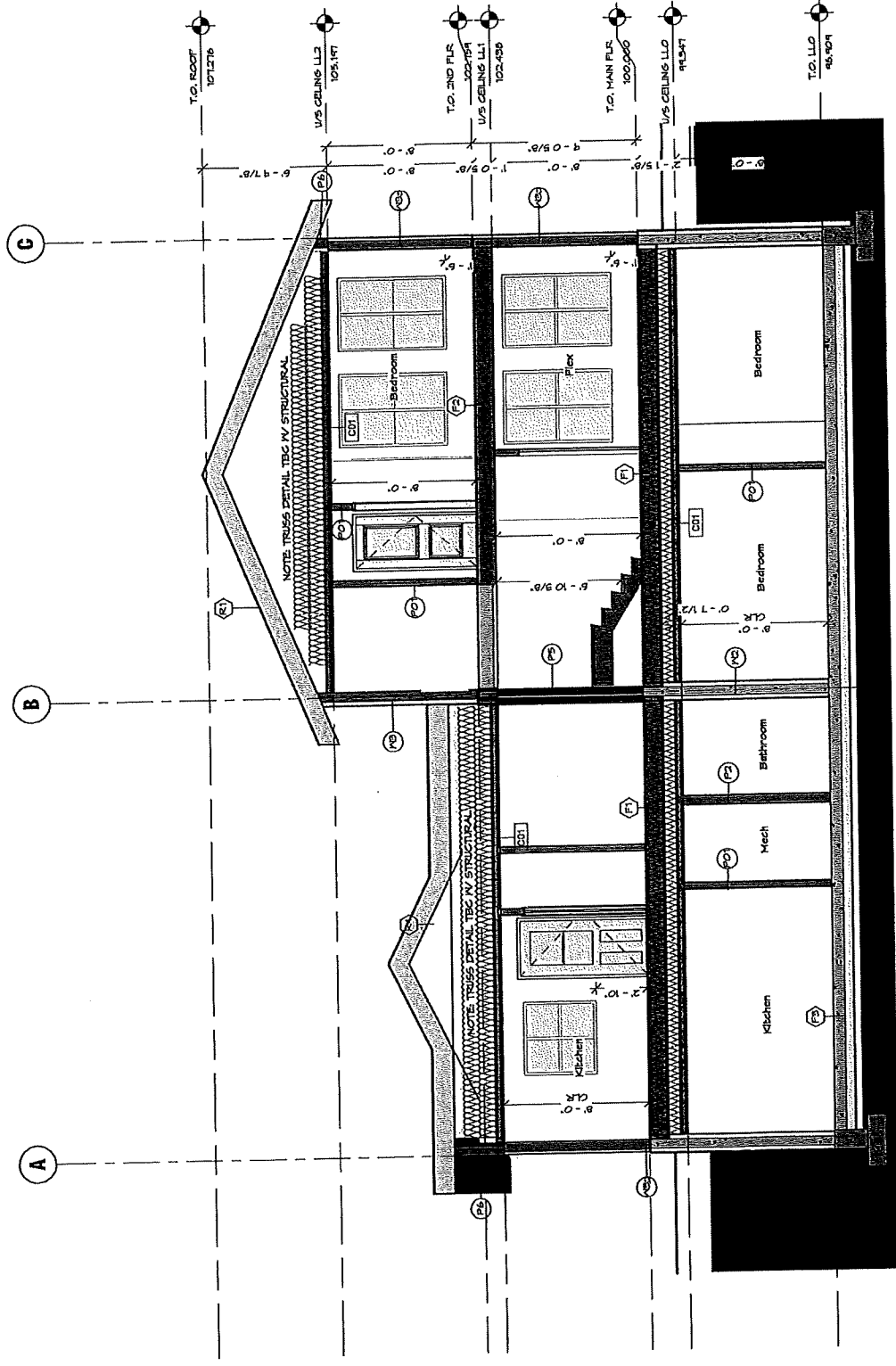
Pinetree Meadows  
Phase 1, Lot 2  
15 Ave Invermere BC

PROJECT TITLE

BUILDING SECTIONS

DRAWING TITLE

SCALE: 1" = 1/4"  
DRAWN: RCD  
CHECKED: JM/RR  
OCT 21  
21-070  
A5.0



NOTE: SLAB + FOOTING DETAIL TBC BY STRUCTURAL

BUILDING SECTION A

SCALE: 1/4" = 1/4"

1 2 3 4 5

D C B A



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REVISIONS + ISSUES

NO. 001	DATE	ISSUES
001	10/15/17	PERMANENT ELEMENTS

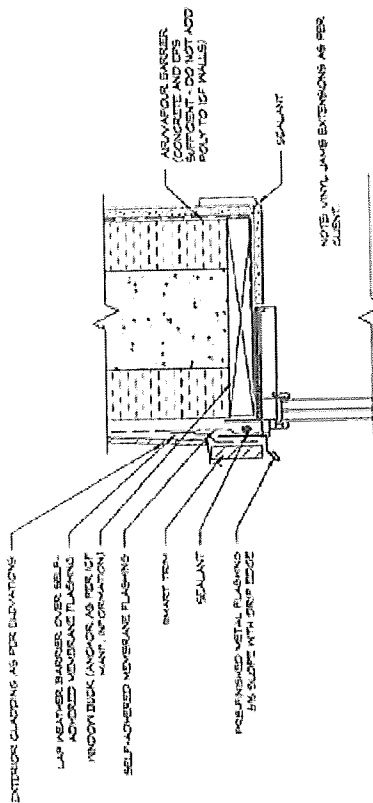
**PINETREE MEADOWS**  
**PHASE 1, LOTS 1-8**  
**GENERATION HOMES BC**  
15th Ave, Invermere BC

**CONSTRUCTION**  
**DETAILS**

SCALE: As Indicated  
DRAWN: RND  
CHECKED: PER  
OCT '21  
21-070  
**A6.0**

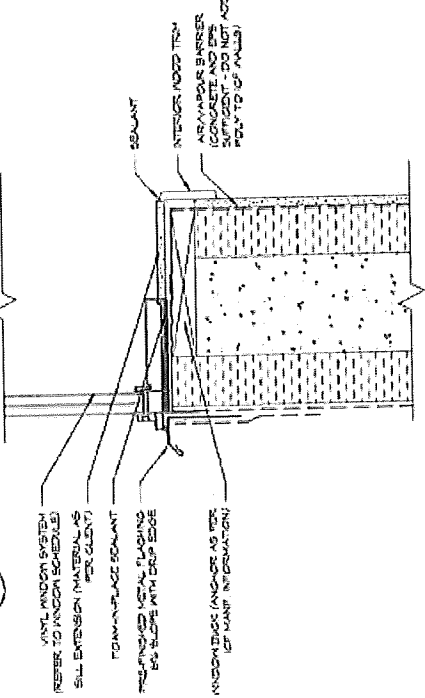
PROJECT TITLE

DRAWING TITLE



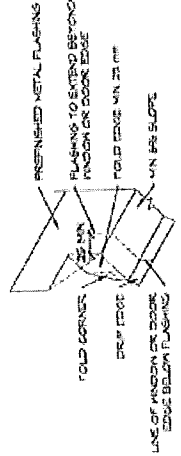
**ICF WALL WINDOW HEADER**

D4  
A6.0  
SCALE: 1:1.5



**ICF WALL WINDOW SILL**

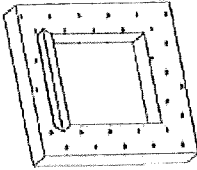
B4  
A6.0  
SCALE: 1:1.5



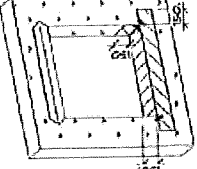
**CLOSED END DAM FLASHING**

A4  
A6.0  
SCALE: 1:1.5

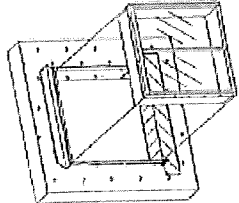
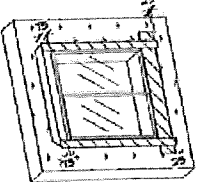
1. APPLY AS BARRIER TO WALL, CUT AIR  
DARKER AND W/SLAP JAMBS, CREATE AIR  
BARRIER FLAP AT WINDOW HEAD



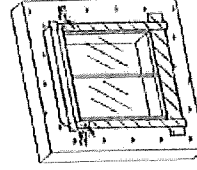
2. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE  
BOTTOM SILL THAT IS 30MM LONGER THAN THE FOOT, LET THE  
ROUGH OPENING OF SILL JAMB, USE THE OVERLAPPING  
FLASHING DOWN ONTO THE WALL, COVERING THE AIR BARRIER  
APPLY TO W/TE PATCH TO BOTTOM CORNERS



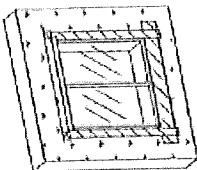
3. APPLY SEALANT TO WINDOW MOUNTING FLANGE  
JAMBS AND HEAD ONLY, INSTALL THE WINDOW  
ACCORDING TO THE MANUFACTURERS INSTRUCTIONS



4. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING  
TO INSULATED (JAMBS) OF THE WINDOW FLASHING  
SHOULD BE A MINIMUM OF 25MM ABOVE WINDOW HEAD  
AND A MINIMUM OF 25MM PAST THE SILL FLASHING.



5. RELEASE AIR BARRIER FLAP AND SEAL.

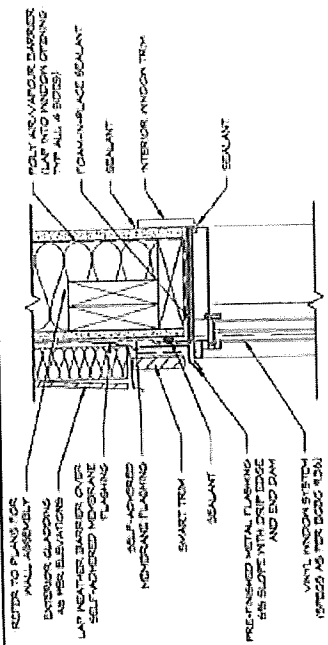


FLASHING MEMBRANE  
THE FLASHING MEMBRANE IS STOPPED BY THE MAINS FLANGE OF THE WINDOW.  
THE FLASHING MUST EXTEND PAST THE EXTENTS OF THE MAINS FLANGE OF WINDOW.

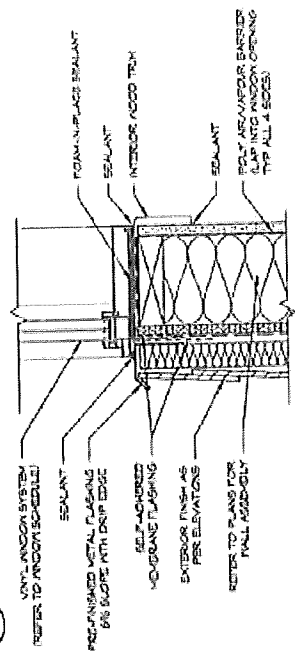
**WINDOW MEMBRANE FLASHING DETAIL**

A1  
A6.0  
SCALE: INTS



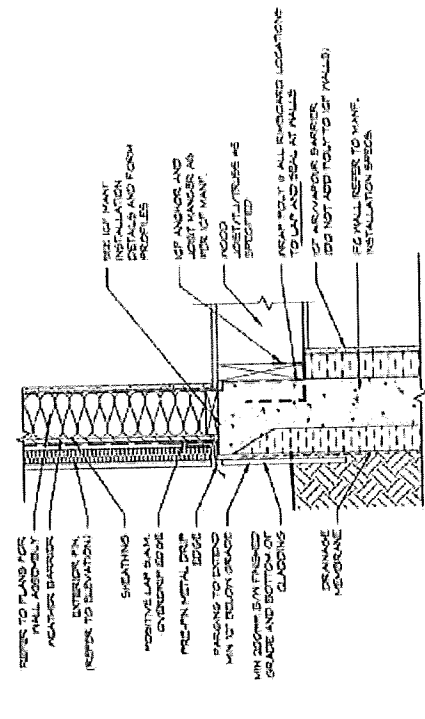


**D1 WINDOW HEADER DETAIL**  
SCALE = 1:1.5

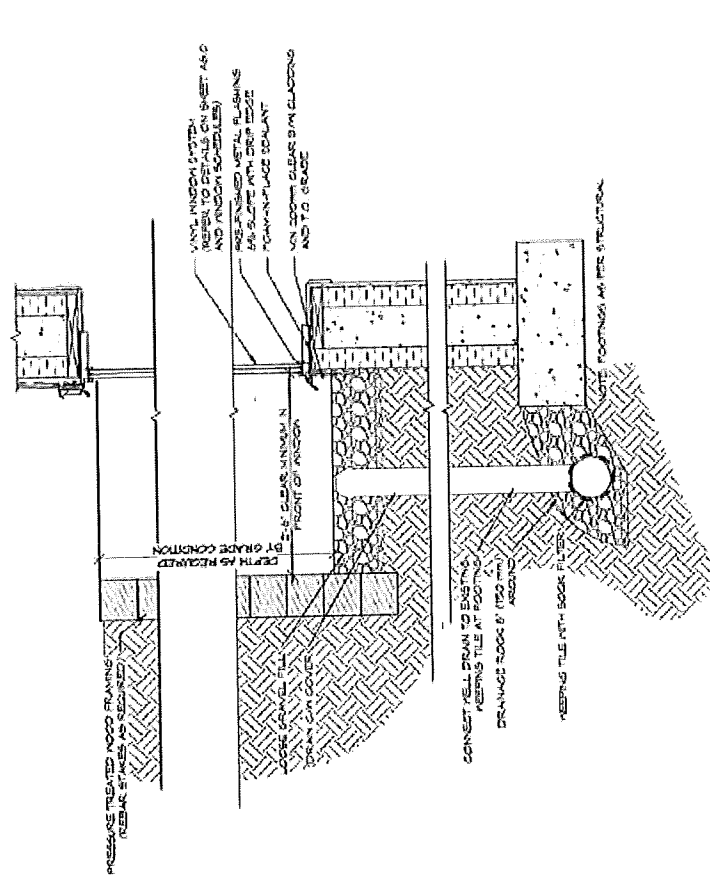


**C1 WINDOW SILL DETAIL**  
SCALE = 1:1.5

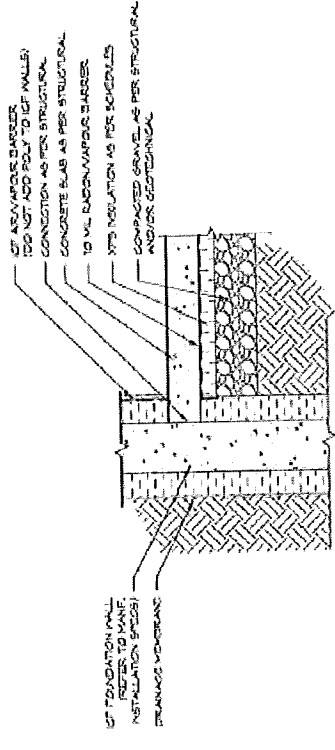
NOTE: WOOD SILL OR STRUWALL RETURNS AS PER GUID.



**A1 ICF TO WOOD FRAME EXT. WALL**  
SCALE = 1:1.0



**C2 ICF WINDOW WELL DETAIL**  
SCALE = 1:1.0



**A5 SLAB TO FOUNDATION WALL**  
SCALE = 1:1.0



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**REVISIONS + ISSUES**

NO.	DATE	DESCRIPTION
1	2021-10-21	ISSUED FOR PERMIT
2	2021-10-21	ISSUED FOR PERMIT
3	2021-10-21	ISSUED FOR PERMIT

**PROJECT TITLE**

**PINETREE MEADOWS PHASE 1, LOTS 1-8**

**GENERATION HOMES**

**15th Ave, Invermere BC**

**CONSTRUCTION DETAILS CONT.**

**DRAWING TITLE**

**SCALE: AS INDICATED**

**DATE: R40**

**DRAWN: PER**

**CHECKED: PER**

**OCT '21**

**21-070**

**A6.1**



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REVISIONS + ISSUES	
2022 04 24	CONSTRUCTION
2022 03 21	CONSTRUCTION
2024 05 07	REVISED WALL ASSEMBLY

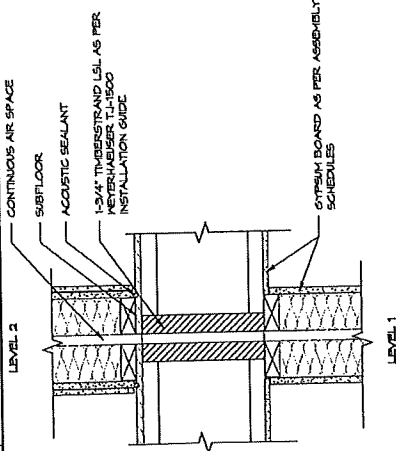
**PINETREE MEADOWS  
PHASE 1, LOTS 1-8  
GENERATION HOMES BC  
15th Ave, Invermere BC**

**CONSTRUCTION  
DETAILS  
CONT.**

SCALE: AS INDICATED
DRAWN: RCD
CHECKED: RFR
OCT '21
21-070
<b>A6.2</b>

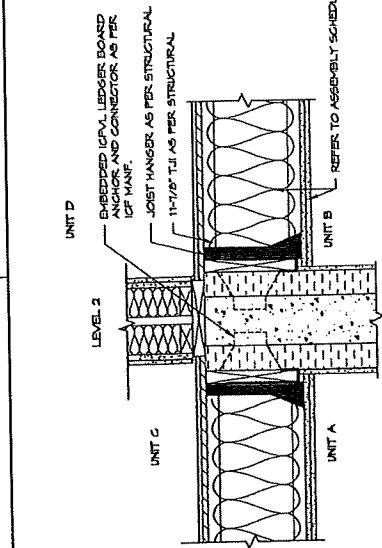
PROJECT TITLE

DRAWING TITLE



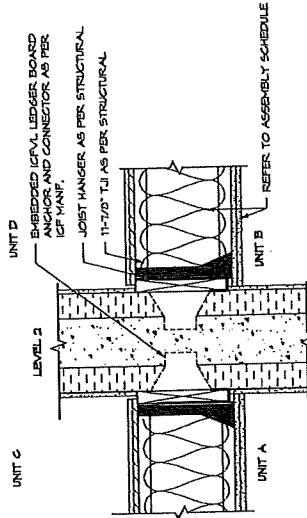
**WOOD PARTY WALL TO INT. FLOOR**

D8  
A6.2  
SCALE 1:1.0



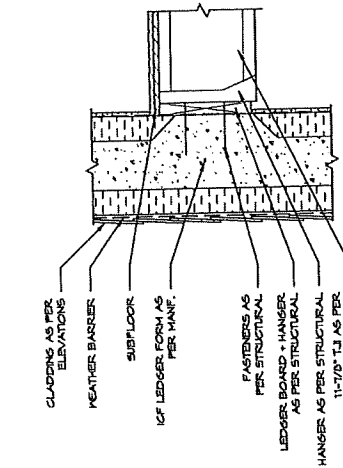
**ICF WALL TO FLOOR CONNECTION**

D1  
A6.2  
SCALE 1:1.0



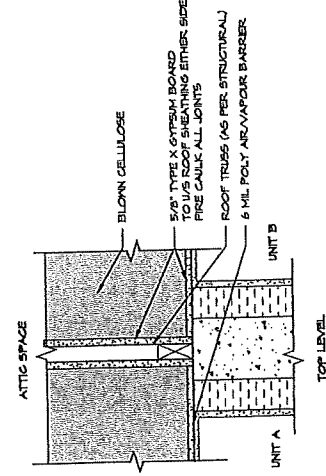
**WOOD PARTY WALL TO ROOF**

D4  
A6.2  
SCALE 1:1.0



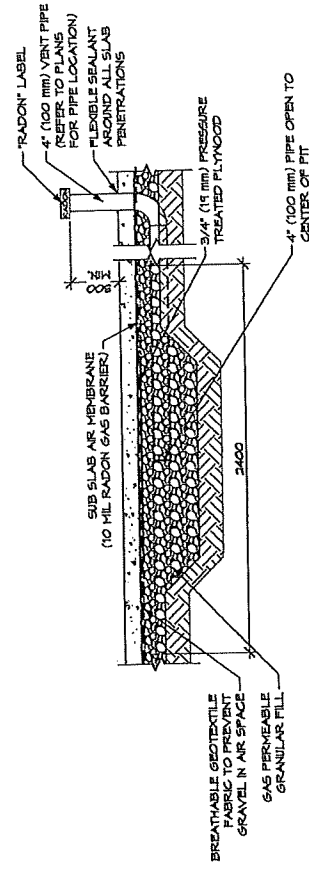
**ICF WALL TO FLOOR CONNECTION**

B1  
A6.2  
SCALE 1:1.0



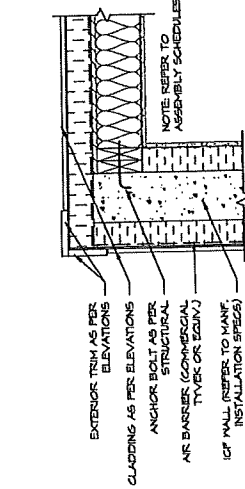
**ICF PARTY WALL TO ROOF**

B4  
A6.2  
SCALE 1:1.0



**RADON PIT**

A1  
A6.2  
SCALE 1:1.0



**ICF TO WOOD WALL CORNER PLAN DETAIL**

A4  
A6.2  
SCALE 1:1.0

SEALS

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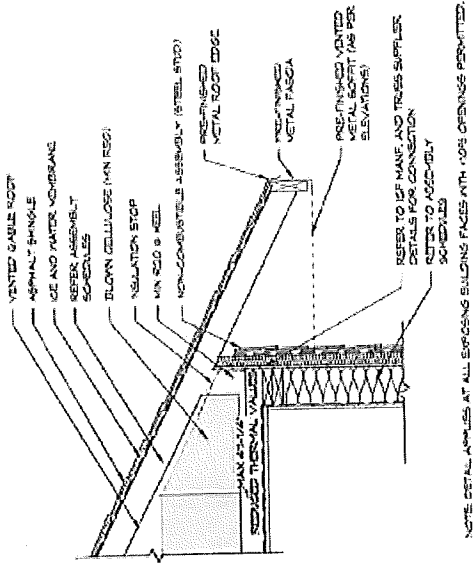
**REVISIONS + ISSUES**

REVISION NO.	DATE	ISSUE
01	10/21/21	ISSUE FOR PERMITS
02	10/21/21	ISSUE FOR PERMITS
03	10/21/21	ISSUE FOR PERMITS

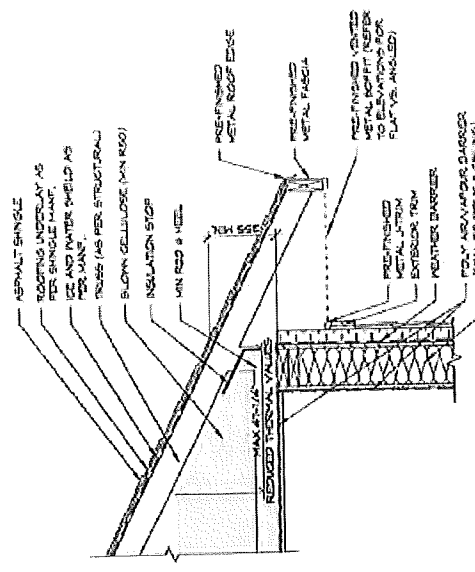
**PINETREE MEADOWS PHASE 1, LOTS 1-8**  
GENERATION HOMES  
15th Ave, Invermere BC

**CONSTRUCTION DETAILS**  
CONT.

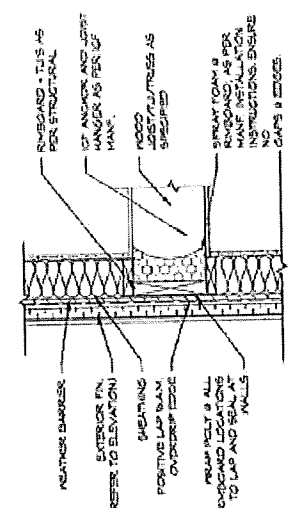
SCALE: 1/4" = 1'-0"  
DATE: 10/21/21  
PROJECT NO: 21-070  
DRAWING NO: **A6.3**



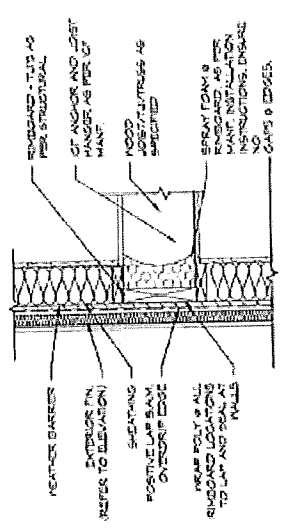
**C1 WOOD WALL TO ROOF CONNECTION**  
SCALE: 1/4" = 1'-0"  
A6.3



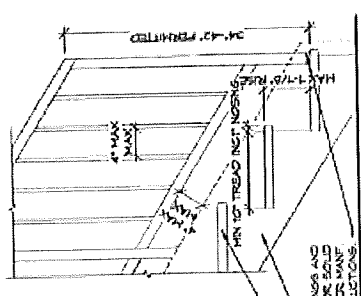
**C3 WALL/ROOF CONNECTION FIRE RATED WALL**  
SCALE: 1/4" = 1'-0"  
A6.3



**A1 INT. FLOOR/WALL CONNECTION**  
SCALE: 1/4" = 1'-0"  
A6.3



**A3 INT. FLOOR/WALL CONNECTION FIRE RATED**  
SCALE: 1/4" = 1'-0"  
A6.3



**A4 TYPICAL STAIR DETAIL**  
SCALE: 1/4" = 1'-0"  
A6.3

Phase 5  
and  
Phase 8

**ASSEMBLY SCHEDULES**

**EXTERIOR WALLS**

- 1/2" GYPSUM MULL BOARD
- CLADDING AS PER ELEVATIONS
- 1/2" RIGID INSULATION
- 1/4" AIR SPACER STUDS @ 16" O.C.
- 1/2" GYPSUM MULL BOARD

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**INTERIOR PARTITIONS**

- 1/2" GYPSUM MULL BOARD
- 1/2" RIGID INSULATION
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- 1/2" GYPSUM MULL BOARD

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- 1/2" GYPSUM MULL BOARD

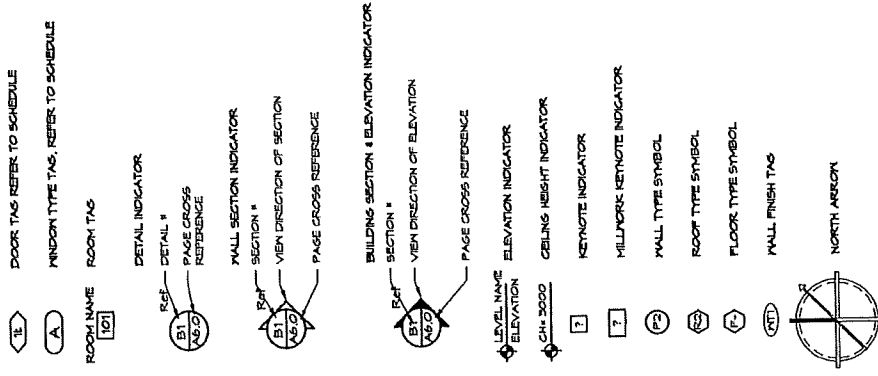
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NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES

**DRAWING SYMBOLS LEGEND**



**FLOORS**

- EL-11.111 SOUND INSULATED, INR. PRES
- VINYL PLANK FLOORING
- 3/8" OSB 1/4" SUBFLOOR
- 1/2" RIGID INSULATION
- ACoustic BATT FILLED JOIST CAVITY
- 3 LAYERS 5/8" GYPSUM MULL BOARD, TYPE X

**CEILING**

- 600-1 FINISHED CEILING
- 1-DIMENSIONAL LUMBER FRAMING/TURRING
- VAPOR BARRIER (WHEN EXPOSED TO ATTIC)
- 1/2" SAG RESISTANT GYPSUM BOARD
- LOW PROFILE TEXTURED FINISH

**ROOFS**

- EL-INSULATED TRUSS ROOF
- ASPHALT SHINGLES UNDERLAY
- 1/4" AIR BARRIER
- PLYWOOD SHEATHING (AS PER STRUCTURAL)
- 2x4 WOOD STUDS @ 16" O.C.
- BLOWN CELLULOSE ISO CAN BELL STOPS
- SOFFITS AND FASCIA AS PER ELEVATIONS
- EL-UNINSULATED GABLE ROOF
- ASPHALT SHINGLES? METAL? UNDERLAY
- 1/4" AIR BARRIER
- PLYWOOD SHEATHING (AS PER STRUCTURAL)
- 2x4 WOOD STUDS @ 16" O.C.
- SOFFITS AND FASCIA AS PER ELEVATIONS

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON THE DRAWINGS. REPORT DISCREPANCIES TO OWNER AND ARCHITECT.
- CONTRACTOR TO COMPARE DRAWINGS TO SITE CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT.
- ALL WORK COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE - 2018 IBC-2018 EDITION AND LOCAL ORDINANCES.
- COORDINATE ALL INFORMATION FROM ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL CONSULTANTS DOCUMENTS. COORDINATE DIMENSIONS REQUIRED FOR THE FITTING OF ALL COMPONENTS AS SHOWN ON DRAWINGS TO ENSURE THEIR SOUND OPERATION UPON COMPLETION.
- ALL MALL FLOOR, AND ROOF ASSEMBLIES SHOWN ON THE DRAWINGS SHALL BE ASSEMBLED TO THE MANUFACTURER'S REPRESENTATION OF COMPLETED CONSTRUCTION ASSEMBLY. INSTRUCTIONS ON THESE ASSEMBLIES SUPPLIED WITH ALL COMPLETED DETAILS AND NOTATION COMPLETED ON THE FOLLOWING CONSTRUCTION DRAWINGS.
- REFER TO STRUCTURAL FRAMING PLANS FOR LOCATIONS OF ALL INTERIOR LOAD BEARING ASSEMBLIES AND BREAK KITCHENS SHALL BE MOISTURE RESISTANT TYPE.
- ALL EXPOSED CONCRETE MALL CORNERS SHALL BE CHAMFERED.
- ALL G.I. FLASHING EXPOSED TO VIEW SHALL BE PRE-FINISHED.
- MAINTAIN CONTINUOUS FIRE RATED SEPARATION AROUND ALL EXPOSED STORAGE ROOMS, AND MECHANICAL ROOMS. CARRY WALLS TO INTERSECT OF STRUCTURE.
- PROVIDE CONTINUOUS SEALANT AROUND BOTH SIDES OF ALL DOOR AND WINDOW FRAMES.
- IN ALL LOCATIONS WHERE GYPSUM BOARD ABUTS AGAINST CONCRETE OR OTHER MASONRY, PROVIDE AN 1/4" GAP EX DOOR, WINDOW FRAME, CONCRETE WALL, CONCRETE BRICK ETC.
- PROVIDE CORNER BEAD FOR ALL EXPOSED GYPSUM MULL BOARD CORNERS.
- ALL MOOD COMPONENTS DIRECTLY ATTACHED TO EXTERIOR WALLS SHALL BE PRESSURE TREATED. GYPSUM WALLS SHALL BE PRESSURE TREATED.
- PREKIN ALL EXPOSED MECHANICAL AND/OR ELECTRICAL COMPONENTS IN FINISHED AREAS, AND AS INDICATED.
- SEE MECHANICAL AND ELECTRICAL FOR EXACT TYPES AND QUANTITY OF DIFFUSERS, GRILLES, REGISTERS, LOCATIONS TO BE PROVIDED TO THE CONTRACTOR. PROVIDE LOCATIONS TO BE PROVIDED TO THE CONTRACTOR. PROVIDE CEILING PLANS AND/OR DETAILS.
- CAULK AND SEAL AROUND ALL DUCTS AND PIPES PASSING THROUGH FIRE RATED PARTITIONS AND FLOOR ASSEMBLIES WITH APPROVED (UL) MASTIC CHALLENGER.
- PROVIDE ADDITIONAL SEALANT AT JUNCTIONS OF SOUND RATED ELECTRICAL OR OTHER OUTLETS OCCUR IN SOUND RATED PARTITION STAGGER THESE OUTLETS 2 STUD SPACES. PROVIDE ACOUSTICAL SEALANT ALL AROUND SPACES.



berry architecture ASSOCIATES

SEALS

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DATE	BY	REVISION
2022 03 03	DLT	QUART REVIEW
2022 05 02	RLD	BUILDING REVIEW
2022 05 17	RLD	REVISED PER IFC
2022 05 18	RLD	ISSUED FOR PERMITS

Pinetree Meadows Phase 1, Lot 4 Generation Homes BC 15 Ave Invermere BC

Berry Architecture + Associates Suite 200, 5210-50 Avenue Red Deer, T4N 4B5 Phone: 403-914-4461 Contact: Rebecca Davidson

Sheet Number	Sheet Name
A1.0	COVER SHEET
A1.0	CODE REVIEW
A2.0	SITE PLAN - EXPLAN REVIEW
A3.0	BASEMENT FLOOR PLAN
A3.1	MAIN FLOOR PLAN
A3.4	ROOF PLAN
A4.0	EXTERIOR BUILDING ELEVATIONS
A4.1	EXTERIOR BUILDING ELEVATIONS
A4.3	EXTERIOR BUILDING ELEVATIONS
A4.4	EXTERIOR BUILDING ELEVATIONS
A5.0	BUILDING SECTION DETAILS
A6.0	CONSTRUCTION DETAILS CONT.
A6.3	CONSTRUCTION DETAILS CONT.
A7.0	DOOR & WINDOW SCHEDULES

COVER SHEET DRAWING TITLE

SCALE: AS INDICATED DRAWN: RCD CHECKED: IM / RR SHEET: A0.0 21-OTO

SEALS

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**REVISIONS + ISSUES**

NO. 001	DATE	DESCRIPTION
001	12/01/2011	ISSUE FOR PERMITS
002	12/01/2011	ISSUE FOR PERMITS
003	12/01/2011	ISSUE FOR PERMITS
004	12/01/2011	ISSUE FOR PERMITS
005	12/01/2011	ISSUE FOR PERMITS
006	12/01/2011	ISSUE FOR PERMITS
007	12/01/2011	ISSUE FOR PERMITS
008	12/01/2011	ISSUE FOR PERMITS
009	12/01/2011	ISSUE FOR PERMITS
010	12/01/2011	ISSUE FOR PERMITS

# Pinetree Meadows Phase 1, Lot 4

Generation Homes BC  
15 Ave Invermere BC

## SITE PLAN + BY LAW REVIEW

DRAWING TITLE

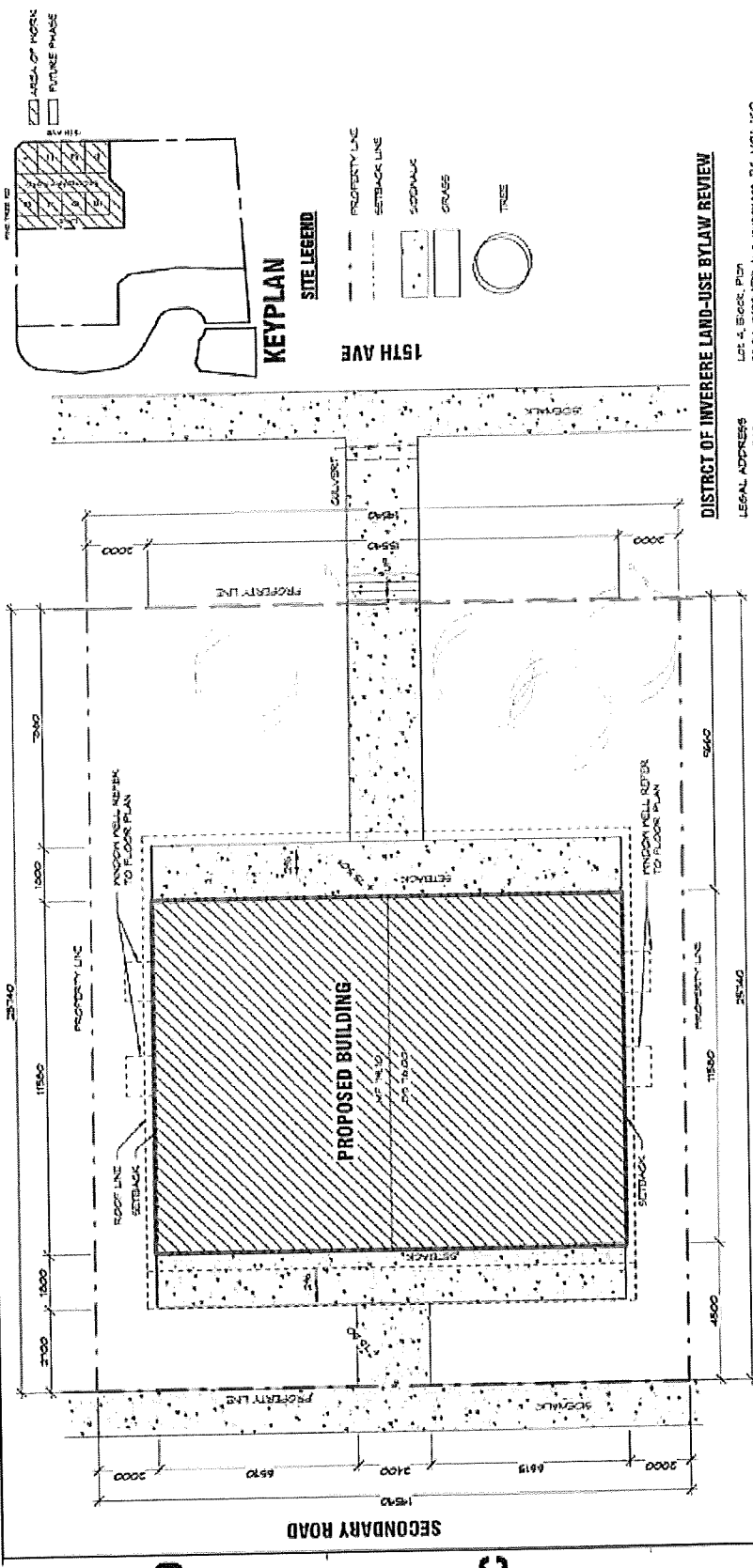
SCALE: AS INDICATED

DATE: JF

CHECKED: RSD/M/R

OCT 21  
22-030

**A2.0**



### DISTRICT OF INVERMERE LAND-USE BYLAW REVIEW

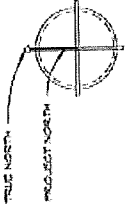
LEGAL ADDRESS: LOT 4, BLOCK 1, PH1  
21-04 2120 15th Ave. Invermere, B.C., V0A 1S0

CIVIC ADDRESS

Regulation:	Requirement	Proposed:	Comment:
Site Class:	R3	R3	Permitted Use
Zoning:			
Total Lot Area:		505 M <sup>2</sup>	
Total Building Footprint:		203.56 M <sup>2</sup>	
Total Site Coverage:	55%	40%	Complies
Setbacks:			
Front Yard:	4.5 m	4.5 m	Complies
Side Yard:	1.2 m	2 m	Complies
Rear Yard:	1.5 m	5.6 m	Complies
Building Height:	12.5 m	13.0 m	Measure to midpoint of roof level. Not permitted from finished grade
Building Area:			
Element Area:			
Unit 1:		100 sq.m	
Unit 2:		80 sq.m	
Unit 3:		80 sq.m	
Unit 4:		40 sq.m	
Unit 5:		80 sq.m	
Unit 6:		80 sq.m	
Unit 7:		300 sq.m	
Total Floor Area:			
Parking:	15 spaces		
15 parking spaces unit			Complies
2 stalls - 2 off street parking unit			
Standard Lot Size:	21 M x 60 M	21 M x 12.5 M	Complies

### SITE PLAN - LOT 4

SCALE: 1:100



**BRITISH COLUMBIA BUILDING CODE - 2018 EDITION REVIEW**

Regulation	Requirement	Proposed
Occupancy Classification 9.10.2.1	Group C - Residential	Group C - Residential
Building Height	up to 3 stories	2 stories
Building Area	Not more than 600 sq.m.	330 sq.m
<b>Regulation:</b>	<b>Requirement:</b>	<b>Proposed:</b>
Floor Rating 9.10.9.4.1	Except as permitted in Sentences (2) to (4), all floor assemblies shall be constructed as fire separations	45 min Fire Resistance Rating provided within dwellings, 1 hr Fire Resistance Rating provided between suites
Ceilings 9.10.9.1.4	Fire resistance rating not less than 45 min ...	45 min Fire Resistance Rating provided within dwellings, 1 hr Fire Resistance Rating provided between suites
Roof Rating 9.10.9.1.1	No rating required	N/A
Loadbearing Rating 9.10.9.3.	Loadbearing walls, columns, and arches shall have a fire-resistance rating not less than that required for the supported assembly (45 min).	45 min Fire-Resistance Rating

Regulation	Requirement	Proposed
Separation of Residential Occupancies 9.10.9.11.1	All other major occupancies shall be separated from residential occupancies by a fire separation having a fire-resistance rating of not less than 1 hr	1 hr Fire-Resistance Rating provided
Limiting Distance 9.10.14.3.	A limiting distance equal to half the actual limiting distance shall be used to input requirements where... fire department response time exceed 10 min.	Limiting distance no less than 4.0m provided throughout. All openings comply with limits stated in Table 9.10.14.4. - A
Smoke Alarms 9.10.14.1.1	Smoke alarms conforming to CANULC-5531... shall be installed in a) each dwelling unit, b) each sleeping room within a dwelling unit, and c) ancillary and common spaces not in dwelling units in a house with a secondary suite	Information only
9.10.14.4. 4)	Smoke detectors are permitted to be installed in lieu of smoke alarms as stated in sentence (5) are permitted to sound localized alarms within individual suites, and need not sound an alarm throughout the rest of the building.	Information only
Egress from Dwelling Units 9.4.4.1.1	Every dwelling unit containing more than 1 storey shall have exits or egress doors located so that 1) the egress door is not more than 1.5m above ground level	Max travel distance 1 storey

Regulation	Requirement	Proposed
Egress from Bedrooms 9.4.10.1.1,2)	Each bedroom shall have at least one outside window or door operable from inside without the use of keys, tools or special knowledge and without the removal of sashes or hardware... The window shall provide an unobstructed opening of not less than 0.35 sq m with no dimension less than 900mm and maintain the required opening during an emergency without the need for additional support.	Windows comply, refer to schedule
9.4.10.1.1, 3)	A window well, a clearance of not less than 1800mm shall be provided in front of the window	Window wells provided in conformance
9.10.20.1.1)	A window of access panel providing an opening not less than 1100 mm high and 550 mm wide and having a sill height not more than 900 mm above the floor of every building in at least one wall facing a street if such openings are not sprinklered	Window provided

Regulation	Requirement	Proposed
Thermal Characteristics Climate 9.36.2.6. 1) b)	... The effective thermal resistance of above-ground opaque building assemblies or portions thereof shall be not less than that shown for the applicable heating-degree day category in b) ... Where the ventilation system includes heat-recovery equipment	Heat Recovery Ventilators (HRV) provided
Minimum Effective RSI Ceilings below attics: 0.67 Walls: 1.97 Kalls: 4.67	Minimum Effective RSI Ceilings below attics: 0.67 Walls: 1.97 Kalls: 4.67	0.67 4.01 N/A
Floors over unheated spaces: 4.67	Floors over unheated spaces: 4.67	Heat Recovery Ventilators (HRV) provided
9.36.2.8.	... The effective thermal resistance of building assemblies that are below-grade or in contact with the ground shall be not less than that shown for the applicable heating degree day category in b) where the ventilation system includes heat recovery equipment	Heat Recovery Ventilators (HRV) provided
Minimum Effective RSI Foundation walls: 2.48 Unheated floors below Frost line: N/A Unheated floors above Frost line: 1.96 SI80 on grade with Integral Footing: 1.96	Minimum Effective RSI Foundation walls: 2.48 Unheated floors below Frost line: N/A Unheated floors above Frost line: 1.96 SI80 on grade with Integral Footing: 1.96	4.01 N/A 2.64 2.64
Sound Transmission 9.11.1.1. 1)	Sound Transmission 9.11.1.1. 1)	Entire walkout basement slab RSI value shall apply
Required Protection from Precipitation 9.27.2.2. 5)	Required Protection from Precipitation 9.27.2.2. 5)	Exterior walls exposed to precipitation shall be protected against precipitation ingress by an exterior cladding assembly consisting of a first plane of protection and second plane of protection incorporating a capillary break. Where a) the number of degree-days is less than 2400 or more, and the moisture index is greater than 0.50 or b) the number of degree-days is 3400 or more, and the moisture index is greater than 1.00
9.27.2.2. 6)	9.27.2.2. 6)	ICF wall construction complies with requirement as noted, utilized non-moisture sensitive materials and does not include intersecting floor assemblies.

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**SEALS**

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**REVISIONS + ISSUES**

NO	DATE	ISSUED FOR
0001	05.02.17	ISSUING PERMIT
0002	05.02.17	RE-SUBMITTED BY
0003	07.02.17	RE-SUBMITTED BY
0004	07.02.17	RE-SUBMITTED BY

**PROJECT TITLE**

**Pinetree Meadows**  
**Phase 1, Lot 4**  
**Generation Homes**  
**15 Ave Invermere BC**

**DRAWING TITLE**

**CODE REVIEW**

SCALE: 1:1  
DRAWN: JE  
CHECKED: RKP/M/RR

OCT '21  
22-030  
**A1.0**



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REVISIONS + ISSUES

NO.	DATE	BY	REASON
001	03/03/2022	KL	ISSUED FOR PERMIT
002	05/17/2022	KL	ISSUED FOR PERMIT
003	05/17/2022	KL	ISSUED FOR PERMIT

**Pinetree Meadows  
Phase 1, Lot 4**  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

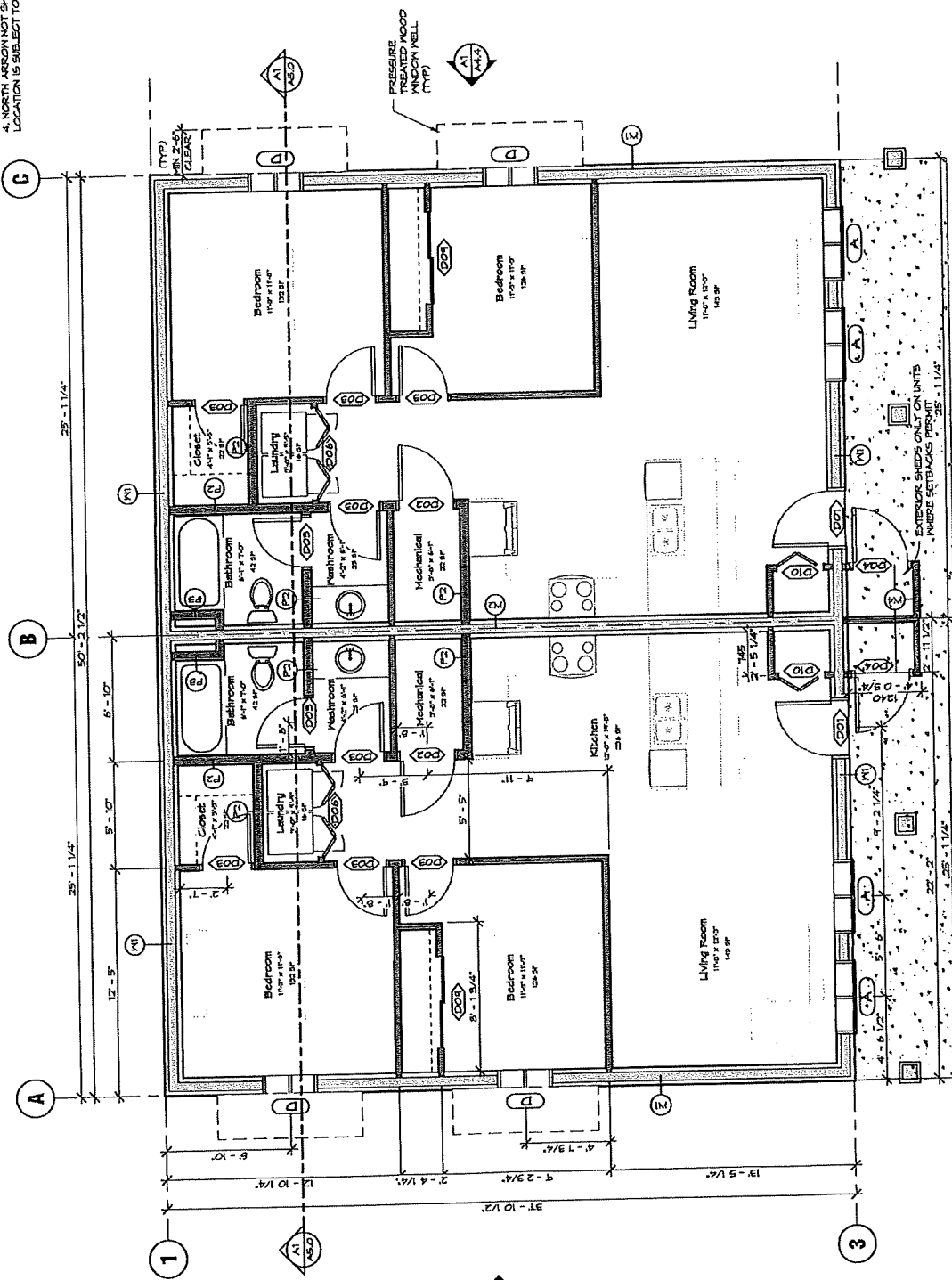
**BASEMENT  
FLOOR PLAN**

DRAWING TITLE

SCALE: As Indicated  
DRAWN: R/K/D  
CHECKER: M/P/R/S  
OCT 21  
21-OTO  
**A3.0**

**GENERAL NOTES**

1. ALL INTERIOR PARTITIONS TO BE ASSEMBLY TYPE PT UNLESS OTHERWISE NOTED.
2. ALL DOORS ARE TO BE CENTRED IN OPENING UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS NOTED "CLR" TO TAKE FROM FACE UNLESS OTHERWISE NOTED.
4. NORTH ARROW NOT SHOWN AS LOCATION IS SUBJECT TO CHANGE.



NOTE: DIMENSIONS THE SAME AS OPPOSITE SIDE, MIRROR IMAGE ONLY.

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





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REVISIONS + ISSUES

2022.02.03	CLIENT REVIEW
2022.02.02	BUILDING PERMIT
2022.05.17	ISSUED FOR PERMIT
2022.05.17	ISSUED FOR PERMIT

**Pinetree Meadows**  
**Phase 1, Lot 4**  
**Generation Homes BC**

PROJECT TITLE

**MAIN FLOOR**  
**PLAN**

DRAWING TITLE

SCALE: As Indicated

DRAWN: RMD

CHECKED: IM/RR

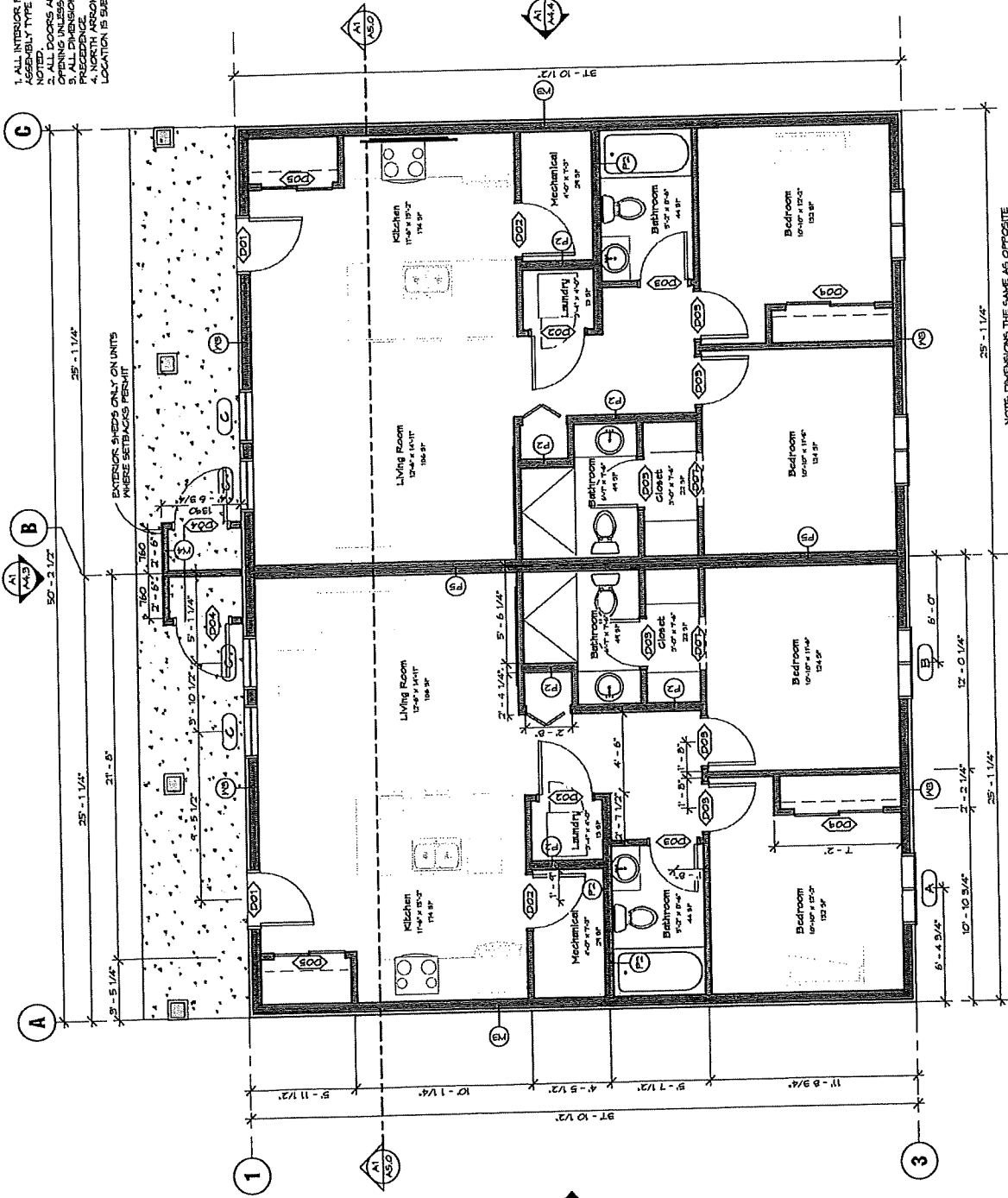
OCT 21

21-070

**A3.1**

**GENERAL NOTES**

1. ALL INTERIOR PARTITIONS TO BE FULLY TYPE "T" UNLESS OTHERWISE NOTED.
2. ALL DOORS ARE TO BE CENTRED IN OPENING UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS NOTED "CLR" TO TAKE PARTITION.
4. NORTH ARROW NOT SHOWN AS LOCATION IS SUBJECT TO CHANGE.



NOTE: DIMENSIONS THE SAME AS OPPOSITE SIDE, MIRROR IMAGE ONLY.

**MAIN FLOOR PLAN**

A1 A3.1 SCALE 1/4" = 1'-0"





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REVISIONS + ISSUES

NO.	DATE	ISSUES
01	10/22/20	ISSUED FOR
02	10/22/20	ISSUED FOR
03	10/22/20	ISSUED FOR
04	10/22/20	ISSUED FOR
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Pinetree Meadows  
Phase 1, Lot 4  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

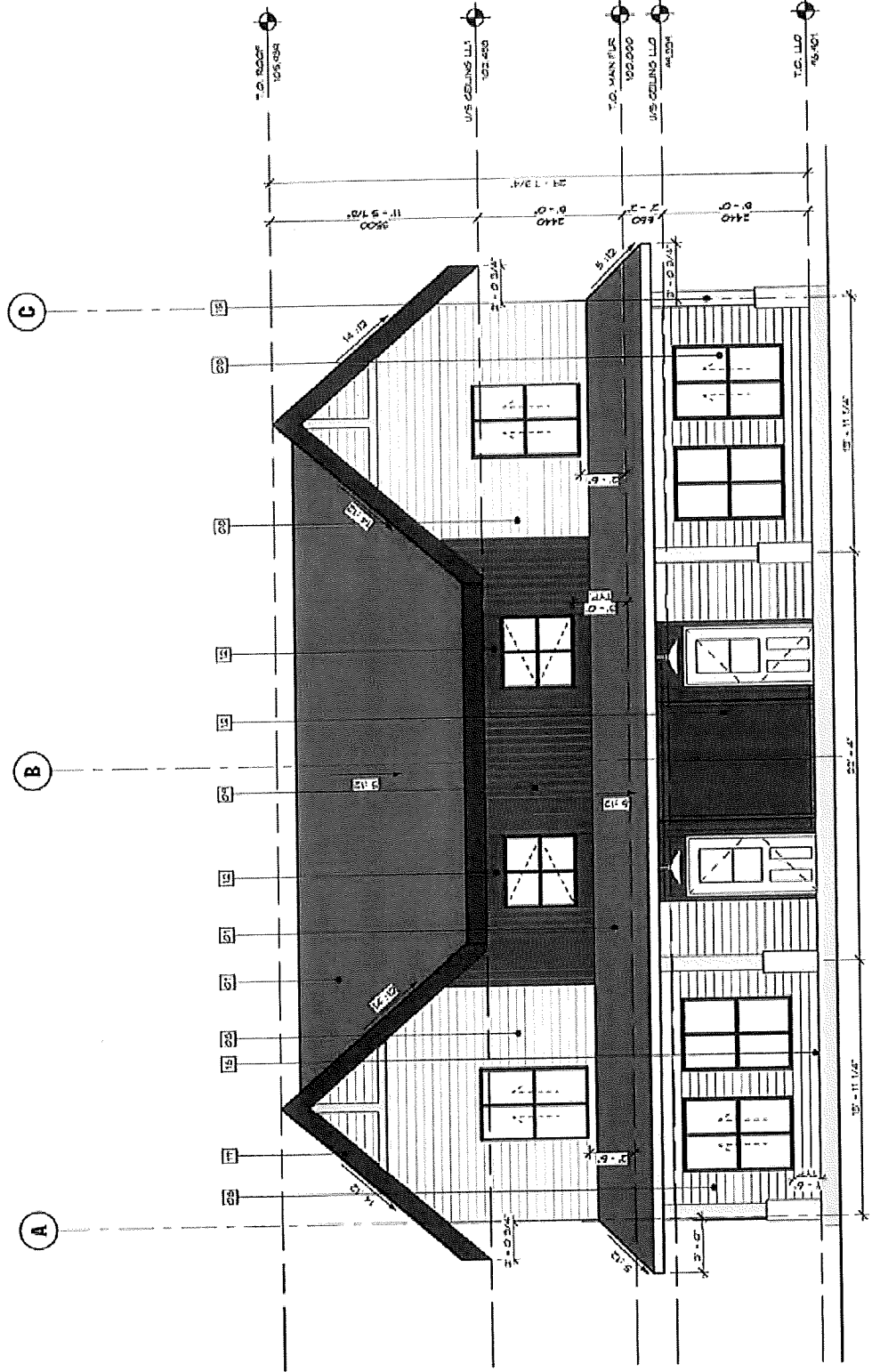
EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE: 1" = 1/4"
DRAWN: RMD/JE
CHECKED: M/RR
OCT-21
21-OTO
<b>A4.0</b>

KEYNOTE LEGEND

- 01 ASPHALT SHINGLE
- 02 WHITE HORIZONTAL T&G HARDIE LAP
- 03 DARK TONE VERTICAL PLANK
- 04 DARK TONE HORIZONTAL BOARD AND BATTEN
- 05 DARK TONE HORIZONTAL BOARD AND BATTEN
- 06 SOLID WOOD COLUMN WITH PIERRED HANGING BRACE
- 07 CONCRETE PATIO W/ PAUL WOOD FASCIA AS ROOF
- 08 IRON (OR PAUL ALUMINUM) BRYANLEY SPLIT



ELEVATION A  
SCALE: 1" = 1/4"



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Pinetree Meadows  
Phase 1, Lot 4  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE: 1" = 1/4"

DRAWN: RGD/ARR

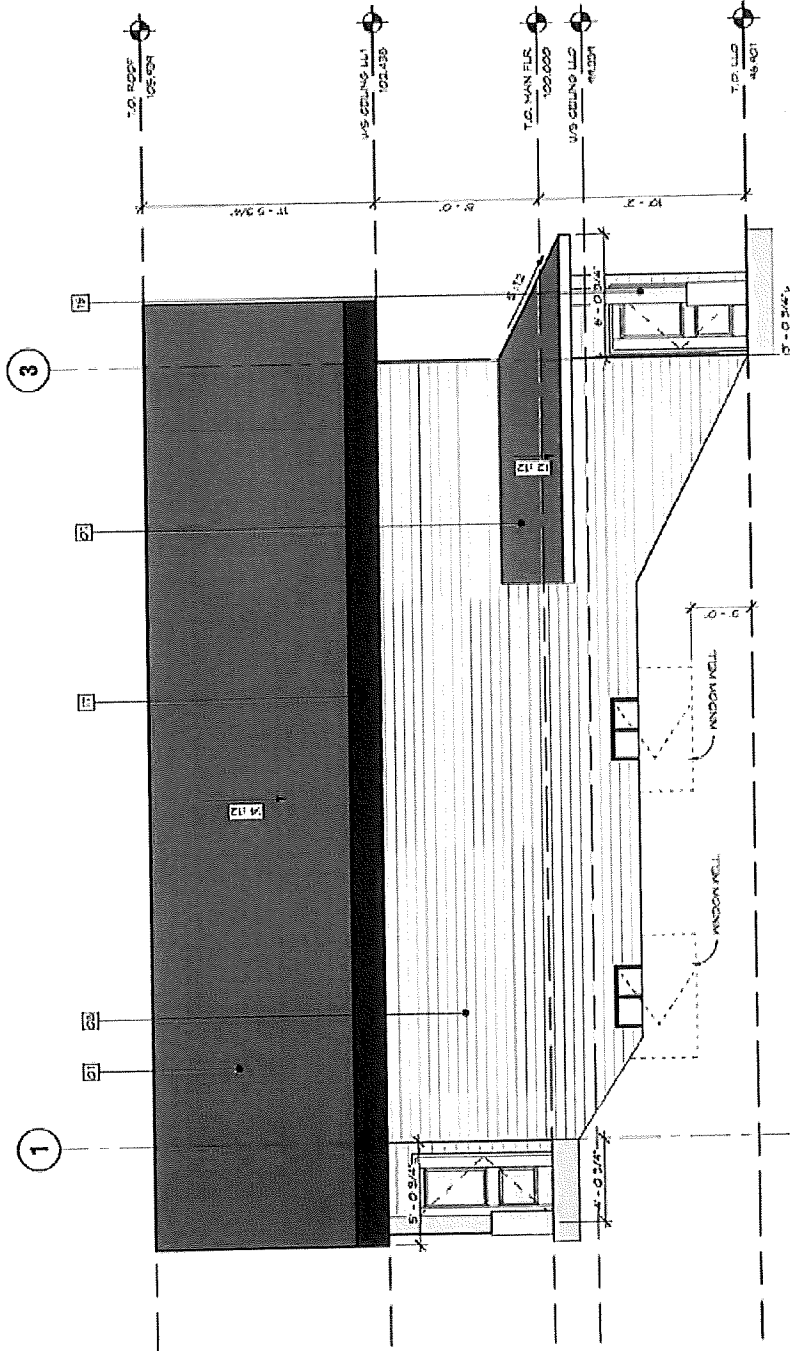
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OCT 21

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KEYNOTE LEGEND

01	ASPHALT SHINGLE
02	WHITE HORIZONTAL T&G HARDIE LAP
03	SOLID WOOD COLUMN WITH PURSED WARDER DAZE
04	PINE (OR FINI ALUMINUM) DOWNVAULT SOFFIT



ELEVATION B

SCALE: 1" = 1/4"



1 2 3 4 5

D C B A



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SEALS

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REVISIONS + ISSUES		
NO.	DATE	DESCRIPTION
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Pinetree Meadows  
Phase 1, Lot 4  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

EXTERIOR  
BUILDING  
ELEVATIONS

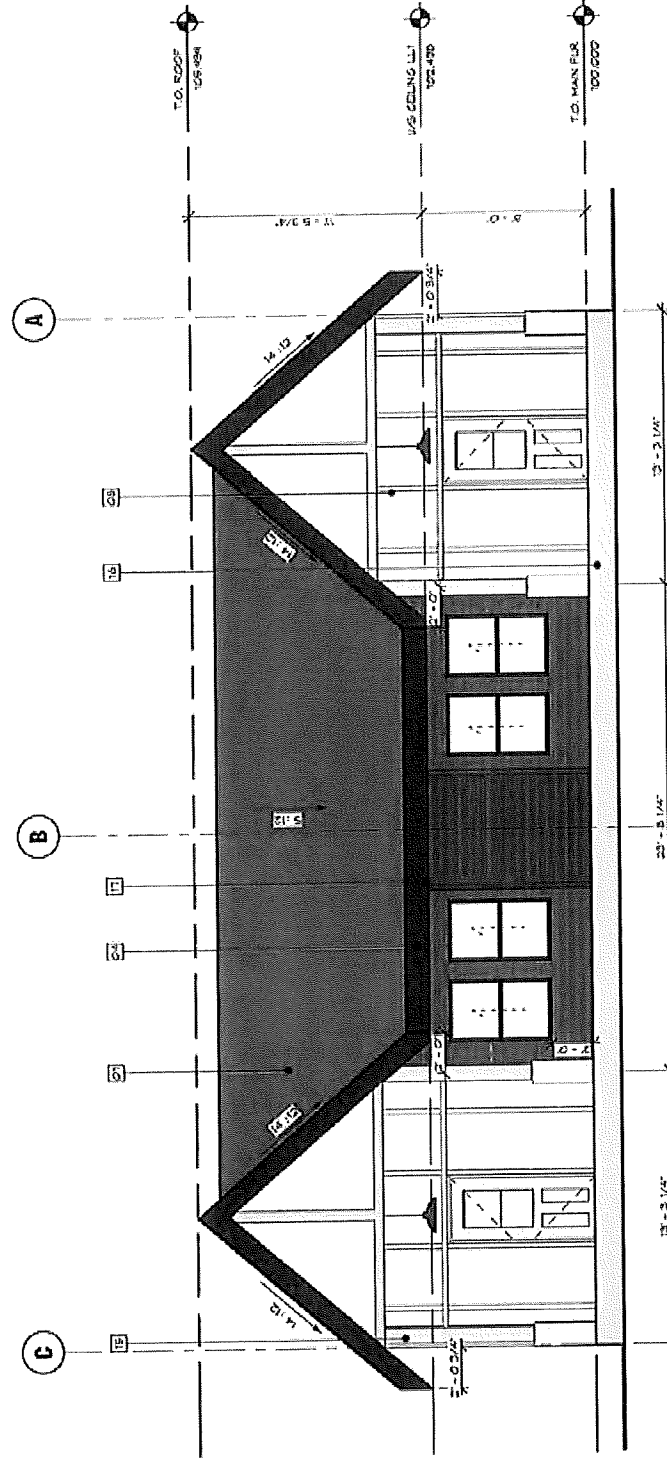
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DATE: 10/24/23  
DRAWN: IN/RRR  
CHECKED: IN/RRR

OCT 21 2023  
21-070  
A4.3

KEYNOTE LEGEND

01	ASPHALT SHINGLE
02	CHARCOAL FASCIA
03	WHITE HORIZONTAL LGS - HARDY PANE
04	SOLID WOOD COLUMN WITH PUNCHED HARDY PANE
05	CONCRETE PATIO W/ PAINTED FASCIA AS REQ'D
06	PINE (OR PINE ALTERNATIVE EQUIVALENT) SCHEFF



A1  
A4.3  
ELEVATION C  
SCALE 1/4" = 1'-0"

1 2 3 4 5





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REVISIONS + ISSUES  
 2022 02 03 CLIENT REVIEW  
 2022 05 02 BUILDING PERMIT  
 2022 05 17 RE-SUBMIT FOR EP  
 2022 06 14 RE-SUBMIT FOR PER

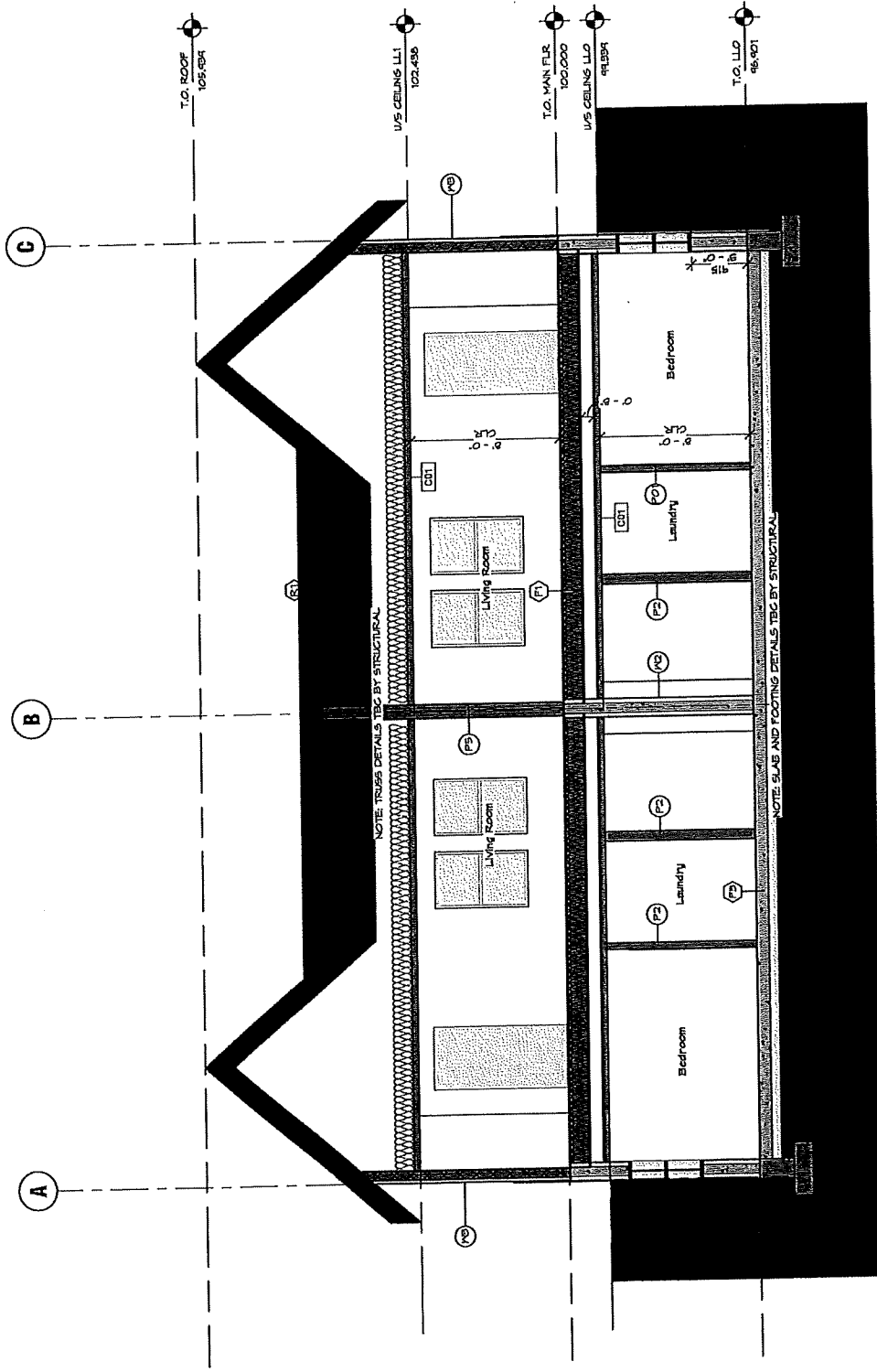
**Pinetree Meadows**  
 Phase 1, Lot 4  
 Generation Homes  
 15 Ave Invermere BC

PROJECT TITLE

**BUILDING SECTIONS**

DRAWING TITLE

SCALE: 1" = 1/4"  
 DRAWN: RCD  
 CHECKER: JM/RSR  
 OCT 21  
 21-070  
**A5.0**



**SECTION A**  
 SCALE 1" = 1/4"

1 2 3 4 5

D C B A



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REVISIONS + ISSUES

2022 04 19	ISSUED FOR PERMITS
2022 03 03	CLIENT REVIEW
2022 05 02	BUILDING PERMIT
2022 05 17	ISSUED FOR BIDDING
2022 05 17	ISSUED FOR BIDDING

15 Ave Invermere BC  
Generation Homes

PROJECT TITLE

DOOR +  
WINDOW  
SCHEDULES

DRAWING TITLE

SCALE: 1:50

DRAWN: RCD

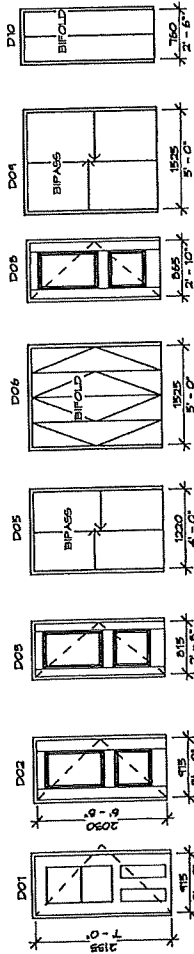
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OCT 21

21-070

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DOOR ELEVATIONS



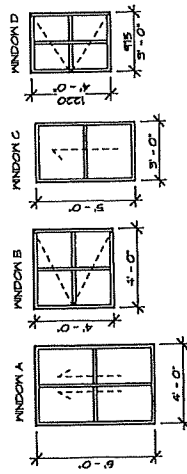
NOTE: SWING DIRECTION AS PER PLANS. DOOR STYLE/PANELS SUBJECT TO CHANGE. ROUGH OPENING AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. HARDWARE TEC.

DOOR SCHEDULE

Dimension are Nominal Only, Contractor to Verify on Site

DOOR	SLAB	WIDTH	HEIGHT	Door Style	Core	FINISH	FR. LABEL	NOTES
D01	415	2195	8'-0"	IND (INSULATED) / PSE / PAINTED	4	TBC		VEREAS - MUST BE BETTER-FREE COMPLETE
D02	415	2090	8'-0"	IND (HOLLOW) / PSE / PAINTED	6	TBC		
D03	415	2090	8'-0"	IND (HOLLOW) / PSE / PAINTED	10	TBC		
D04	415	2090	8'-0"	IND (INSULATED) / PSE / PAINTED	4	TBC		Exterior door can be double - Only applies if exterior sheets included
D05	415	2090	8'-0"	IND (HOLLOW) / PSE / PAINTED	2	TBC		
D06	415	2090	8'-0"	IND (HOLLOW) / PSE / PAINTED	2	TBC		
D07	0	0	0	(None)	0	TBC		Operating Only - No door
D08	1835	2090	8'-0"	IND (HOLLOW) / PSE / PAINTED	4	TBC		
D09	1835	2090	8'-0"	IND (HOLLOW) / PSE / PAINTED	4	TBC		
D10	1835	2090	8'-0"	IND (HOLLOW) / PSE / PAINTED	4	TBC		

WINDOW ELEVATIONS



NOTE: REFER TO ELEVATIONS FOR OPERABLE WINDOW LOCATIONS. ROUGH OPENINGS AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL WINDOWS TO MEET ICC-IBC 2018 PART 5.6. BEDROOM WINDOWS MUST MEET ENERGY REQUIREMENTS.

WINDOW SCHEDULE

Type	Count	Height	Width	Comments
A	6	1830	1200	
B	2	1830	1200	1-4" AFF LINO
C	2	1830	615	1-4" AFF LINO
D	4	1220	615	TYP 5'-0" AFF LINO



# Phase 6

# LOGEPOLE MODEL

## ASSEMBLY SCHEDULES

### EXTERIOR WALLS

- 1x6-1x8 EXTERIOR WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 3 1/2" RIGID INSULATION
- 8" CONCRETE INSULATION
- VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 CENTRAL WALL (DIR. EXTS.)
- 1/2" GYPSUM WALL BOARD
- 4" CONCRETE INSULATION
- 3 1/2" RIGID INSULATION
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- 1/2" NON-COMBUSTIBLE CLADDING (AS PER ELEVATIONS)
- AIR BARRIER
- 1/2" EXTERIOR DENEGGLASS SHEATHING
- 3/8" MOOD STUDS @ 16" O.C.
- 2" RIGID INSULATION
- 1/2" GYPSUM WALL BOARD
- LIQUID APPLIED VAPOUR BARRIER

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- 1/2" NON-COMBUSTIBLE CLADDING (AS PER ELEVATIONS)
- AIR BARRIER
- 1/2" EXTERIOR DENEGGLASS SHEATHING
- 3/8" MOOD STUDS @ 16" O.C.
- 2" RIGID INSULATION
- 1/2" GYPSUM WALL BOARD
- LIQUID APPLIED VAPOUR BARRIER

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- BATT INSULATION
- 1/2" PLTYWOOD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- BATT INSULATION
- 1/2" PLTYWOOD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- BATT INSULATION
- 1/2" PLTYWOOD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 1/2" GYPSUM WALL BOARD
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- BATT INSULATION
- 1/2" PLTYWOOD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- BATT INSULATION
- 1/2" PLTYWOOD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
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- BATT INSULATION
- 1/2" PLTYWOOD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
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- 1/2" PLTYWOOD

- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
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- 1x6-1x8 EXTERIOR ABOVE GRADE WALL
- CLADDING AS PER ELEVATIONS
- AIR BARRIER
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- BATT INSULATION
- 1/2" PLTYWOOD

### INTERIOR PARTITIONS

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
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- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

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- 1/2" GYPSUM WALL BOARD

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- 1/2" GYPSUM WALL BOARD

- 1x6-1x8 INTERIOR PARTITION
- 1/2" GYPSUM WALL BOARD
- 3/8" MOOD STUDS @ 16" O.C.
- 1/2" GYPSUM WALL BOARD

### DRAWING SYMBOLS LEGEND

- DOOR TAG REFER TO SCHEDULE
- WINDOW TYPE TAG, REFER TO SCHEDULE
- ROOM TAG
- DETAIL INDICATOR
- DETAIL #
- PAGE CROSS REFERENCE
- SECTION #
- ELEVATION INDICATOR
- VEIN DIRECTION OF ELEVATION
- PAGE CROSS REFERENCE

- LEVEL NAME
- ELEVATION
- CILING HEIGHT INDICATOR
- KEYNOTE INDICATOR
- WALL TYPE SYMBOL
- ROOF TYPE SYMBOL
- FLOOR TYPE SYMBOL
- NORTH ARROW

### GENERAL NOTES

- DO NOT SCALE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO OWNER AND ARCHITECT.
- REFER TO COMPARE DRAWINGS TO SITE CONDITIONS AND REPORT DISCREPANCIES TO ARCHITECT.
- ALL WORK COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE - 2010 BCBC EDITION AND LOCAL ORDINANCES.
- COORDINATE ALL INFORMATION FROM ALL CONTRACTORS WITH THE ARCHITECT, ELECTRICAL AND CIVIL CONSULTANTS DOCUMENTS, COORDINATE DIMENSIONS REQUIRED FOR THE FITTING OF ALL COMPONENTS AS NECESSARY TO ENSURE THEIR SOUND OPERATION UPON COMPLETION.
- ALL WORK SHALL BE SHOWN ON THE REPRESENTATION OF COMPLETED CONSTRUCTION ASSEMBLY. REFER TO SPECIFICATIONS FOR ADDITIONAL ASSEMBLY INFORMATION. THESE ASSEMBLIES SUPERSEDE ALL INFORMATION SHOWN ON THE REPRESENTATION OF THE FOLLOWING CONSTRUCTION DRAWINGS.
- REFER TO STRUCTURAL FRAMING PLANS FOR LOCATIONS OF ALL INTERIOR LOAD BEARING ASSEMBLIES AND SHEAR WALL LOCATIONS.
- ALL GYPSUM BOARD IN BATHROOMS AND COMMERCIAL KITCHENS SHALL BE TYPE X GYPSUM BOARD.
- ALL EXPOSED CONCRETE WALL CORNERS SHALL BE CHAMFERED.
- ALL G.I. FLASHING EXPOSED TO VIEW SHALL BE PRE-FINISHED.
- MAINTAIN CONTINUOUS FIRE RATED SEPARATION AROUND WINDOW AND DOOR OPENINGS. PROVIDE CONTINUOUS GYPSUM BOARD AND CONCRETE CARRY WALLS TO INTERSECT OF STRUCTURE.
- PROVIDE CONTINUOUS SEALANT AROUND BOTH SIDES OF ALL DOOR AND WINDOW FRAMES.
- IN ALL LOCATIONS WHERE SYSTEM BOARD ABUTS DISMILAR MATERIAL, USE A WILCOR AND/OR J-TIM AT BREAKS TO PROVIDE A WEATHER TIGHT JOINT. MINOR BREAKS SHALL BE REPAIR WITH CONCRETE BRICK ETC.
- PROVIDE CORNER BEAD FOR ALL EXPOSED GYPSUM WALL BOARD CORNERS.
- ALL WOOD COMPONENTS DIRECTLY ATTACHED TO ALUMINUM SHALL BE MECHANICALLY AND/OR ELECTRICAL COMPONENTS IN FINISHED AREAS, AND AS INDICATED.
- SEE MECHANICAL AND ELECTRICAL FOR EXACT TYPES AND QUANTITY OF DIFFUSERS, GRILLES, FINISHES, AND EQUIPMENT. COORDINATE SIZES AND EXACT LOCATIONS WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- CAULK AND SEAL AROUND ALL DUCTS AND PIPES PASSING THROUGH FIRE RATED PARTITIONS AND FLOOR ASSEMBLIES WITH APPROVED (UL) MASTIC CAULKING.
- PROVIDE ACOUSTICAL SEALANT AT JUNCTIONS OF SOUND RATED PARTITIONS.
- FOR OTHER OUTLETS OCCUR IN SOUND RATED PARTITION STAGGER THESE OUTLETS 3" STUD SPACES. PROVIDE ACOUSTICAL SEALANT ALL AROUND.



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SEALS

DATE	BY	REVISIONS + ISSUES
2023 04 02	RYAN HARTER	ISSUED FOR BUILDING PERMIT
2023 02 21	RYAN HARTER	REVISION
2023 02 21	RYAN HARTER	ISSUED WALL ASSEMBLY

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PROJECT TITLE  
**Pinetree Meadows**  
**Phase 1, Lots 1,3,5**  
**15 Ave Invermere BC**

DRAWING TITLE  
**COVER SHEET**

SCALE: As Indicated

DRAWN: R/KD

CHECKED: IM/RR

OCT 21

21-070

**A0.0**

ARCHITECTURAL SHEET \*\*\*

Sheet Number	Sheet Name
A0.0	COVER SHEET
A1.0	COPE REVIEW
A2.0	SITE PLAN + BYLAW REVIEW
A3.0	BASEMENT FLOOR PLAN
A3.1	MAIN FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A3.3	ROOF PLAN
A3.4	INTERIOR BUILDING ELEVATIONS
A4.0	EXTERIOR BUILDING ELEVATIONS
A4.3	EXTERIOR BUILDING ELEVATIONS
A4.4	EXTERIOR BUILDING ELEVATIONS
A5.0	BUILDING SECTIONS
A5.0	CONSTRUCTION DETAILS
A6.1	CONSTRUCTION DETAILS CONT.
A6.2	CONSTRUCTION DETAILS CONT.
A6.3	CONSTRUCTION DETAILS CONT.
A10	DOOR + WINDOW SCHEDULES
A10	SPECIFICATIONS

Berry Architecture + Associate  
Suite 200, 5218-50 Avenue  
Red Deer, T4N 4B5  
Phone: 403-314-4461  
Contact:



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REVISIONS + ISSUES

11/11/11	DO	ISSUED FOR
02/22/12	02	BUILDING PERMIT
03/03/12	02	RECORDED FOR BUILDING
03/03/12	01	CONSTRUCTION

**Pinetree Meadows**  
**Phase 1, Lots 1,3,5**  
**15 Ave Invermere BC**

PROJECT TITLE

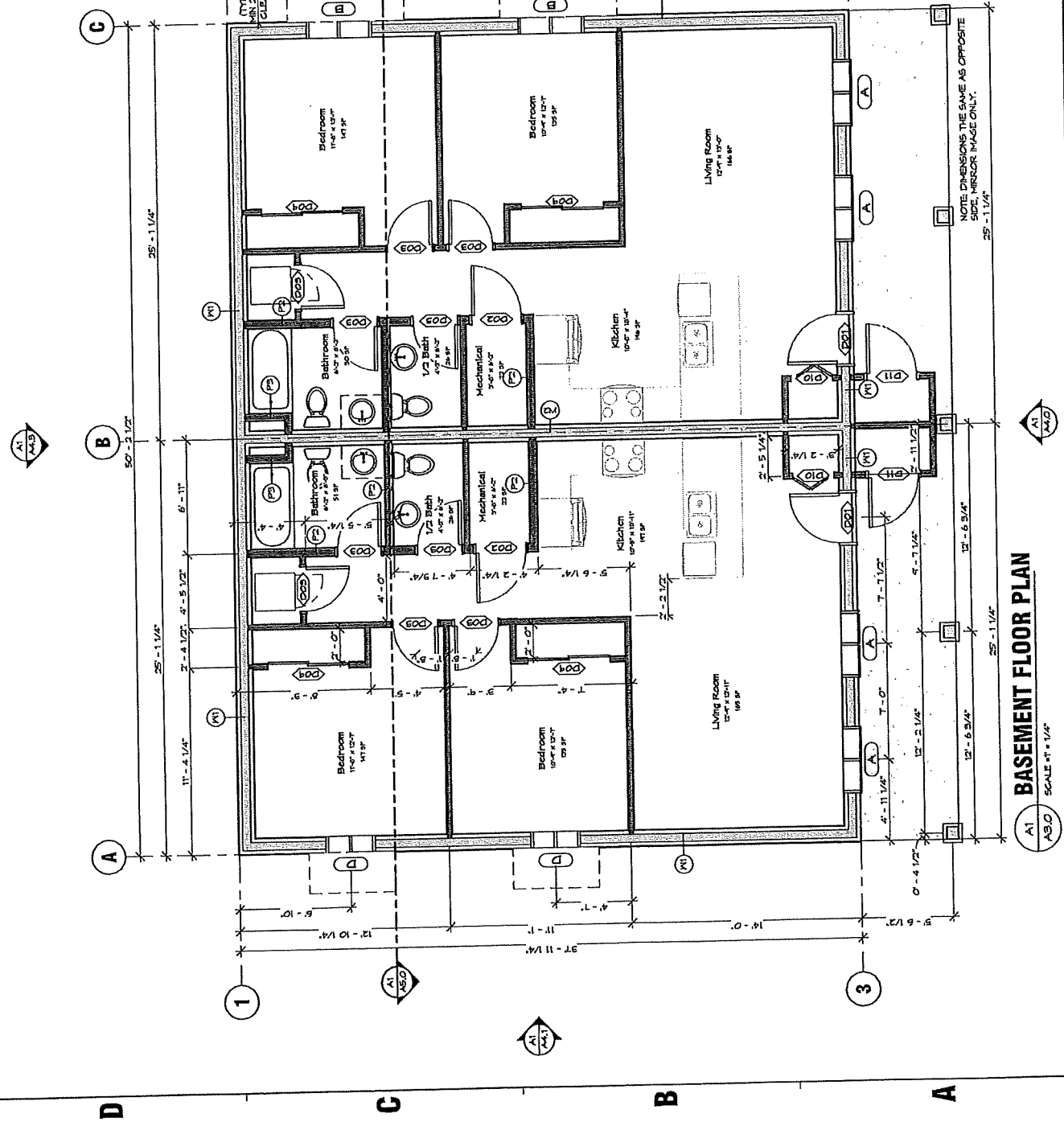
**BASEMENT**  
**FLOOR PLAN**

DRAWING TITLE

SCALE: AS INDICATED  
DRAWN: RCD  
CHECKER: M/RRR  
DATE: OCT 21 21-070  
**A3.0**

**GENERAL NOTES**

1. ALL PARTITIONS TYPE P UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
3. ALL BALCONIES TO HAVE MIN. 70" CLEARANCE BELOW.
4. ALL CLOSETS TO HAVE 3'-0" INTERIOR CLEAR. MULTI-USE CLOSETS TO BE PROVIDED TO BE NOT LESS THAN 0.53 SQ. FT. WITH TIGHTLY FITTED GASKET AND COVERS.
5. GRIDLINES TO FACE OF EXTERIOR. AT EXTERIOR, FROM FACE OF EXTERIOR WALL TO FACE OF DRYWALL.
6. PARTY WALLS TO BE CONTINUOUS AND FIRE RATED TO U/S ROOF DECK.
7. PARTY WALLS TO BE CONTINUOUS AND FIRE RATED TO U/S ROOF DECK.
8. ALL PARTITIONS NOTED "OUT" TO TAKE PRECEDENCE.
9. NORTH ARROW AS PER SITE PLAN.
10. CONTRACTOR TO CONFIRM BATHROOM DIMENSION TO SHIRT SIZED BATHING OR SHOWER AND BIRAZOND.



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



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REVISIONS + ISSUES

NO. 01	DATE	DESCRIPTION
01	08/22/23	ISSUED FOR BUILDING
02	09/05/23	PERMIT
03	09/05/23	ISSUED FOR CONSTRUCTION
04	09/05/23	ISSUED FOR WALL ASSEMBLY

# Pinetree Meadows Phase 1, Lots 1,3,5 15 Ave Invermere BC

PROJECT TITLE

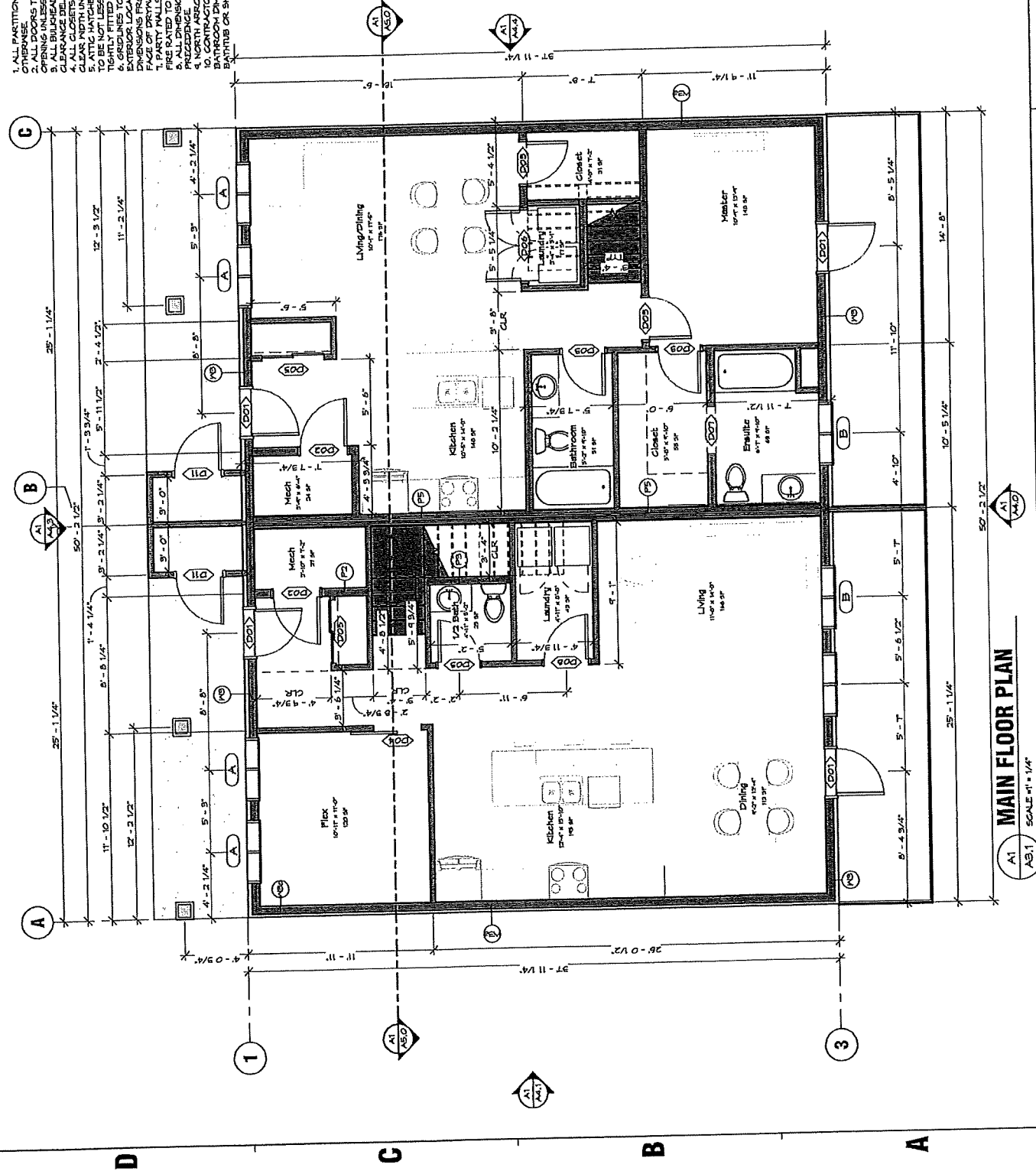
## MAIN FLOOR PLAN

DRAWING TITLE

SCALE:	As Indicated
DRAWN:	RCD
CHECKED:	IM/RR
OCT 21	A3.1
21-070	

### GENERAL NOTES

1. ALL PARTITIONS TYPE F1 UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
3. ALL DOORS TO HAVE MIN. TO CLEARANCE BELOW.
4. ALL CLOSETS TO HAVE 2'-0" INTERIOR CLEAR WIDTH UNLESS NOTED OTHERWISE.
5. ALL CLOSETS TO BE NOTED WITH TOUGHLY FITTED GASKET AND COVERS.
6. GRIDLINES TO FACE OF EXTERIOR, AT EXTERIOR LOCATIONS, INTERIOR AT INTERIOR LOCATIONS.
7. PARTY WALLS TO BE CONTINUOUS AND FIRE RATED TO U/S ROOF DECK.
8. ALL DIMENSIONS NOTED "CL" TO TAKE NORTH ARROW AS PER SITE PLAN.
9. CONTRACTOR TO CONFIRM BATHROOM DIMENSION TO SUIT SUPPLIED BATHROOM OR SHOWER AND SURROUNDING.



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



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REVISIONS + ISSUES

2023 04 02	ISSUED FOR
2023 04 02	RE-SUBMITTED FOR BUILDING PERMITS
2023 05 31	PERMITS
2024 03 07	ISSUED WALL ASSEMBLY

**Pinetree Meadows**  
**Phase 1, Lots 1,3,5**  
**15 Ave Invermere BC**

PROJECT TITLE

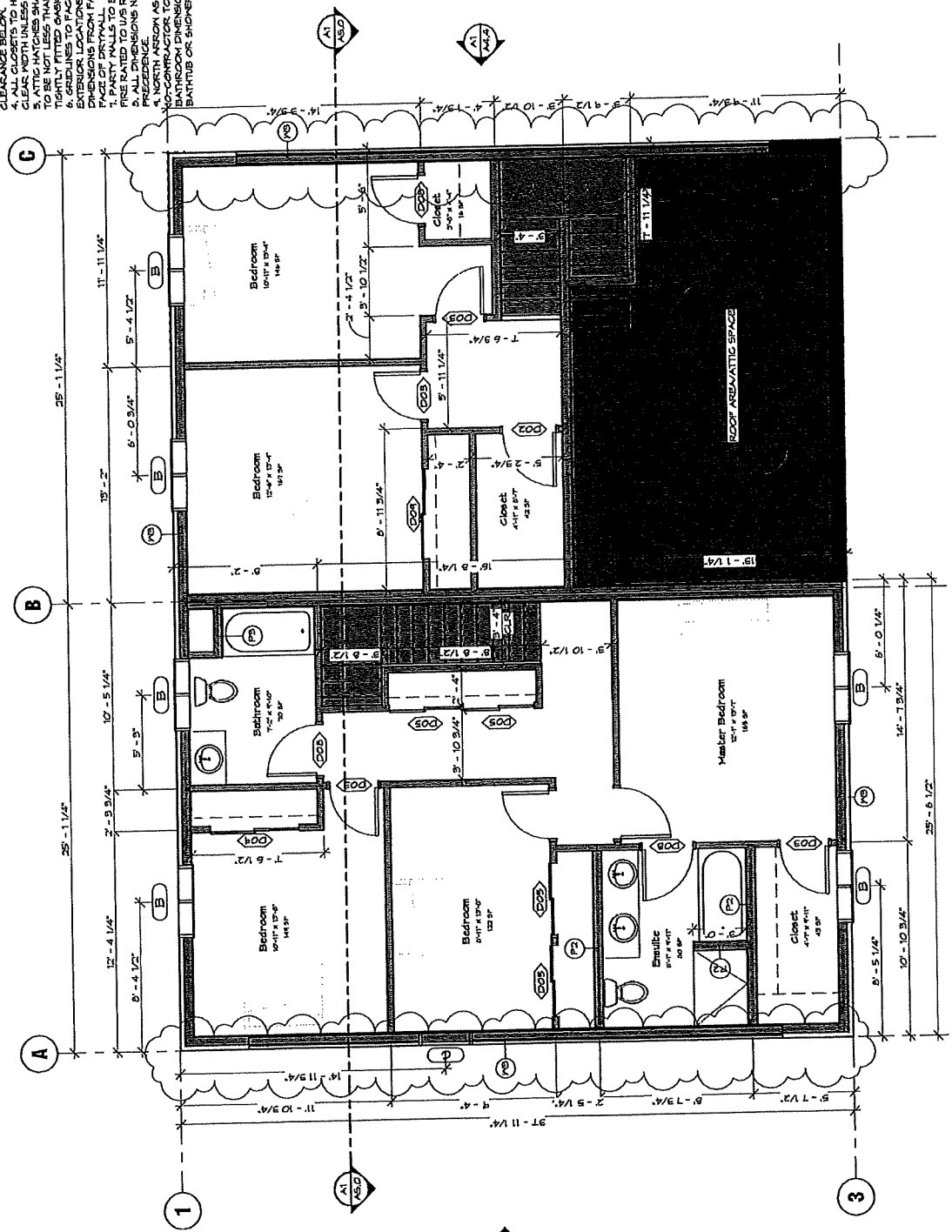
**SECOND FLOOR PLAN**

DRAWING TITLE

SCALE: As Indicated
DRAWN: RCD
CHECKED: JM/RR
OCT 21
21-070
<b>A3.2</b>

**GENERAL NOTES**

1. ALL PARTITIONS TYPE P1 UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
3. ALL BUILDINGS TO HAVE MIN. 10" CLEAR UNDER DOORS.
4. ALL CLOSETS TO HAVE 3'-0" INTERIOR CLEAR WIDTH UNLESS NOTED OTHERWISE.
5. ATTIC HATCHES SHALL BE PROVIDED TO BE LIMITED MARKET AND LOWERS, AT GRIDLINES TO FACE OF EXTERIOR, AT EXTERIOR LOCATIONS. INTERIOR DIMENSIONS FROM FACE OF DRYWALL TO FACE RATED TO US ROOF DECK.
6. ALL DIMENSIONS NOTED "CLR" TO TAKE PRECEDENCE.
7. CONTRACTOR TO CONFIRM BATHROOM DIMENSION TO SUIT SUPPLIED BATHTUB OR SHOWER AND SURROUNDS.



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

1 2 3 4 5



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REVISIONS + ISSUES

2022 05 02	ISSUED FOR
2022 05 02	BUILDING PERMIT
2023 04 07	RE-ISSUED FOR BUILDING
2023 08 21	CONSTRUCTION

# Pinetree Meadows Phase 1, Lots 1,3,5 15 Ave Invermere BC

PROJECT TITLE

# ROOF PLAN

DRAWING TITLE

SCALE: 1" = 1/4"

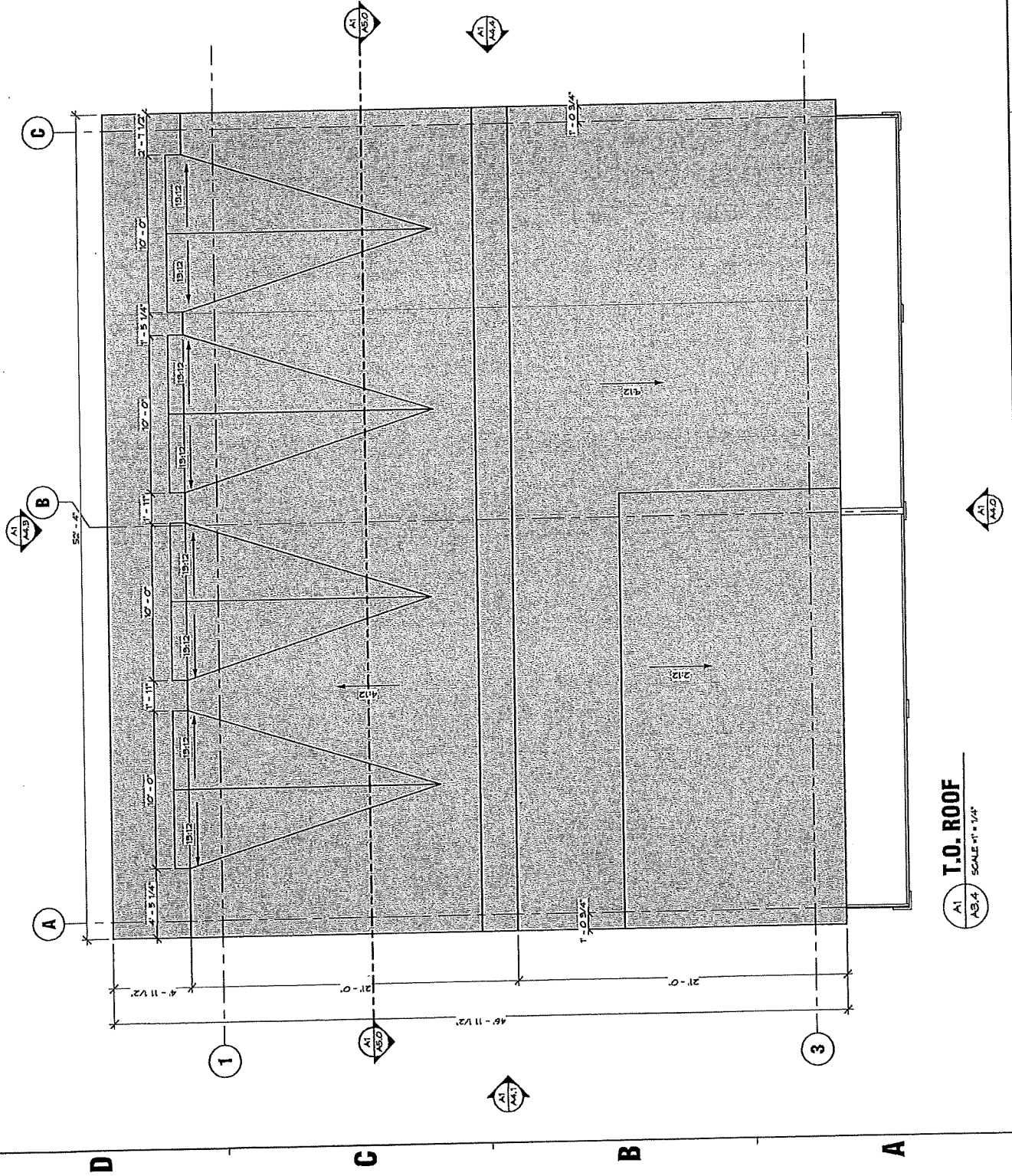
DRAWN: RMD

CHECKED: IM/RR

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21-070

## A3.4



T.O. ROOF

SCALE 1/4"

1 2 3 4 5



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REVISIONS + ISSUES

NO.	DATE	DESCRIPTION
01	10/21/21	ISSUED FOR PERMIT
02	10/21/21	ISSUED FOR PERMIT
03	10/21/21	ISSUED FOR PERMIT
04	10/21/21	ISSUED FOR PERMIT
05	10/21/21	ISSUED FOR PERMIT

Pinetree Meadows  
Phase 1, Lots 1,3,5  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

EXTERIOR  
BUILDING  
ELEVATIONS

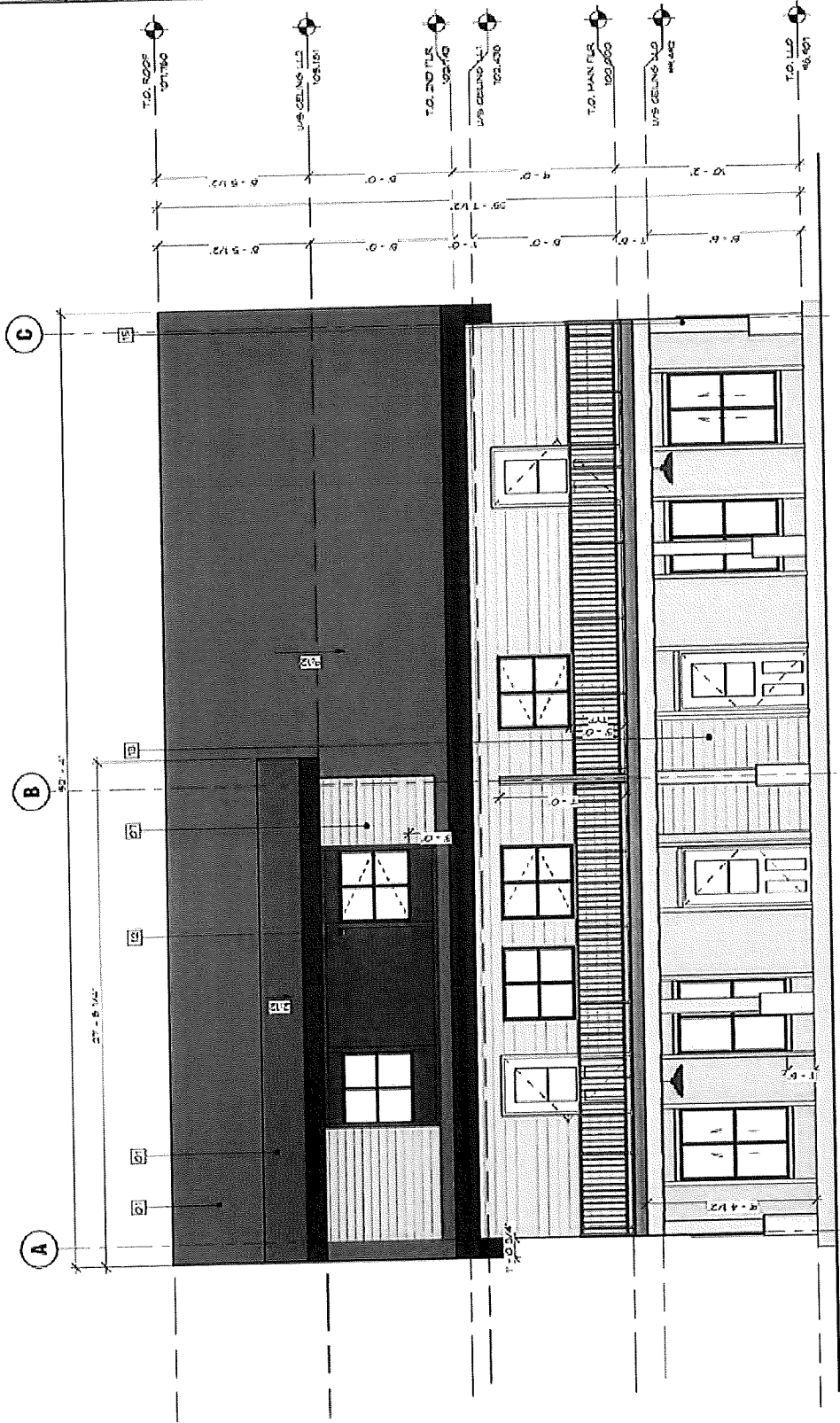
DRAWING TITLE

SCALE: 1" = 1/4"  
 DRAWN: RMD/JJE  
 CHECKED: IM/RJR  
 OCT 21  
 21-070

A4.0

KEYNOTE LEGEND

- 01 ASPHALT SHINGLE
- 02 MID TONE HORIZONTAL 1/2" MANOE LAM
- 03 DARK TONE MANOE BOARD AND BATTEN
- 04 MID TONE MANOE BOARD AND BATTEN
- 05 SOLID WOOD COLUMN WITH FINISHED HAIRD BASE



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

1 2 3 4 5



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REVISIONS + ISSUES

REV. NO.	DATE	ISSUE
01	10/21/21	ISSUE FOR PERMIT
02	10/21/21	ISSUE FOR PERMIT
03	10/21/21	ISSUE FOR PERMIT
04	10/21/21	ISSUE FOR PERMIT
05	10/21/21	ISSUE FOR PERMIT
06	10/21/21	ISSUE FOR PERMIT
07	10/21/21	ISSUE FOR PERMIT
08	10/21/21	ISSUE FOR PERMIT
09	10/21/21	ISSUE FOR PERMIT
10	10/21/21	ISSUE FOR PERMIT
11	10/21/21	ISSUE FOR PERMIT
12	10/21/21	ISSUE FOR PERMIT

# Pinetree Meadows Phase 1, Lots 1,3,5 Generation Homes BC

PROJECT TITLE

# EXTERIOR BUILDING ELEVATIONS

DRAWING TITLE

SCALE: 1" = 1/4"

DRAWN: R/C/A/E

CHECKED: M/R/R

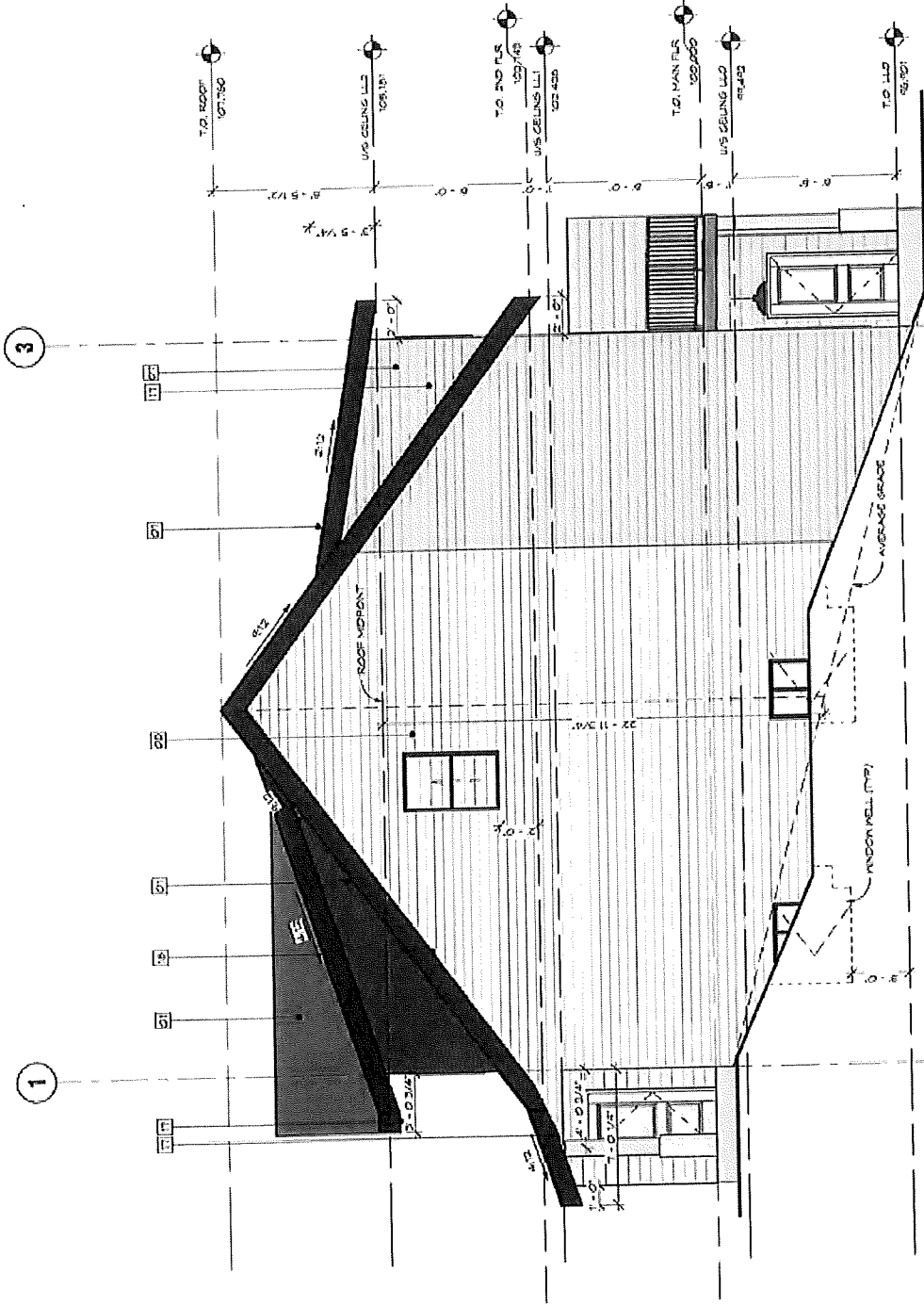
OCT 21

21-070

## A4.1

### KEYNOTE LEGEND

- 01 ASPHALT SHINGLE
- 02 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 03 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 04 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 05 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 06 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 07 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 08 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 09 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 10 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 11 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP
- 12 1/2" X 1/2" HORIZONTAL 1/2" HORIZONTAL LAP



**ELEVATION B**  
SCALE 1/4" = 1'



1 2 3 4 5

D C B A





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REVISIONS + ISSUES

DATE	ISSUE
10/21/21	ISSUE FOR PERMITS
10/21/21	ISSUE FOR PERMITS
10/21/21	ISSUE FOR PERMITS
10/21/21	ISSUE FOR PERMITS

**Pinetree Meadows  
Phase 1, Lots 1,3,5**  
Generation Homes BC  
15 Ave Invermere BC

**EXTERIOR  
BUILDING  
ELEVATIONS**

DRAWING TITLE

SCALE: 1" = 1/4"

DATE: 10/21/21

DRAWN: RMD/JE

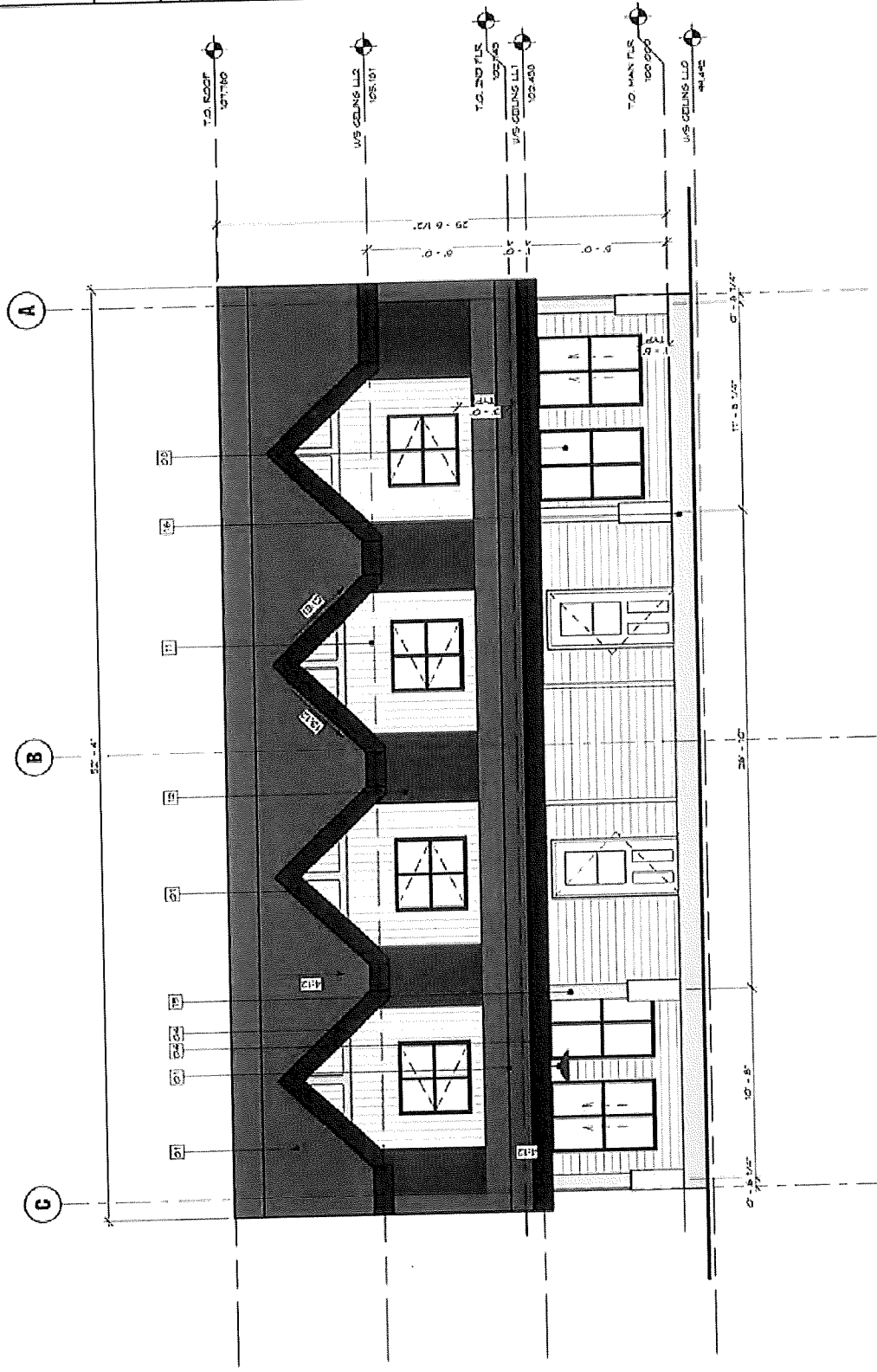
CHECKED: IM/RR

OCT 21 21-OTO

**A4.3**

**KEYNOTE LEGEND**

01	ASPHALT SHINGLE
02	CHARCOAL FASZIA
03	WHITE HORIZONTAL 1.25" WOOD LAM
04	WHITE HORIZONTAL 1.25" WOOD LAM
05	WHITE HORIZONTAL 1.25" WOOD LAM
06	WHITE HORIZONTAL 1.25" WOOD LAM
07	WHITE HORIZONTAL 1.25" WOOD LAM
08	WHITE HORIZONTAL 1.25" WOOD LAM
09	WHITE HORIZONTAL 1.25" WOOD LAM
10	WHITE HORIZONTAL 1.25" WOOD LAM
11	WHITE HORIZONTAL 1.25" WOOD LAM
12	WHITE HORIZONTAL 1.25" WOOD LAM
13	WHITE HORIZONTAL 1.25" WOOD LAM
14	WHITE HORIZONTAL 1.25" WOOD LAM
15	WHITE HORIZONTAL 1.25" WOOD LAM



**ELEVATION C**  
SCALE 1/4"

1 2 3 4 5



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REVISIONS + ISSUES

NO.	DATE	DESCRIPTION	BY
1	10/21/21	ISSUED FOR PERMITS	BA
2	10/21/21	ISSUED FOR PERMITS	BA
3	10/21/21	ISSUED FOR PERMITS	BA
4	10/21/21	ISSUED FOR PERMITS	BA
5	10/21/21	ISSUED FOR PERMITS	BA

Pinetree Meadows  
Phase 1, Lots 1,3,5  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

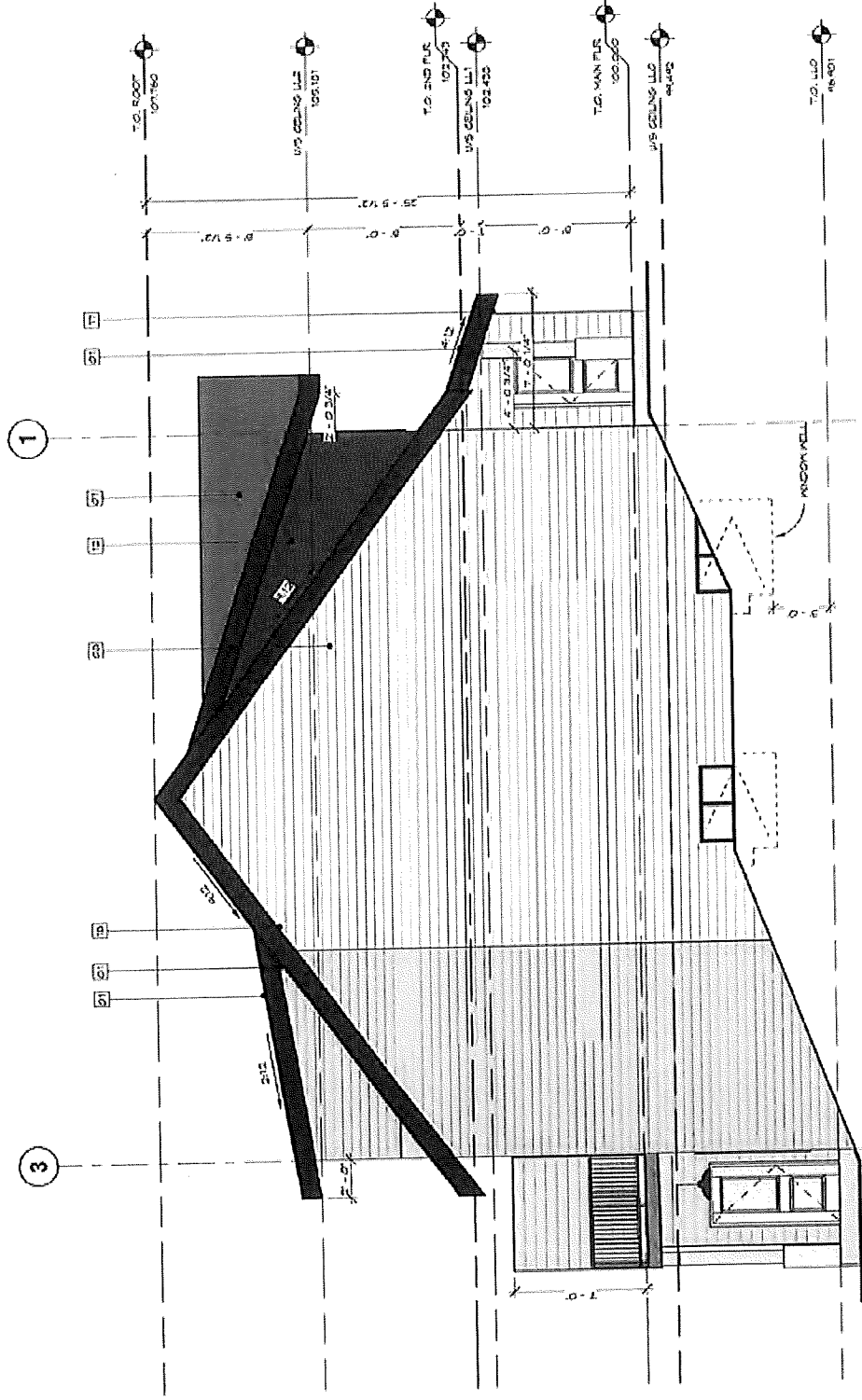
EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE:	1" = 1/4"
DRAWN:	RKD/JE
CHECKED:	IM/RR
DATE:	OCT 21 21-070
<b>A4.4</b>	

KEYNOTE LEGEND

01	ASPHALT SHINGLE
02	WHITE HORIZONTAL 7.5" HORIZONTAL LAP
03	DARK TOLE HORIZONTAL BOARD AND BATTEN
04	PINE OR PINK CUMICUMICUM (CONVARIANT) SOFFIT
05	STANDARD WHITE ALUMINUM SOFFIT



**ELEVATION D**  
SCALE 1/4" = 1'



1 2 3 4 5



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REVISIONS + ISSUES

2022 05 02	BUILDING PERMIT	ISSUED FOR
2023 04 05	RE-SUBMITTED FOR BUILDING	
2023 08 21	CONSTRUCTION	

# Pinetree Meadows Phase 1, Lots 1,3,5 15 Ave Invermere BC

PROJECT TITLE

## BUILDING SECTIONS

SCALE: 1" = 1/4"

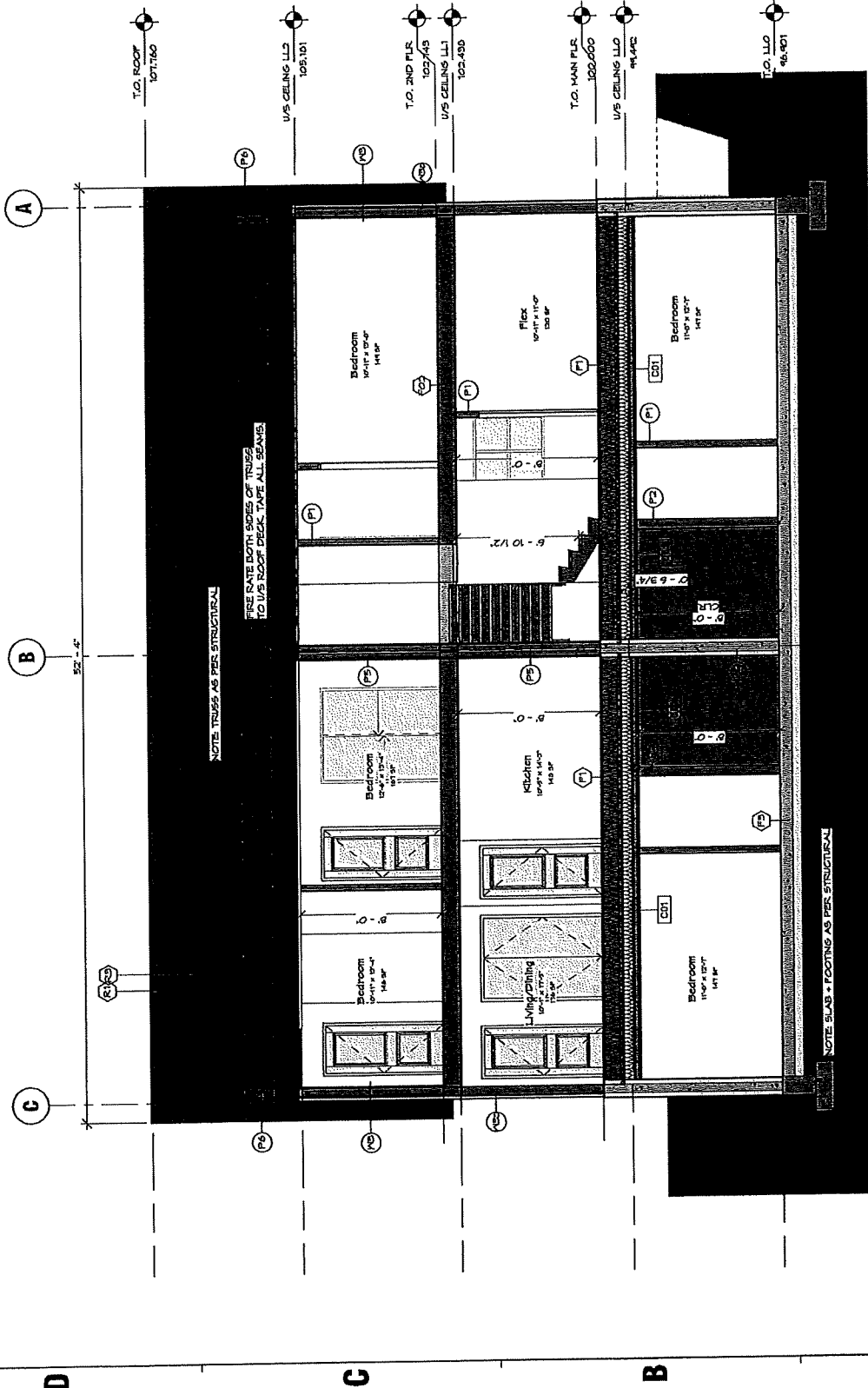
DRAWN: RMD

CHECKED: BM/RR

OCT 21

21-070

### A5.0



**SECTION A**  
SCALE: 1" = 1/4"

1 2 3 4 5

**SEALS**

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**REVISIONS + ISSUES**

NO.	DATE	DESCRIPTION
1	2023.07.17	ISSUE FOR PERMIT
2	2023.07.17	ISSUE FOR PERMIT
3	2023.07.17	ISSUE FOR PERMIT
4	2023.07.17	ISSUE FOR PERMIT
5	2023.07.17	ISSUE FOR PERMIT

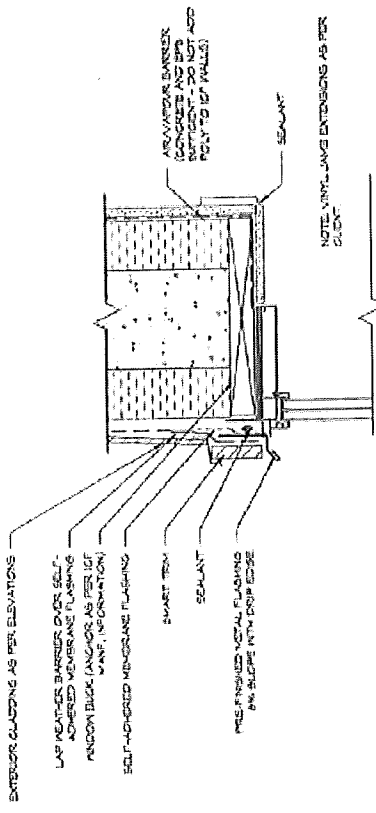
**PINETREE MEADOWS**  
**PHASE 1, LOTS 1-8**  
**GENERATION HOMES**  
15th Ave, Invermere BC

**CONSTRUCTION DETAILS**

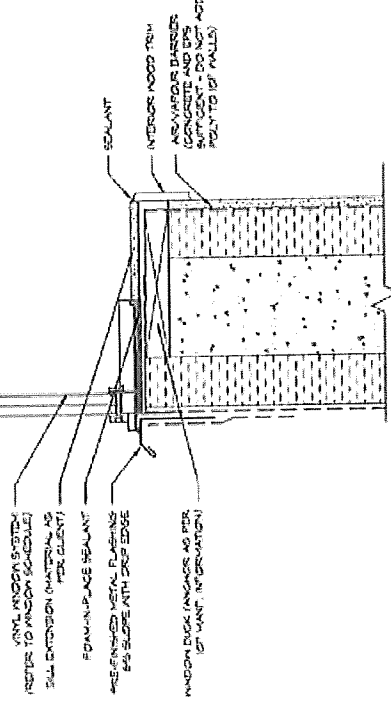
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PROJECT TITLE

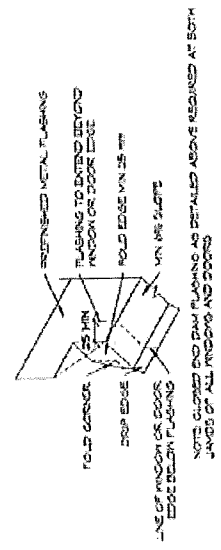
SCALE:	As Indicated
DRAWN:	RKD
CHECKED:	RR
OCT '21	
21-070	
<b>A6.0</b>	



**D4 ICF WALL WINDOW HEADER**  
SCALE: 1:1.5

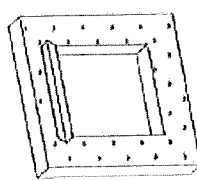


**E4 ICF WALL WINDOW SILL**  
SCALE: 1:1.5

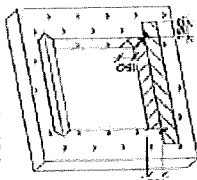


**A4 CLOSED END DAM FLASHING**  
SCALE: 1:1.5

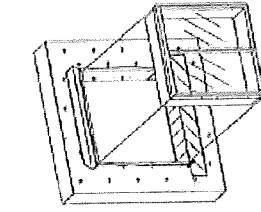
1. APPLY ACRYLIC BARRIER TO WALL, SIP, AC BARRIER, AND TRIM JAMB. CREATE AN BARRIER FLAP AT WINDOW HEAD.



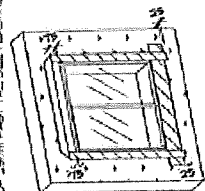
2. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE BOTTOM SILL THAT IS 200mm LONGER THAN THE MOST OF THE ROUGH OPENING. LAP THE JAMB. LAP THE OVERLAPPING FLASHING DOWN INTO THE WALL. COVERING THE AIR BARRIER. APPLY SPACER PATCH TO BOTTOM CORNERS.



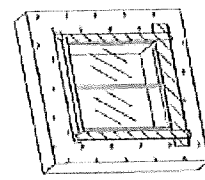
3. APPLY SEALANT TO WINDOW MOUNTING FLANGE (JAMB AND HEAD ONLY). INSTALL THE ANCON ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.



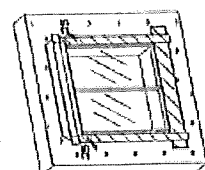
4. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE SIDES (JAMBS) OF THE WINDOW FLASHING SHOULD BE A MINIMUM OF 20mm ABOVE WINDOW HEAD AND A MINIMUM OF 25mm PAST THE SILL FLASHING.



5. RELEASE AIR BARRIER FLAP AND SEAL.

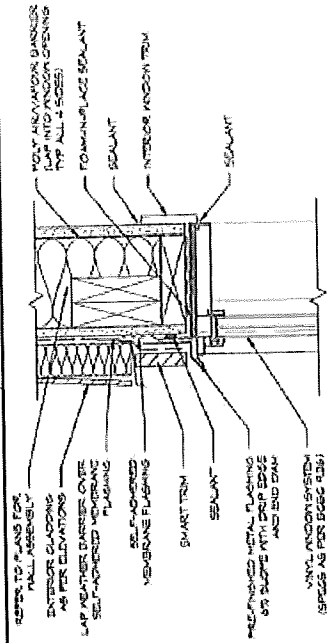


6. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE HEAD OF THE WINDOW FLASHING SHOULD BE A MINIMUM OF 25mm PAST THE JAMB FLASHING. INSTALL PRE-FINISHED METAL FLASHING AT WINDOW HEAD.

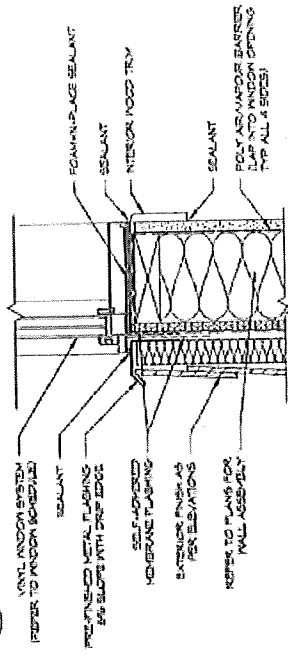


FLASHING METAL FLASHING ARE DETERMINED BY THE MAKING FLANGE OF THE WINDOW. THE FLASHING MUST EXTEND PAST THE EXTENTS OF THE MAINS FLANGE OF ANCON.

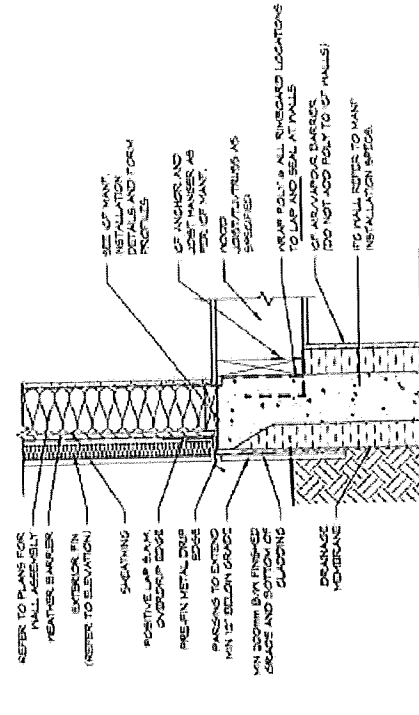
**A1 WINDOW MEMBRANE FLASHING DETAIL**  
SCALE: 1:1.5



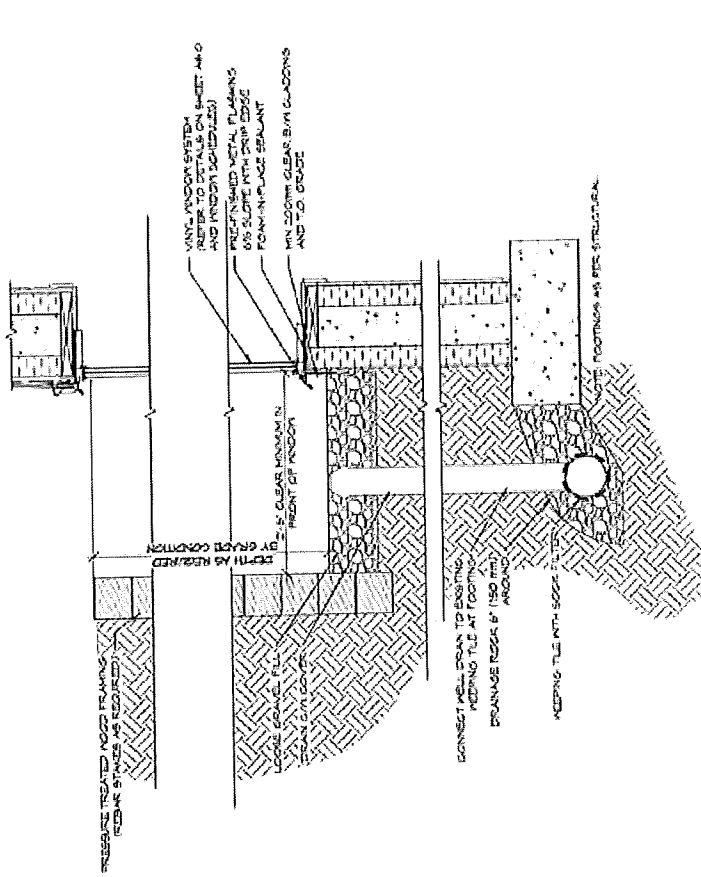
**D1 WINDOW HEADER DETAIL**  
SCALE 1:1.5



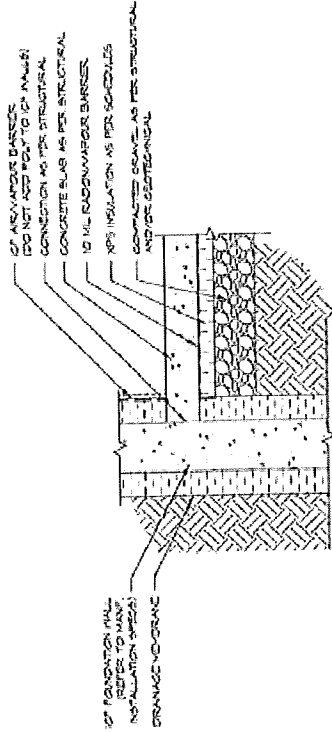
**C1 WINDOW SILL DETAIL**  
SCALE 1:1.5



**A1 ICF TO WOOD FRAME EXT. WALL**  
SCALE 1:1.5



**C2 ICF WINDOW WELL DETAIL**  
SCALE 1:1.5



**A5 SLAB TO FOUNDATION WALL**  
SCALE 1:1.5

SEALS

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**REVISIONS + ISSUES**

NO.	DATE	DESCRIPTION
1	10/20/18	ISSUED FOR PERMIT
2	10/20/18	ISSUED FOR PERMIT
3	10/20/18	ISSUED FOR PERMIT
4	10/20/18	ISSUED FOR PERMIT

**PINETREE MEADOWS**  
**PHASE 1, LOTS 1-8**  
15th Ave, Invermere BC

**CONSTRUCTION**  
**DETAILS**  
**CONT.**

SCALE: AS INDICATED

DRAWING TITLE

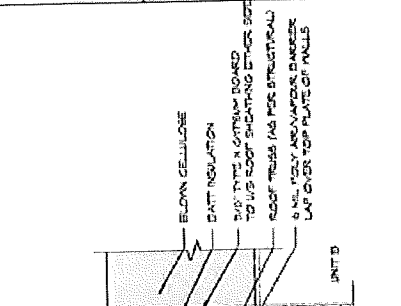
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DRAWN BY: RR

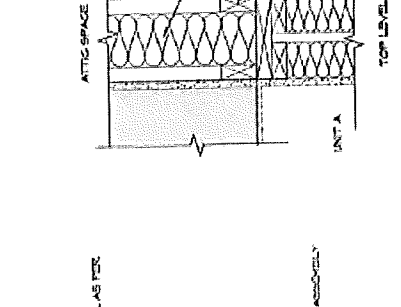
DATE: 21 OCT '21

21-070

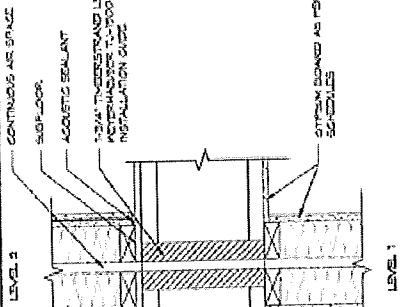
**A6.2**



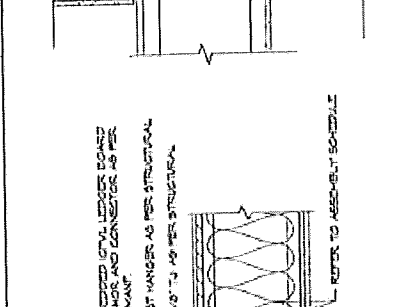
**D1 ICF TO WOOD PARTY WALL**  
SCALE: 1:10



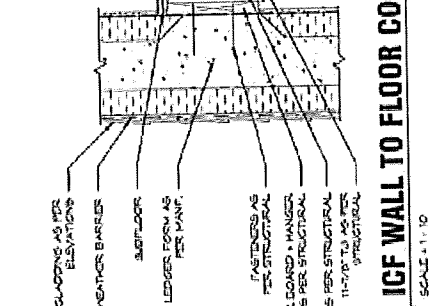
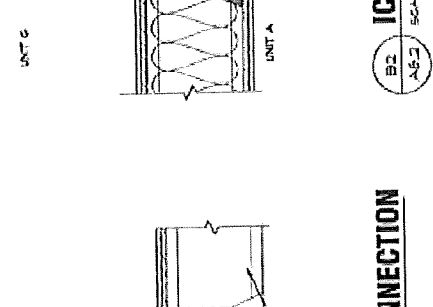
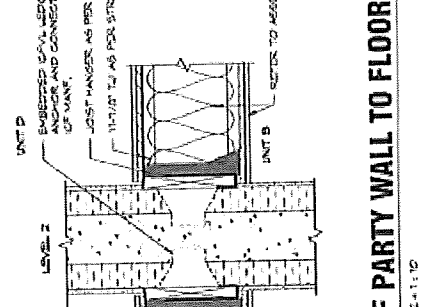
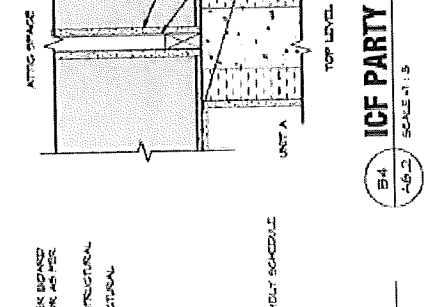
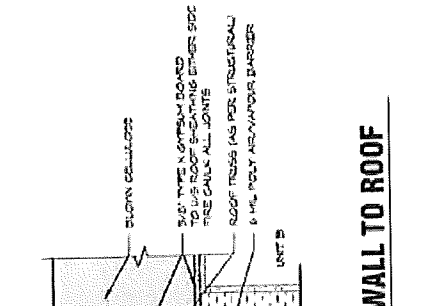
**D2 WOOD PARTY WALL TO INT. FLOOR**  
SCALE: 1:10



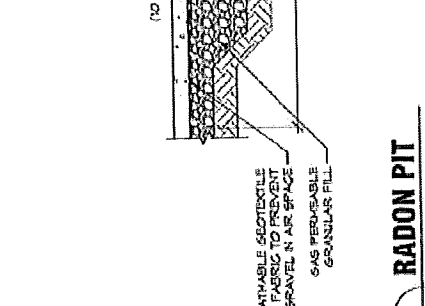
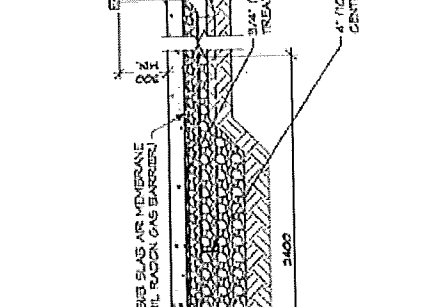
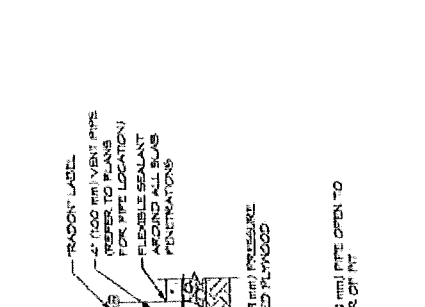
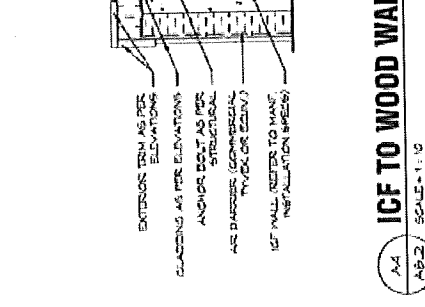
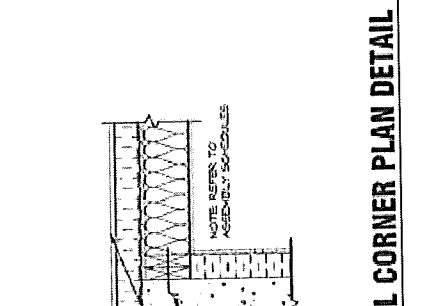
**D3 WOOD PARTY WALL TO INT. FLOOR**  
SCALE: 1:10



**D4 WOOD PARTY WALL TO ROOF**  
SCALE: 1:10



**B5 ICF TO WOOD CORNER PLAN DETAIL**  
SCALE: 1:10



**A5 ICF PARTY WALL TO ROOF**  
SCALE: 1:10

**A1 RADON PIT**  
SCALE: 1:10

**A2 ICF WALL TO FLOOR CONNECTION**  
SCALE: 1:10

**A3 ICF PARTY WALL TO FLOOR**  
SCALE: 1:10

**A4 ICF PARTY WALL TO FLOOR**  
SCALE: 1:10

**A5 ICF PARTY WALL TO ROOF**  
SCALE: 1:10

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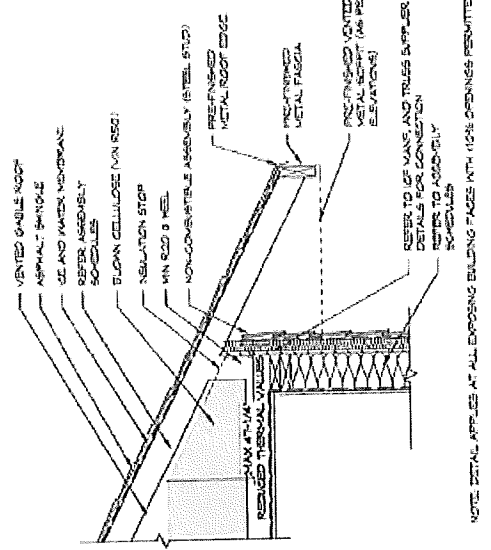
REVISIONS + ISSUES

NOV 14 2018 REVISED FOR  
PHASE 1A CONSTRUCTION  
NOV 27 2018 CODE TYPING  
DEC 14 2018 REVISED WALL SCHEDULE

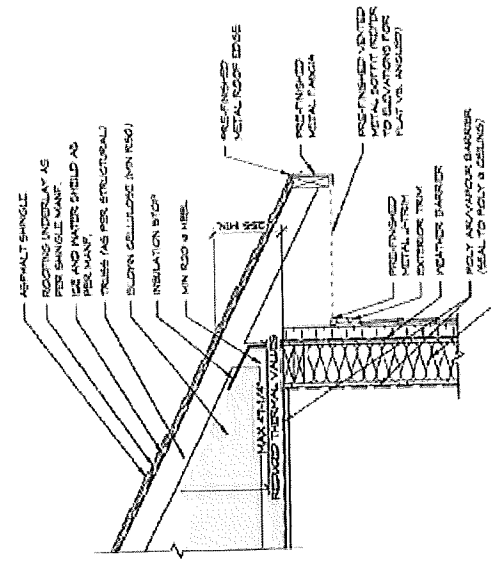
PROJECT TITLE  
**PINETREE MEADOWS  
PHASE 1, LOTS 1-8  
GENERATION HOMES BC  
15th Ave, Invermere BC**

DRAWING TITLE  
**CONSTRUCTION  
DETAILS  
CONT.**

SCALE: 1"=1'  
DATE: R/C/D  
CHECKED: RR/JM  
OCT 21  
21-070  
**A6.3**

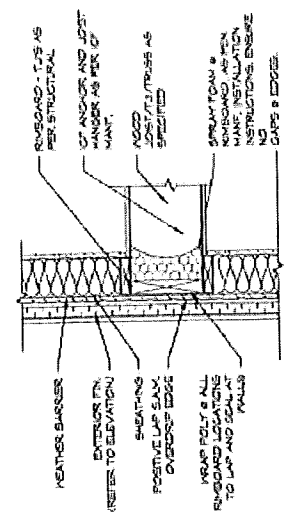


**C1 WOOD WALL TO ROOF CONNECTION**  
SCALE: 1"=1'  
A6.3

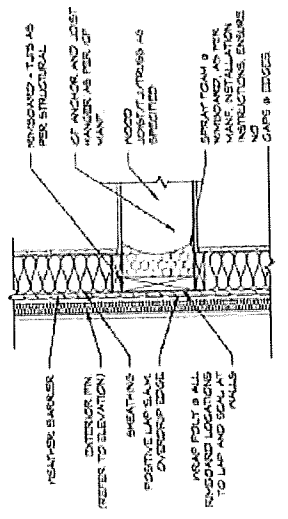


**C2 WALL/ROOF CONNECTION FIRE RATED WALL**  
SCALE: 1"=1'  
A6.3

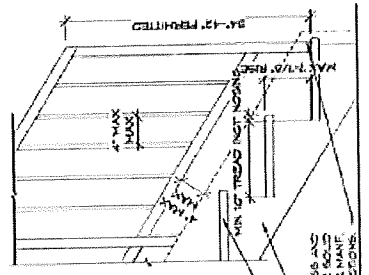
NOTE: DETAIL APPLIES AT ALL EXPOSING BUILDING FACES WITH 15% OPENINGS PERMITTED.



**A1 INT. FLOOR/WALL CONNECTION**  
SCALE: 1"=1'  
A6.3



**A2 INT. FLOOR/WALL CONNECTION FIRE RATED**  
SCALE: 1"=1'  
A6.3



**A3 TYPICAL STAIR DETAIL**  
SCALE: 1"=1'  
A6.3

NOTE: STYLE OF RAILING SUBJECT TO CHANGE. COORDINATE WITH CLIENT. MUST VERIFY ALL REQUIREMENTS OF THIS SECTION R.G.T. AND R.P.T. 25 TO ALL INTERIOR STAIRS HAVING MORE THAN 2 RISERS.

PLEASE SUPPLIER TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION. DO NOT STOP DRAWINGS TO CONTRACTOR FOR APPROVAL.

# Phase 7



SEALS

PROJECT TITLE

Pinetree Meadows  
Phase 1, Lots 6,8  
Generation Homes BC  
15 Ave Invermere BC

DRAWING TITLE

COVER SHEET

SCALE: As Indicated

DRAWN: RMD

CHECKED: M/RR

OCT 21

21-070

A0.0

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS. CONFORM ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO OWNER AND ARCHITECT.
- CONTRACTOR TO COMPARE DRAWINGS TO SITE. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE - 2018 BECBC EDITION AND LOCAL ORDINANCES.
- COORDINATE ALL INFORMATION FROM ALL ELECTRICAL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND HVAC DRAWINGS TO THE FITTING OF ALL DIMENSIONS REQUIRED FOR THE FITTING OF ALL COMPONENTS AS NECESSARY TO ENSURE THEIR SOUND OPERATION UPON COMPLETION.
- ALL WALL, FLOOR, AND ROOF ASSEMBLIES SHOWN ON THE DRAWINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS FOR ADDITIONAL ASSEMBLY INFORMATION. THESE ASSEMBLIES SUPERSEDE ALL COMPLETED DETAILS AND DRAWINGS COMPLETED ON THE FOLLOWING PROJECTS: [REDACTED]
- FOR ALL INTERIOR LOAD BEARING ASSEMBLIES AND SHEAR WALL LOCATIONS.
- ALL GYPSUM BOARD IN BATHROOMS AND COMMERCIAL KITCHENS SHALL BE MOISTURE RESISTANT TYPE.
- ALL EXPOSED CONCRETE WALL CORNERS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD.
- ALL EXPOSED FLASHING EXPOSED TO VIEW SHALL BE PRE-FINISHED.
- MAINTAIN CONTINUOUS FREE RATED SEPARATION AROUND WINDOWS, DOORS, STORAGE ROOMS, AND MECHANICAL ROOMS; CARRY WALLS TO INTERSECT WITH BOTH SIDES OF ALL WINDOWS AND WINDOW FRAMES.
- IN ALL LOCATIONS WHERE GYPSUM BOARD ADJUTS TO OTHER MATERIAL, USE A HILLOCK AND/OR J-TURN AT EDGE SURFACES. ALLOW 3mm (1/8") GAP EX. DOOR, WINDOW AND WINDOW FRAMES.
- CONCRETE SHALL BE FINISHED WITH 1/2" GYPSUM BOARD TO SUIT ARCHITECTURAL, REFLECTED CEILING PLANS AND/OR DETAILS.
- CAULK AND SEAL AROUND ALL DUCTS AND PIPES PASSING THROUGH PARTITIONS AND FLOOR.
- ASSEMBLIES WITH APPROVED (M/C) MASTIC CAULKING, PROVIDE ACoustICAL SEALANT AT JUNCTIONS OF SOUND RATED PARTITIONS.
- WHERE ELECTRICAL OR OTHER OUTLETS OCCUR IN SOUND RATED PARTITION STUDIES, PROVIDE ACoustICAL SEALANT ALL AROUND SPACES. PROVIDE ACoustICAL SEALANT ALL AROUND.

**DRAWING SYMBOLS LEGEND**

- DOOR TAG REFER TO SCHEDULE
- WINDOW TYPE TAG, REFER TO SCHEDULE
- ROOM NAME
- DETAIL INDICATOR
- PAGE CROSS REFERENCE
- MALL SECTION INDICATOR
- SECTION #
- VIEW DIRECTION OF SECTION
- PAGE CROSS REFERENCE
- BUILDING SECTION # ELEVATION INDICATOR
- SECTION #
- VIEW DIRECTION OF ELEVATION
- PAGE CROSS REFERENCE
- ELEVATION INDICATOR
- CEILING HEIGHT INDICATOR
- KEYNOTE INDICATOR
- MILLWORK KEYNOTE INDICATOR
- MALL TYPE SYMBOL
- ROOF TYPE SYMBOL
- FLOOR TYPE SYMBOL
- MALL FINISH TAG

**INTERIOR PARTITIONS**

- P1-2x4 INTERIOR PARTITION**  
-1/2" GYPSUM MALL BOARD  
-2x4 MOOD STUDS @ 16" O.C.  
-1/2" GYPSUM MALL BOARD
- P2-2x6 PLUMBING/BEARING PARTITION**  
-1/2" GYPSUM MALL BOARD  
-2x6 MOOD STUDS @ 16" O.C.  
-1/2" GYPSUM MALL BOARD  
NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES
- P3-2x6 PLUMBING PARTITION**  
-2x6 MOOD STUDS @ 16" O.C.  
-1/2" GYPSUM MALL BOARD  
NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES
- P4-2x4 EXTERIOR SHEED PARTITION**  
-1/2" PLYWOOD  
-2x4 MOOD STUDS @ 16" O.C.  
-1/2" PLYWOOD
- P5-PARTY WALL (AS PER SEE 51)**  
-2 LAYERS 5/8" TYPE X GYPSUM MALL BOARD  
-ACoustIC BATT INSULATION  
-1/2" PLYWOOD SHEATHING  
-2x6 MOOD STUDS @ 16" O.C.  
-ACoustIC BATT INSULATION  
-2 LAYERS 5/8" TYPE X GYPSUM MALL BOARD
- P6-2x6 STEEL STUD MALL**  
-CLADDING (AS PER ELEVATIONS)  
-WEATHER BARRIER  
-2x6 MOOD STUDS @ 16" O.C.  
-1/2" PLYWOOD SHEATHING

**ASSEMBLY SCHEDULES**

- NOTE: INSTALL FULL HEIGHT MOISTURE RESISTANT BOARD BEHIND ALL PLUMBING FIXTURES.  
ALL PARTY WALLS TO BE BLD., TAPERED (OR BARY.) ALL THE WAY TO THE ROOF SHEATHING.
- EXTERIOR WALLS**  
-1/2" GYPSUM MALL BOARD  
-CLADDING AS PER ELEVATIONS  
-WEATHER BARRIER  
-2x6 MOOD STUDS @ 16" O.C.  
-1/2" PLYWOOD SHEATHING  
-CAVITY FILLED BATT INSULATION  
-LIQUID APPLIED VAPOUR BARRIER
  - WALL EXTERIOR ABOVE GRADE MALL**  
-1/2" CLADDING (AS PER ELEVATIONS)  
-1/2" 5/8" RIGID MINERAL WOOL INSULATION  
-1/2" WEATHER BARRIER  
-1/2" PLYWOOD SHEATHING  
-2x6 MOOD STUDS @ 16" O.C.  
-CAVITY FILLED BATT INSULATION  
-1/2" GYPSUM MALL BOARD  
-LIQUID APPLIED VAPOUR BARRIER
  - MALL EXTERIOR ABOVE GRADE MALL**  
-CLADDING AS PER ELEVATIONS  
-WEATHER BARRIER  
-1/2" PLYWOOD SHEATHING  
-2x4 MOOD STUDS @ 16" O.C.  
-BATT INSULATION  
-1/2" PLYWOOD

**FLOORS**

- F1-1 1/4" SOUND INSULATED, INS. FRS**  
-VINYL PLANK FLOORING  
-5/8" OSB T&G SUBFLOOR  
-ACoustIC BATT FILLED JOIST CAVITY  
-2 LAYERS 5/8" GYPSUM MALL BOARD, TYPE X
- F2-1 1/4" FLOOR FRS**  
-VINYL PLANK FLOORING  
-1 1/8" T&G SUBFLOOR  
-ACoustIC BATT FILLED JOIST CAVITY  
-5/8" GYPSUM MALL BOARD, TYPE X
- F3-INSULATED SUBGRADE SLAB**  
-VINYL PLANK FLOORING  
-5/8" FLOORING UNDERLAY  
-VAPOUR BARRIER  
-4" CONCRETE  
-2" RIGID INSULATION (HIGH DENSITY, BEARING)  
-2" RIGID INSULATION (HIGH DENSITY, BEARING)  
-COMPACTED GRAVEL (AS PER STRUCTURAL)

**CEILING**

- C1-FINISHED CEILING**  
-DIMENSIONAL LUMBER FRAMING/MURRES  
-ACoustIC BATT INSULATION  
-SOUND PANNELING (ON LOWER LEVEL)  
-1/2" 5/8" RESISTANT GYPSUM BOARD  
-LOW PROFILE TEXTURED FINISH
- C2-INSULATED TRUSS ROOF**  
-ASPHALT SHINGLES  
-UNDERLAY  
-1/2" PLYWOOD SHEATHING (AS PER STRUCTURAL)  
-OPEN WEB TRUSSES (AS PER STRUCTURAL)  
-BLOOM CELLULOSE R50 CFM REEL STOPS  
-1/2" GYPSUM BOARD (FINISH AS PER CLIENT)
- C3-INSULATED GABLET ROOF**  
-ASPHALT SHINGLES  
-UNDERLAY  
-AIR BARRIER  
-DIMENSIONAL FRAMING (AS PER STRUCTURAL)  
-DIMENSIONAL FRAMING (AS PER STRUCTURAL)  
-SCOTTS AND PASCIA (AS PER ELEVATIONS)

**ROOFS**

- R1-INSULATED TRUSS ROOF**  
-ASPHALT SHINGLES  
-UNDERLAY  
-1/2" PLYWOOD SHEATHING (AS PER STRUCTURAL)  
-OPEN WEB TRUSSES (AS PER STRUCTURAL)  
-BLOOM CELLULOSE R50 CFM REEL STOPS  
-1/2" GYPSUM BOARD (FINISH AS PER CLIENT)
- R2-INSULATED GABLET ROOF**  
-ASPHALT SHINGLES  
-UNDERLAY  
-AIR BARRIER  
-DIMENSIONAL FRAMING (AS PER STRUCTURAL)  
-DIMENSIONAL FRAMING (AS PER STRUCTURAL)  
-SCOTTS AND PASCIA (AS PER ELEVATIONS)

ARCHITECTURAL SHEET	
Sheet Number	Sheet Name
A0.0	COVER SHEET
A1.0	COLLE REVIEW
A2.0	SITE PLAN + BYLAW REVIEW
A3.0	BASEMENT FLOOR PLAN
A3.1	MAIN FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A3.3	ROOF PLAN
A4.0	EXTERIOR BUILDING ELEVATIONS
A4.1	EXTERIOR BUILDING ELEVATIONS
A4.2	EXTERIOR BUILDING ELEVATIONS
A4.3	EXTERIOR BUILDING ELEVATIONS
A4.4	EXTERIOR BUILDING ELEVATIONS
A5.0	BUILDING SECTIONS
A6.0	CONSTRUCTION DETAILS
A6.1	CONSTRUCTION DETAILS CONT.
A6.2	CONSTRUCTION DETAILS CONT.
A6.3	CONSTRUCTION SCHEDULES
A6.4	SPECIFICATION

Berry Architecture + Associates  
Suite 200, 5218-50 Avenue  
Red Deer, T4N 4B5  
Phone: 403-314-4461  
Fax: 403-314-4461





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REVISIONS + ISSUES

NO. 001	DATE	DESCRIPTION	ISSUED FOR
002	08.21	BUILDING PERMIT	
003	08.21	CONSTRUCTION	
004	08.14	NEW WALL ASSURANCE	

**Pinetree Meadows**  
**Phase 1, Lots 6, 8**  
**15 Ave Invermere BC**

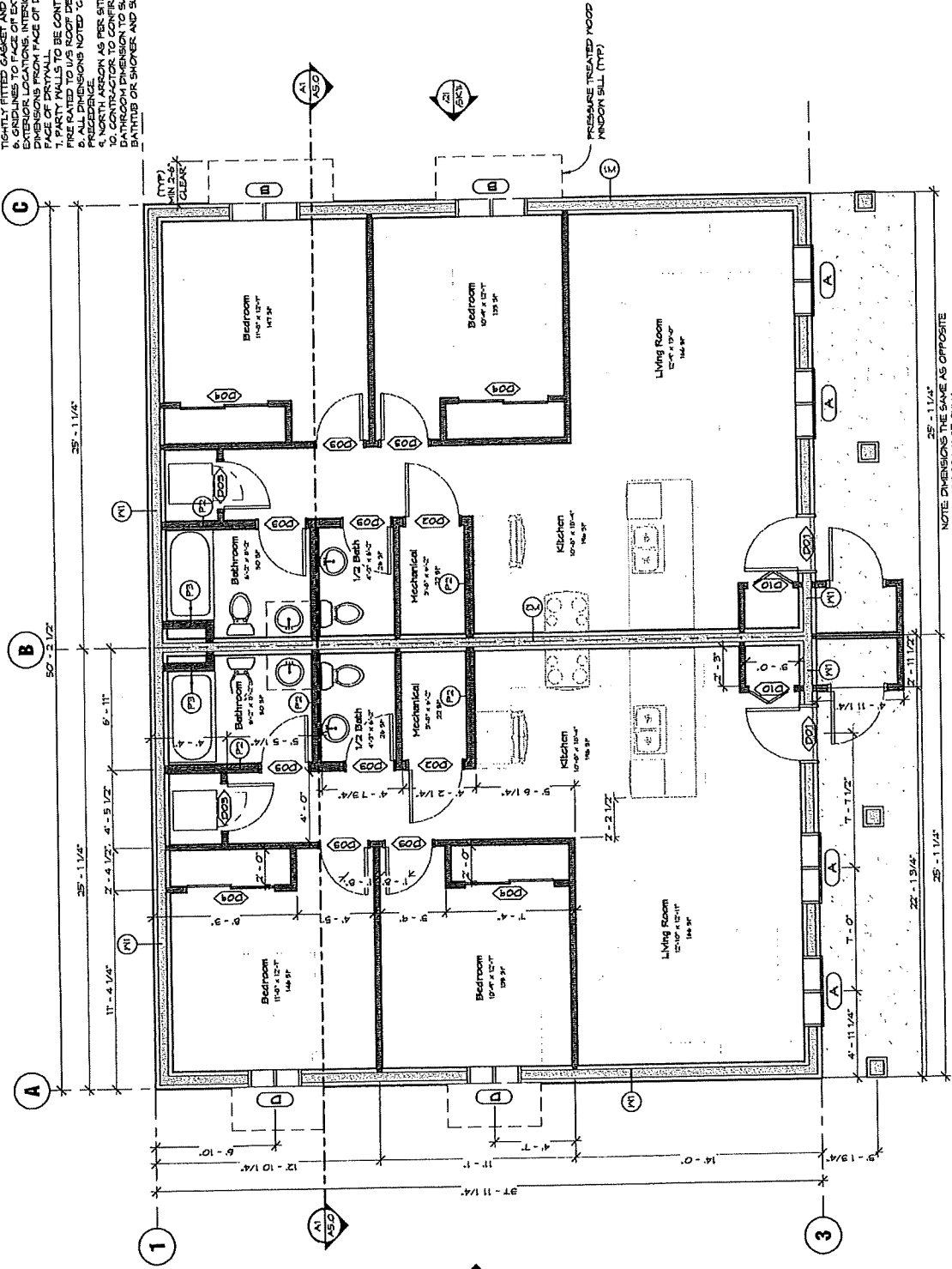
PROJECT TITLE

**BASEMENT**  
**FLOOR PLAN**

DRAWING TITLE

SCALE: As Indicated  
DRAWN: RFD  
CHECKED: IM/RR  
DATE: OCT 21 21-010  
**A3.0**

- GENERAL NOTES**
1. ALL PARTITIONS TYPE P1 UNLESS NOTED OTHERWISE.
  2. ALL DOORS TO BE CENTRED IN OPENING UNLESS NOTED OTHERWISE.
  3. OPENING HEADS TO HAVE MIN. 10" CLEARANCE BELOW.
  4. ALL CLOSETS TO HAVE 2'-0" INTERIOR CLEAR WIDTH UNLESS NOTED OTHERWISE.
  5. ALL PARTITIONS TO BE FINISHED TO BE NOT LESS THAN 0.25 IN. WITH TIGHTLY FITTED GASKET AND COVERS.
  6. GRIDLINES TO FACE OF EXTERIOR, AT EXTERIOR LOCATIONS, INTERIOR AT INTERIOR LOCATIONS.
  7. PARTY WALLS TO BE CONTINUOUS AND FIRE RATED TO 1/2" ROOF DECK.
  8. ALL DIMENSIONS NOTED "CLR" TO TAKE NORTH ARROW AS PER SITE PLAN.
  9. CONTRACTOR TO CONFIRM BATHROOM DIMENSION TO SUIT SUPPLIED BATHING OR SHOWER AND BURNING.



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







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REVISIONS + ISSUES

NO.	DATE	DESCRIPTION
01	03/21/14	ISSUED FOR PERMIT
02	03/21/14	CONSTRUCTION
03	03/21/14	REVISED ASSEMBLY

**Pinetree Meadows**  
**Phase 1, Lots 6,8**  
**15 Ave Invermere BC**

PROJECT TITLE

**ROOF PLAN**

DRAWING TITLE

SCALE: 1" = 1/4"

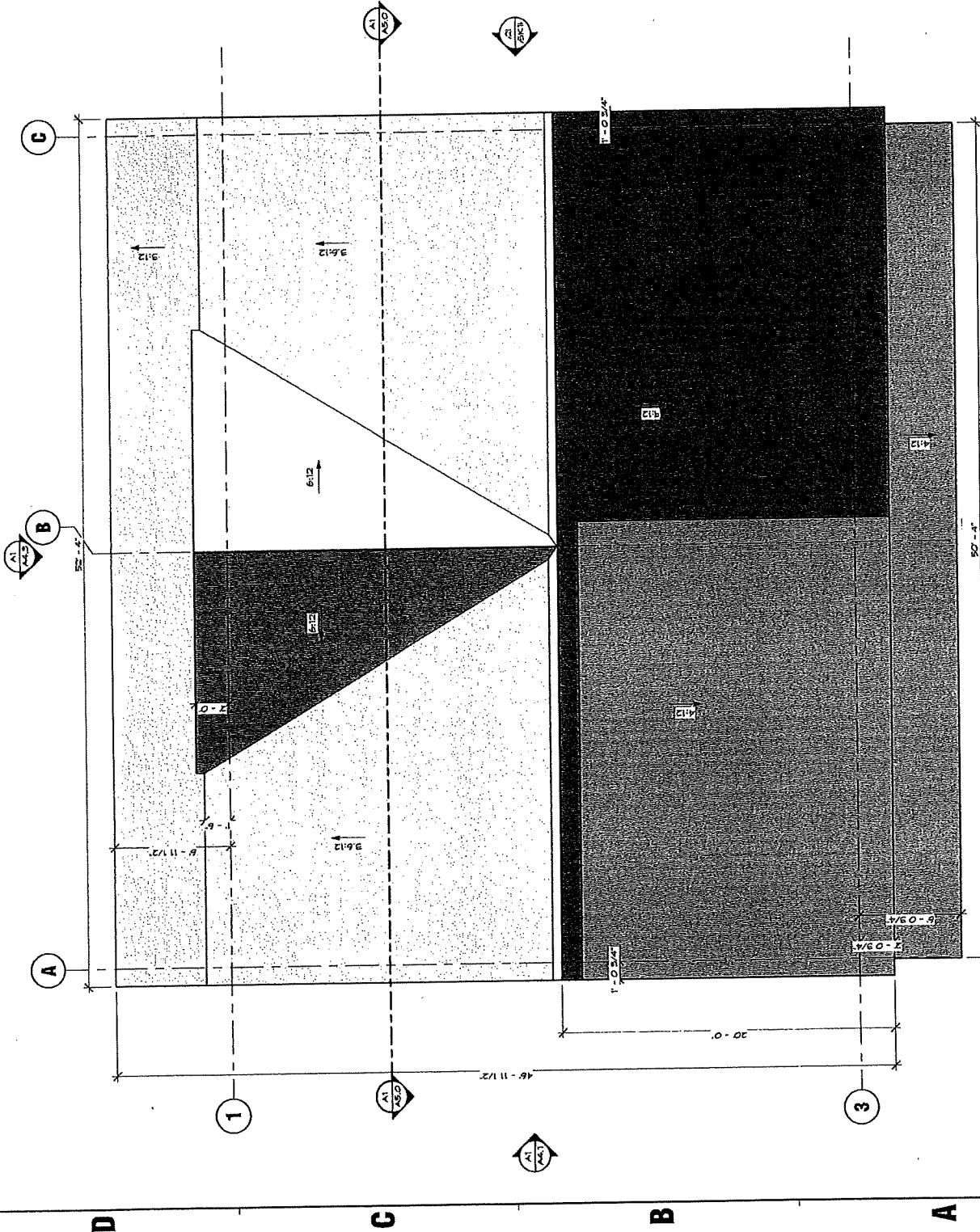
DRAWN: RND

CHECKED: M/RR

OCT 21

21-070

**A3.4**



**T.O. ROOF**  
SCALE: 1" = 1/4"

5

4

3

2

1



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REVISIONS + ISSUES

NO.	DATE	DESCRIPTION
01	04/22/21	ISSUED FOR PERMIT
02	05/22/21	BUILDING PERMIT
03	05/22/21	CONSTRUCTION
04	03/24/21	REV WALL ASSEMBLY

**Pinetree Meadows  
Phase 1, Lots 6,8  
15 Ave Invermere BC**

PROJECT TITLE

**EXTERIOR  
BUILDING  
ELEVATIONS**

DRAWING TITLE

SCALE: 1" = 1/4"

DRAWN: RKD/JE

CHECKED: M/RR

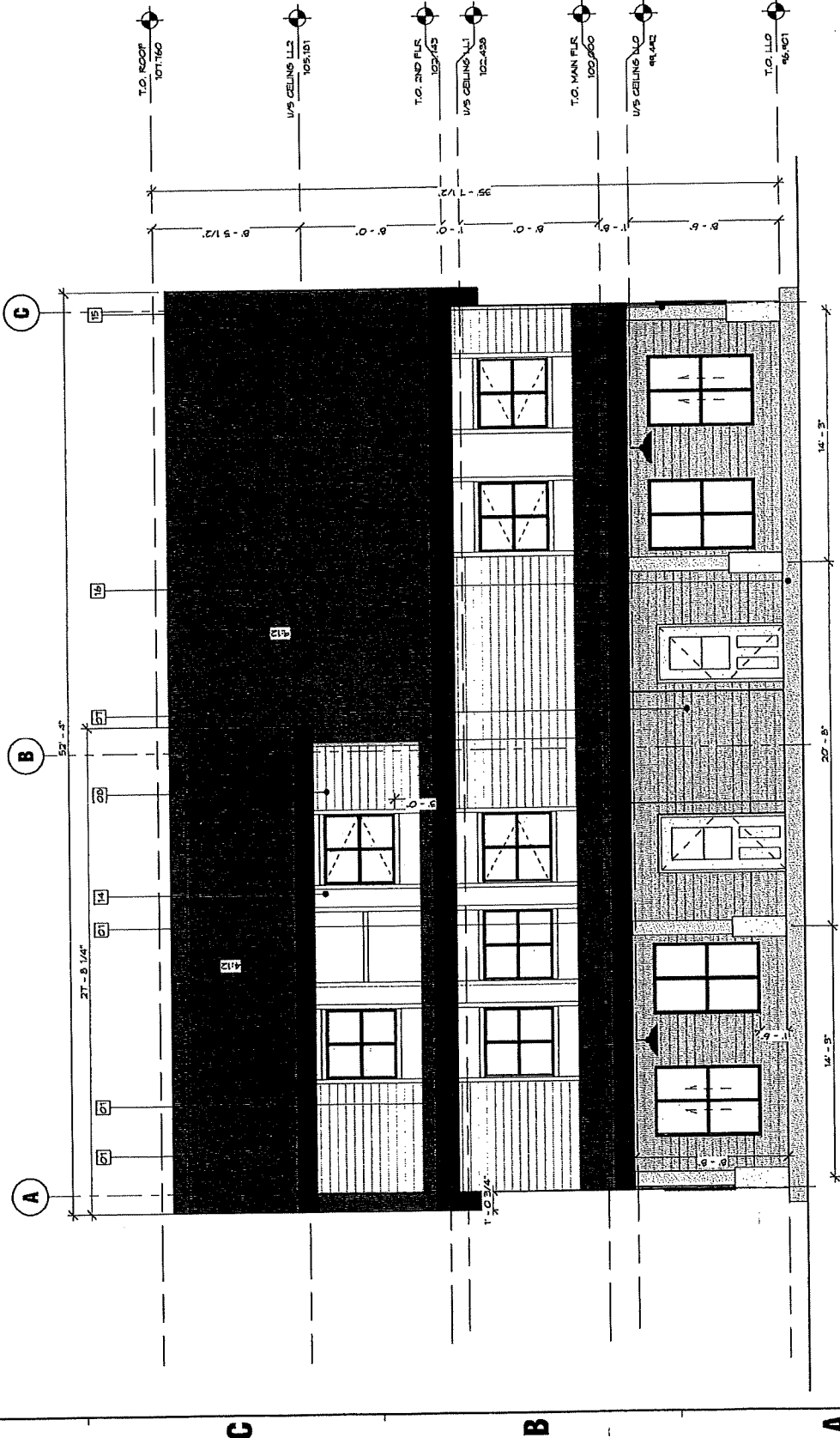
OCT 21

21-070

**A4.0**

**KEYNOTE LEGEND**

01	ASPHALT SHINGLE
07	MID TONE HORIZONTAL 1.25" HARDIE LAP
08	WHITE HORIZONTAL 1.25" HARDIE LAP
14	WHITE HARDIE BOARD AND BATTEN
15	SOLID WOOD COLUMN WITH PURFED HARDIE BASE
16	CONCRETE PATIO WITH PAIR WOOD TASSA AS RIGID



**ELEVATION A**

SCALE: 1" = 1/4"

A1  
A4.0

5

4

3

2

1





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NO.	DATE	DESCRIPTION
01	02/28/21	ISSUE FOR PERMIT
02	03/23/21	ISSUE FOR PERMIT
03	03/23/21	ISSUE FOR PERMIT
04	03/23/21	ISSUE FOR PERMIT

Pinetree Meadows  
Phase 1, Lots 6, 8,  
9  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

EXTERIOR  
BUILDING  
ELEVATIONS

DRAWING TITLE

SCALE: 1" = 1/4"

DRAWN: RKD/JE

CHECKED: IM/RR

OCT 21

21-0710

ELEVATION C

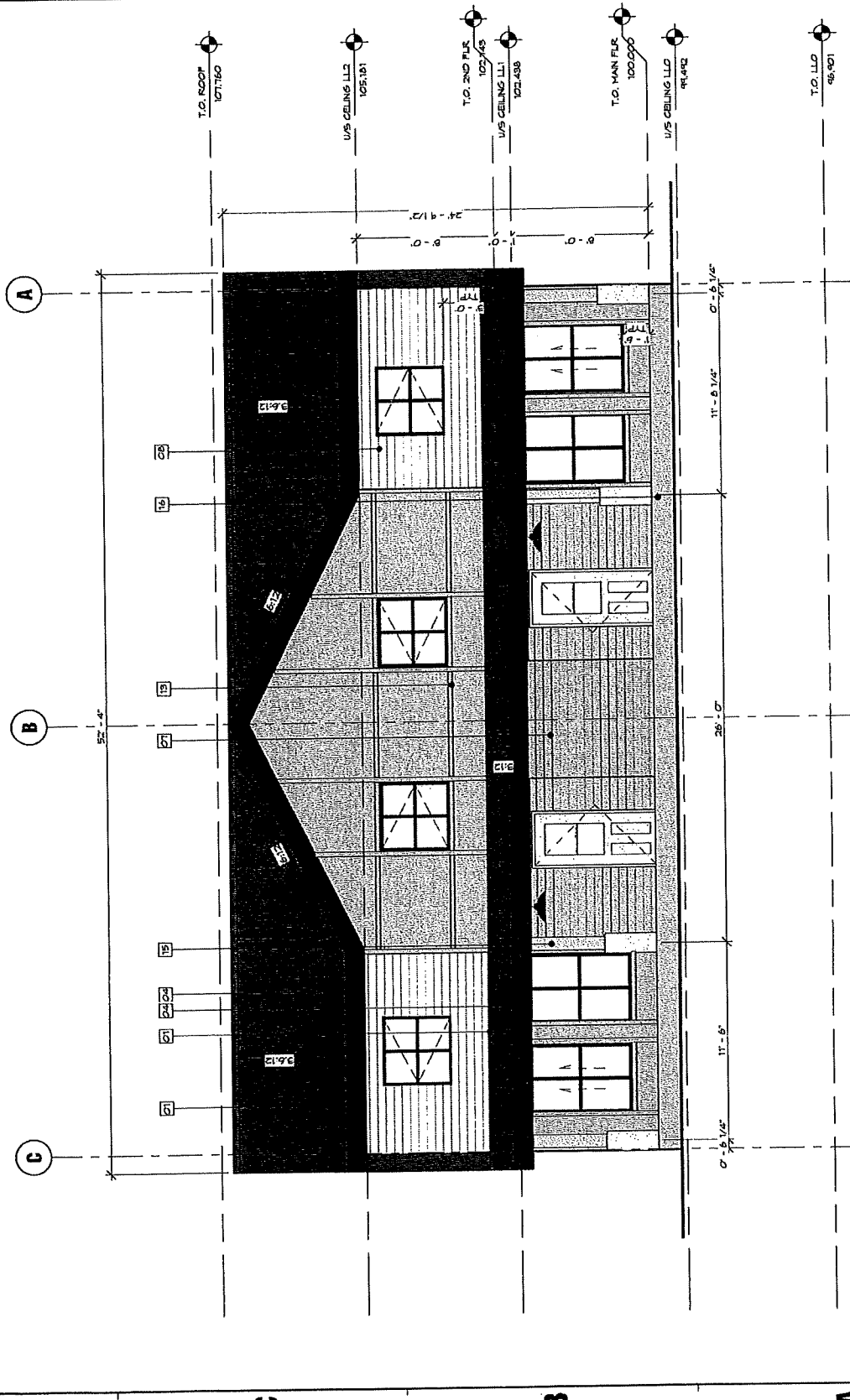
SCALE: 1/4" = 1"

A1

A4.3

KEYNOTE LEGEND

01	ASPHALT SHINGLE
02	CHARCOAL FASCIA
03	MID TONE HORIZONTAL 1/2" HARDIE LAP
04	MID TONE HORIZONTAL 1/2" HARDIE LAP
05	WHITE HORIZONTAL 1/2" HARDIE LAP
06	MID TONE HORIZONTAL 1/2" HARDIE LAP
07	MID TONE HORIZONTAL 1/2" HARDIE LAP
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31	MID TONE HORIZONTAL 1/2" HARDIE LAP
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81	MID TONE HORIZONTAL 1/2" HARDIE LAP
82	MID TONE HORIZONTAL 1/2" HARDIE LAP
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89	MID TONE HORIZONTAL 1/2" HARDIE LAP
90	MID TONE HORIZONTAL 1/2" HARDIE LAP
91	MID TONE HORIZONTAL 1/2" HARDIE LAP
92	MID TONE HORIZONTAL 1/2" HARDIE LAP
93	MID TONE HORIZONTAL 1/2" HARDIE LAP
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98	MID TONE HORIZONTAL 1/2" HARDIE LAP
99	MID TONE HORIZONTAL 1/2" HARDIE LAP
100	MID TONE HORIZONTAL 1/2" HARDIE LAP



1 2 3 4 5





berry architecture  
ASSOCIATES

SEALS

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**REVISIONS + ISSUES**

2307 04 21	ISSUED FOR
2307 04 21	BUILDING PERMIT
2308 04 21	CONSTRUCTION
2304 02 14	1ST WALL ASSEMBLY

**Pinetree Meadows**  
Phase 1, Lots 6, 8  
Generation Homes BC  
15 Ave Invermere BC

PROJECT TITLE

**EXTERIOR BUILDING ELEVATIONS**

SCALE: 1" = 1/4"

DRAWN: RKD/JE

CHECKED: MARR

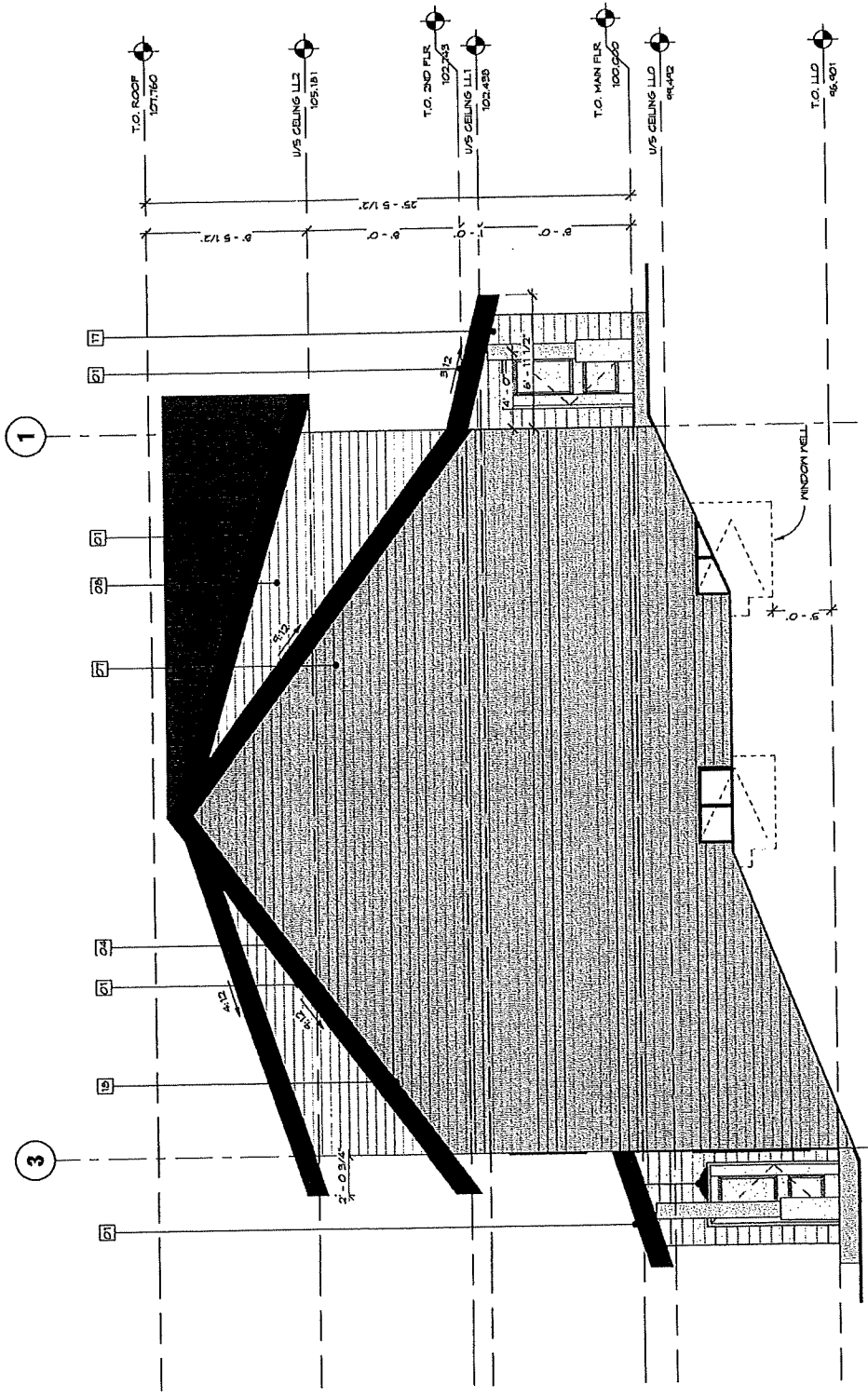
OCT 21

21-010

**A4.4**

**KEYNOTE LEGEND**

01	ASPHALT SHINGLE
04	CHARCOAL FASCIA
07	MID TONE HORIZONTAL 1"X5" HARDIE LAP
08	WHITE HORIZONTAL 1"X5" HARDIE LAP
11	PINE (OR PAULI ALUM/PRO.) EQUIVALENT SCOFFIT
15	STANDARD WHITE ALUMINUM SCOFFIT



**ELEVATION D**

SCALE: 1" = 1/4"





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REVISIONS + ISSUES  
DATE: 04.11.14  
BY: [Signature]  
DESCRIPTION: [Text]

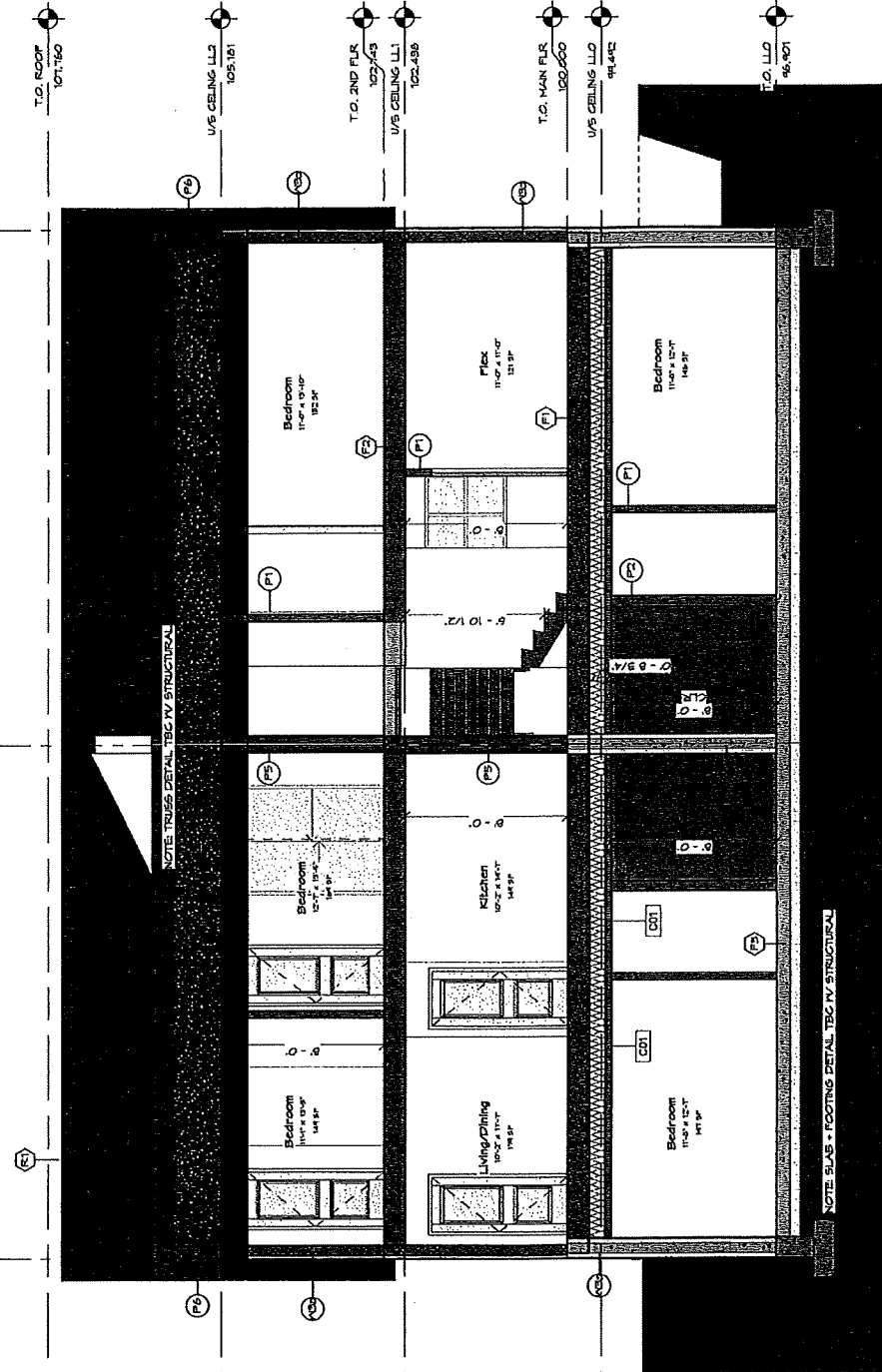
# Pinetree Meadows Phase 1, Lots 6, 8 Generation Homes 15 Ave Invermere BC

PROJECT TITLE

## BUILDING SECTIONS

DRAWING TITLE

SCALE:	1" = 1/4"
DRAWN:	RKD
CHECKED:	IM/RR
DATE:	OCT 21 21-070
PROJECT:	A5.0



NOTE: TRUSS DETAIL TBC IV STRUCTURAL

NOTE: SLAB + FOOTING DETAIL TBC IV STRUCTURAL

**SECTION A**  
SCALE: 1/4" = 1'-0"

1 2 3 4 5

D

C

B

A

SEALS

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REVISIONS + ISSUES	
10/11/18	ISSUED FOR
20/02/18	CONSTRUCTION
20/02/18	CONSTRUCTION
20/02/18	ISSUED WALL ASSEMBLY

**PINETREE MEADOWS**  
**PHASE 1, LOTS 1-8**  
15th Ave, Invermere BC

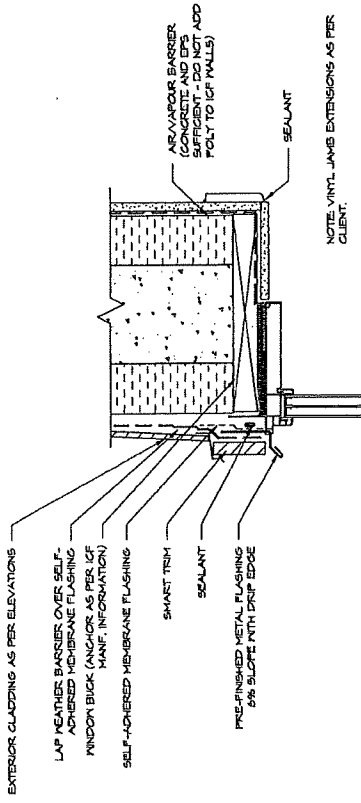
PROJECT TITLE

**CONSTRUCTION**  
**DETAILS**

DRAWING TITLE

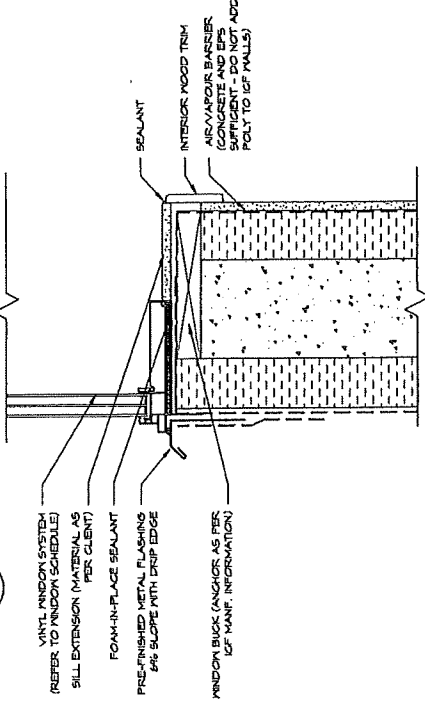
SCALE:	As Indicated
DRAWN:	RKD
CHECKED:	FR

OCT '21  
21-010  
**A6.0**



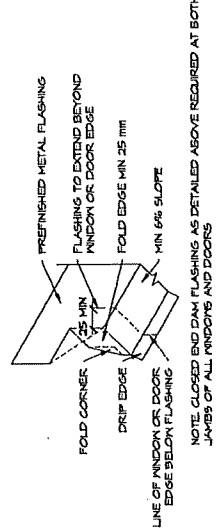
**ICF WALL WINDOW HEADER**  
SCALE = 1:5

D4  
A6.0



**ICF WALL WINDOW SILL**  
SCALE = 1:5

B4  
A6.0

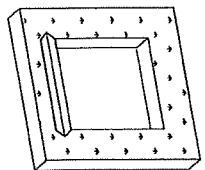


**CLOSED END DAM FLASHING**  
SCALE = 1:4

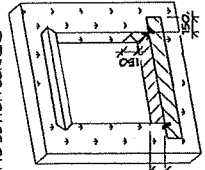
A4  
A6.0

NOTE CLOSED END DAM FLASHING AS DETAILED ABOVE REQUIRED AT BOTH JAMBS OF ALL WINDOWS AND DOORS

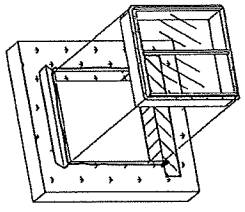
1. APPLY AIR BARRIER TO WALL, CUT AIR BARRIER AND WRAP JAMBS, CREATE AIR BARRIER FLAP AT WINDOW HEAD



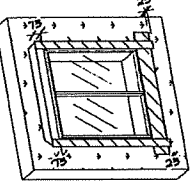
2. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE BOTTOM SILL THAT IS 200mm LONGER THAN THE WIDTH OF THE WINDOW OPENING. COVER THE ENTIRE SILL. MEMBRANE MUST BE APPLIED TO THE ENTIRE SILL. FLASHING DOWN ON TO THE WALL COVERING THE AIR BARRIER. APPLY BENTONITE PATCH TO BOTTOM CORNERS



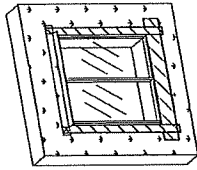
3. APPLY SEALANT TO WINDOW MOUNTING FLANGE AND BENTONITE PATCH TO BOTTOM CORNERS ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.



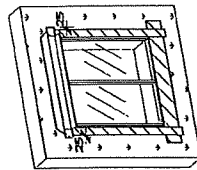
4. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE SIDES (JAMBS) OF THE WINDOW. FLASHING SHOULD BE A MINIMUM OF 150mm ABOVE WINDOW HEAD AND A MINIMUM OF 250mm PAST THE SILL FLASHING.



6. RELEASE AIR BARRIER FLAP AND SEAL.



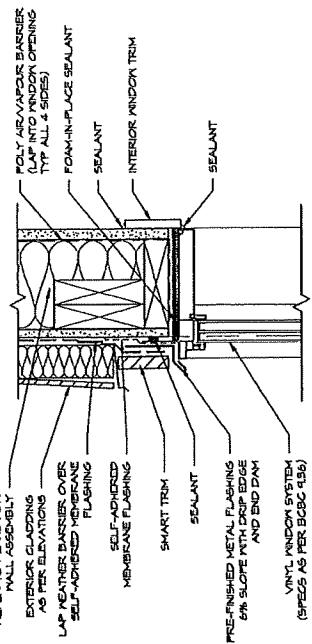
5. APPLY SELF-ADHESIVE FLEXIBLE RUBBER FLASHING TO THE TOP OF THE WINDOW. FLASHING SHOULD BE A MINIMUM OF 250mm PAST THE JAMB FLASHING. INSTALL PRE-FINISHED METAL FLASHING AT WINDOW HEAD.



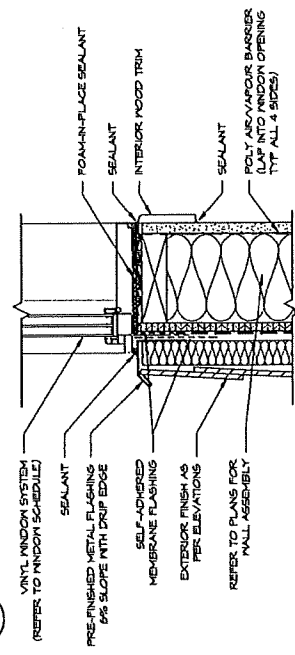
FLASHING WIDTH: THE WIDTH OF ALL FLASHINGS ARE DETERMINED BY THE NAILING FLANGE OF THE WINDOW. THE FLASHING MUST EXTEND PAST THE EXTENTS OF THE NAILING FLANGE OF WINDOW.

**WINDOW MEMBRANE FLASHING DETAIL**  
SCALE = 1:5

A1  
A6.0

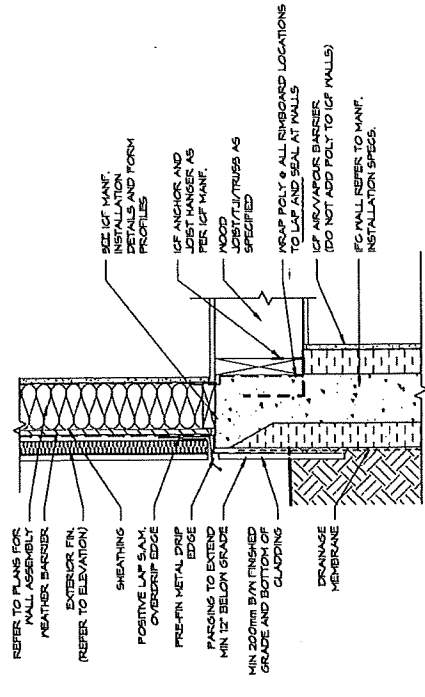


**D1 WINDOW HEADER DETAIL**  
SCALE 1:1.5

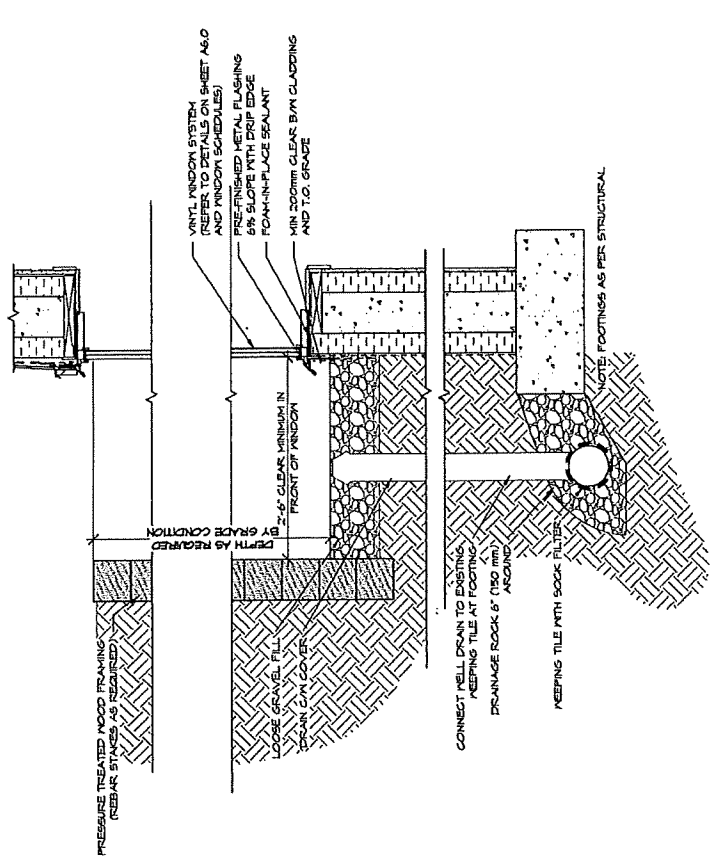


**C1 WINDOW SILL DETAIL**  
SCALE 1:1.5

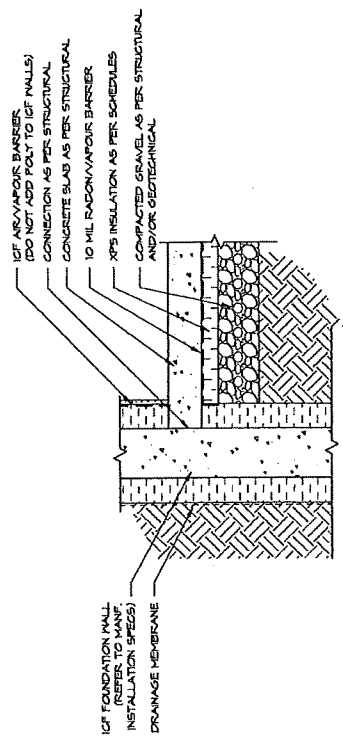
NOTE: WINDOW SILL OR DRYWALL RETURNS AS PER CLIENT.



**A1 ICF TO WOOD FRAME EXT. WALL**  
SCALE 1:1.0



**B3 ICF WINDOW WELL DETAIL**  
SCALE 1:1.5



**AS SLAB TO FOUNDATION WALL**  
SCALE 1:1.0



SEALS

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**REVISIONS + ISSUES**

22.02.05.24	CONSTRUCTION
22.02.05.24	CONSTRUCTION
22.02.05.27	REVISED WALL ASSEMBLY
22.02.05.27	REVISED WALL ASSEMBLY

DATE: 2022  
DRAWN: RAKD  
CHECKED: FRK

**PINETREE MEADOWS  
PHASE 1, LOTS 1-8  
15th Ave, Invermere BC**

**CONSTRUCTION  
DETAILS  
CONT.**

DRAWING TITLE

SCALE: AS INDICATED

DRAWN: RAKD

CHECKED: FRK

OCT '21

21-070

**A6.1**



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REVISIONS + ISSUES

NO.	DATE	DESCRIPTION
01	02-24	CONSTRUCTION
02	02-24	CONSTRUCTION
03	02-27	REVERSE WALL ASSEMBLY

# PINETREE MEADOWS PHASE 1, LOTS 1-8 15th Ave, Invermere BC

PROJECT TITLE

# CONSTRUCTION DETAILS CONT.

DRAWING TITLE

SCALE: AS INDICATED

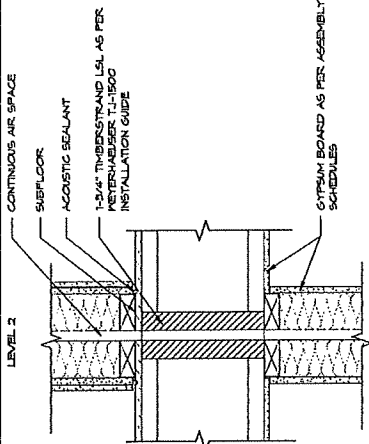
DRAWN: RKD

CHECKED: RR

OCT 21

21-070

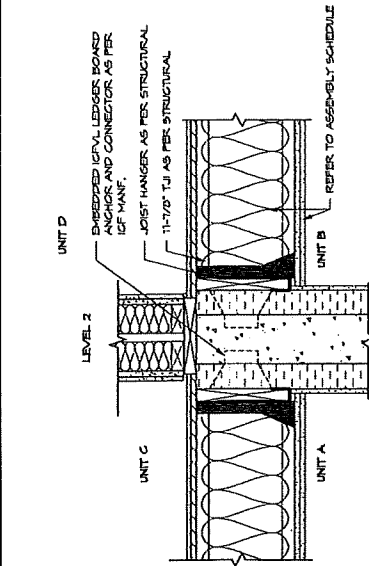
# A6.2



### WOOD PARTY WALL TO INT. FLOOR

SCALE 1:1.0

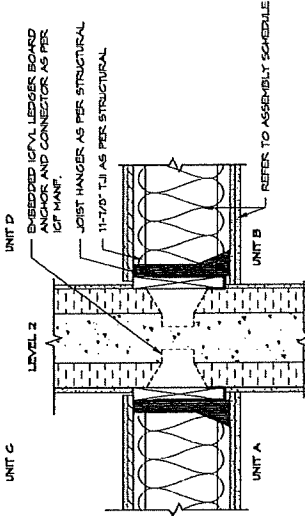
D3  
A6.2



### ICF TO WOOD PARTY WALL

SCALE 1:1.0

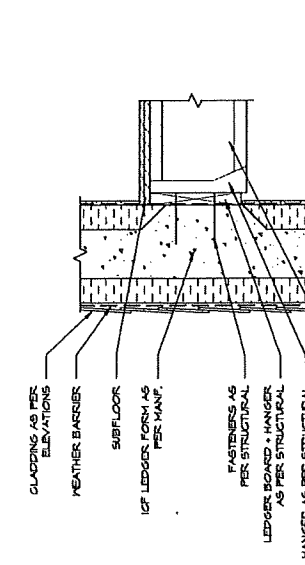
D1  
A6.2



### WOOD PARTY WALL TO ROOF

SCALE 1:1.0

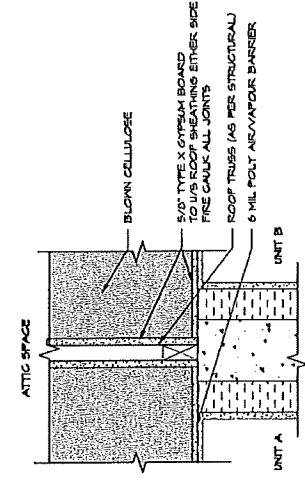
D4  
A6.2



### ICF WALL TO FLOOR CONNECTION

SCALE 1:1.0

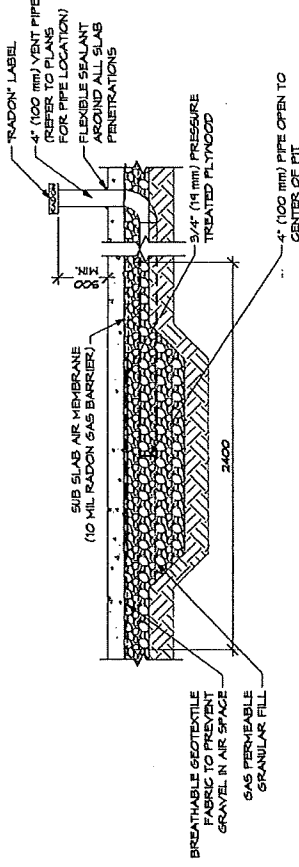
B1  
A6.2



### ICF PARTY WALL TO ROOF

SCALE 1:1.0

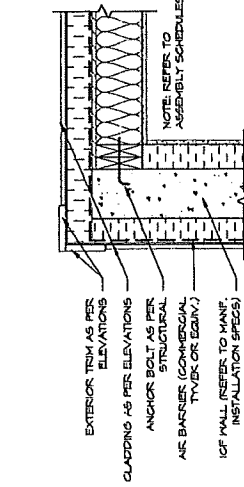
B4  
A6.2



### RADON PIT

SCALE INTS

A1  
A6.2



### ICF TO WOOD WALL CORNER PLAN DETAIL

SCALE 1:1.0

A4  
A6.2



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REVISIONS + ISSUES	
1	ISSUED FOR
2	CONSTRUCTION
3	CONSTRUCTION
4	INSPECT WALL ASSEMBLY

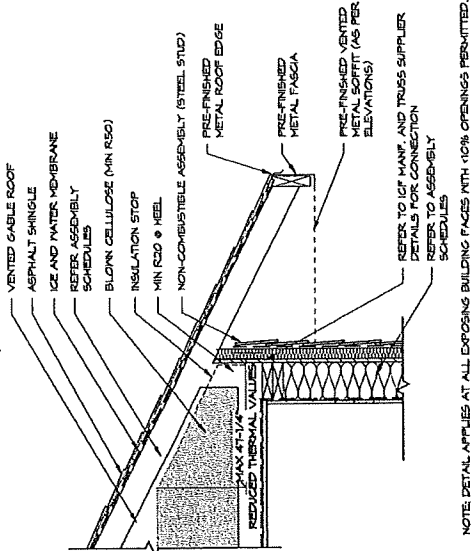
# PINETREE MEADOWS PHASE 1, LOTS 1-8 GENERATION HOMES 15th Ave, Invermere BC

PROJECT TITLE

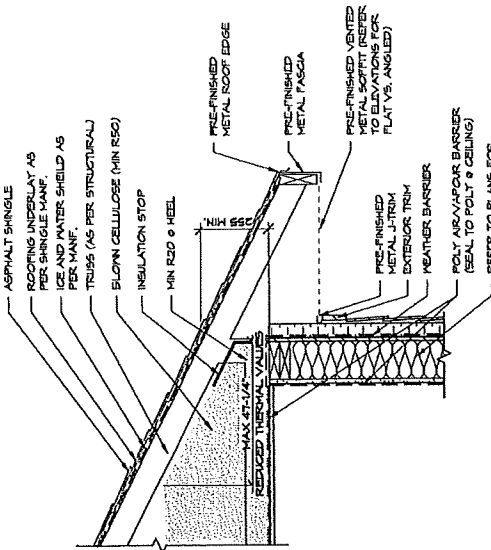
# CONSTRUCTION DETAILS CONT.

DRAWING TITLE

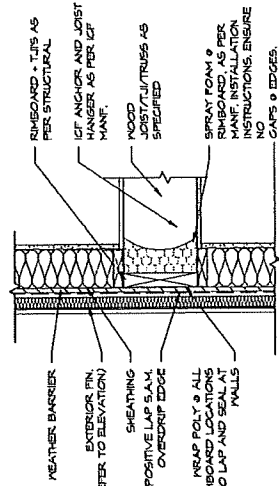
SCALE:	1"=1'
DRAWN:	RKD
CHECKED:	RSZ/M
DATE:	OCT '21
PROJECT NO.:	21-070
<b>A6.3</b>	



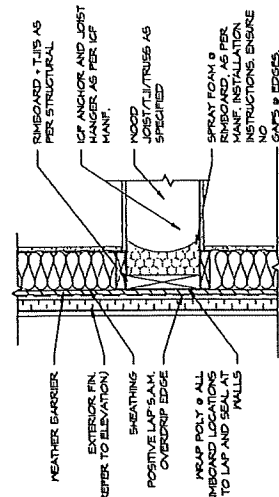
**WALL/ROOF CONNECTION FIRE RATED WALL**  
SCALE 1/4" = 1'-0"



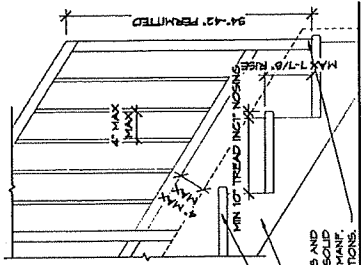
**WOOD WALL TO ROOF CONNECTION**  
SCALE 1/4" = 1'-0"



**INT. FLOOR/WALL CONNECTION FIRE RATED WALL**  
SCALE 1/4" = 1'-0"



**INT. FLOOR/WALL CONNECTION**  
SCALE 1/4" = 1'-0"



**TYPICAL STAIR DETAIL**  
SCALE 1/4" = 1'-0"

NOTE: STYLE OF RAILING SUBJECT TO CHANGE, COORDINATE W/ CLIENT. MUST MEET ALL REQUIREMENTS OF CBCS SECTION 9.4.1. AND APPLIES TO ALL INTERIOR STAIRS HAVING MORE THAN 2 RISERS.  
STAIR SUPPLIER TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION. SUBMIT SHOP DRAWINGS TO CONTRACTOR FOR APPROVAL.

# Exhibit E7

Form V – Schedule of Unit Entitlement

Phase 1-6





1. Contact

Document Fees: \$31.27

**Columbia Valley Law Corporation  
Barristers & Solicitors  
PO Box 639, 1309 - 7th Ave.  
Invermere BC V0A 1K0  
250-342-6904**

F: 13006

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-V Schedule of Unit Entitlement**

3. Description of Land

PID/Plan Number

Legal Description

**EPS8541**

**STRATA PLAN EPS8541**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie  
O'Neill EQ3CQF**

**Digitally signed by  
Katelynn Marie O'Neill  
EQ3CQF  
Date: 2023-09-29  
17:07:25 -07:00**

Strata Property Regulation

Form V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246, 264)

[am. B.C. Reg. 203/2003, s. 5.]

Re: Preliminary Strata Plan EPS8541, being Phase 1 of a Phased Strata Plan of

PID: 032-005-121

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following [check appropriate box], as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: 09/14/2023



---

Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

**OR**

[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
1	4	85.2	85	2.5%
2	3	84.7	85	2.5%
3	4	85.1	85	2.5%
4	3	84.6	85	2.5%
Total number of lots: 4			Total unit entitlement: 340	

\* expression of percentage is for informational purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: Sept 15, 2023

Chott

\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)



**Strata Property Act Filing**

**KAMLOOPS LAND TITLE OFFICE**  
FEB 12 2024 12:49:14.003  
**CB1159388**

1. Contact

Document Fees: \$31.27

**Columbia Valley Law Corporation  
Barristers & Solicitors  
PO Box 639, 1309 - 7th Ave.  
Invermere BC V0A 1K0  
250-342-6904**

F: 13075

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-V Schedule of Unit Entitlement**

3. Description of Land

PID/Plan Number

Legal Description

**EPS8541**

**STRATA PLAN EPS8541**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie  
O'Neill EQ3CQF**

Digitally signed by  
**Katelynn Marie O'Neill  
EQ3CQF**  
Date: 2024-02-12  
12:45:30 -08:00

CORRECTED THIS 16th DAY OF APRIL, 2024. SEE CB1263950  
SEE AMENDED FORM V (APPENDED PAGE(S) 4-5)

Strata Property Regulation

Form V

**SCHEDULE OF UNIT ENTITLEMENT**

*(Sections 245(a), 246, 264)*

[am. B.C. Reg. 203/2003, s. 5.]

Re: Preliminary Strata Plan EPS8541, being Phase 2 of a Phased Strata Plan of

*PID: 032-005-121*

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following *[check appropriate box]*, as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: *01/31/2024*



---

Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

**OR**

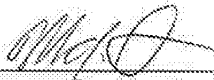
[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
5	4	171.2	171	5.0%
6	3	84.7	85	2.5%
7	4	138.6	139	4.0%
8	3	84.7	85	2.5%
Total number of lots: 4			Total unit entitlement: 480	

\* expression of percentage is for informational purposes only and has no legal effect  
\*\* not required for a phase of a phased strata plan

Date: Feb 12, 2024



\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)

AMENDED FORM V  
SEE CB1263950

Strata Property Regulation

Form V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246, 264)

[am. B.C. Reg. 203/2003, s. 5.]

Re: Preliminary Strata Plan EPS8541, being Phase 2 of a Phased Strata Plan of

PID: 032-005-121

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following [check appropriate box], as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: 01/31/2024



---

Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

**OR**

[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
5	4A,5A,6A	138.6	139	4.0%
6	3	84.7	85	2.5%
7	4A,5A,6A	171.2	171	5.0%
8	3	84.7	85	2.5%
Total number of lots: 4			Total unit entitlement: 480	

\* expression of percentage is for informational purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: April 16, 2024

  
\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)



1. Contact

Document Fees: \$32.51

**Columbia Valley Law Corporation**  
**Barristers & Solicitors**  
**1309 - 7th Ave., PO Box 639**  
**Invermere BC V0A 1K0**  
**250-342-6904**

F:13395

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-V Schedule of Unit Entitlement**

3. Description of Land

PID/Plan Number

Legal Description

**EPS8541**

**STRATA PLAN EPS8541**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie**  
**O'Neill EQ3CQF**

Digitally signed by  
**Katelynn Marie O'Neill**  
**EQ3CQF**  
**Date: 2024-06-20**  
**10:17:06 -07:00**

Strata Property Regulation

Form V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246, 264)

[am. B.C. Reg. 203/2003, s. 5.]

Re: Preliminary Strata Plan EPS8541, being Phase 3 of a Phased Strata Plan of

PID: 032-005-121

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following [check appropriate box], as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: 01/31/2024



---

Signature

OR

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

OR

[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

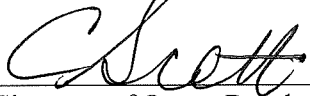
\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
9	4	55.7	56	1.6%
10	3	55.3	55	1.6%
11	4,5	171.6	172	5.0%
12	3,4	84.7	85	2.5%
Total number of lots: 4			Total unit entitlement: 368	

\* expression of percentage is for informational purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: June 18, 2024



\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)

1. Contact

Document Fees: \$32.51

**Columbia Valley Law Corporation  
Barristers & Solicitors  
1309 - 7th Ave., PO Box 639  
Invermere BC V0A 1K0  
250-342-6904**

F:13395

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-V Schedule of Unit Entitlement**

3. Description of Land

PID/Plan Number

Legal Description

**EPS8541**

**STRATA PLAN EPS8541**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie  
O'Neill EQ3CQF**

**Digitally signed by  
Katelynn Marie O'Neill  
EQ3CQF  
Date: 2024-06-20  
10:24:37 -07:00**

Strata Property Regulation

Form V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246, 264)

[am. B.C. Reg. 203/2003, s. 5.]

Re: Preliminary Strata Plan EPS8541, being Phase 4 of a Phased Strata Plan of

PID: 032-005-121

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following [check appropriate box], as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: 01/31/2024



---

Signature

OR

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

OR

[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
13	4,5	138.6	139	4.0%
14	3	84.7	85	2.5%
15	4,5	171.2	171	5.0%
16	3	84.7	85	2.5%
Total number of lots: 4			Total unit entitlement: 480	

\* expression of percentage is for informational purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: June 18, 2024



\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)

1. Contact

Document Fees: \$32.51

**Columbia Valley Law Corporation  
Barristers & Solicitors  
1309 - 7th Ave., PO Box 639  
Invermere BC V0A 1K0  
250-342-6904**

F: 13686

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-V Schedule of Unit Entitlement**

3. Description of Land

PID/Plan Number

Legal Description

**EPS8541**

**STRATA PLAN EPS8541**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie  
O'Neill EQ3CQF**

**Digitally signed by  
Katelynn Marie O'Neill  
EQ3CQF  
Date: 2025-02-04  
09:34:53 -08:00**

Strata Property Regulation

**Form V**

**SCHEDULE OF UNIT ENTITLEMENT**

*(Sections 245(a), 246, 264)*

[am. B.C. Reg. 203/2003, s. 5.]

Re: Strata Plan EPS8541, being Phase 5 of a Phased Strata Plan of

*PID: 032-005-121*

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following [*check appropriate box*], as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: *01/15/2025*



---

Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

**OR**



[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
17	4	85.8	86	<b>2.6%</b>
18	3	84.8	85	<b>2.6%</b>
19	4	85.8	86	<b>2.6%</b>
20	3	84.7	85	<b>2.6%</b>
Total number of lots: 4			Total unit entitlement: 342	

\* expression of percentage is for informational purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: January 17, 2025



\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)

1. Contact

Document Fees: \$32.51

**Columbia Valley Law Corporation  
Barristers & Solicitors  
1309 - 7th Ave., PO Box 639  
Invermere BC V0A 1K0  
250-342-6904**

F: 13686

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-V Schedule of Unit Entitlement**

3. Description of Land

PID/Plan Number

Legal Description

**EPS8541**

**STRATA PLAN EPS8541**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie  
O'Neill EQ3CQF**

**Digitally signed by  
Katelynn Marie O'Neill  
EQ3CQF  
Date: 2025-02-04  
09:36:18 -08:00**

Strata Property Regulation

**Form V**

**SCHEDULE OF UNIT ENTITLEMENT**

*(Sections 245(a), 246, 264)*

[am. B.C. Reg. 203/2003, s. 5.]

Re: Strata Plan EPS8541, being Phase 6 of a Phased Strata Plan of

*PID: 032-005-121*

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following [*check appropriate box*], as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: *01/15/2025*



---

Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

**OR**

[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
21	4,5	171.1	171	<b>5.2%</b>
22	3	84.7	85	<b>2.6%</b>
23	4,5	138.7	139	<b>4.2%</b>
24	3	84.7	85	<b>2.6%</b>
Total number of lots: 4			Total unit entitlement: 480	

\* expression of percentage is for informational purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: January 17, 2025



\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)

Draft Form V - Schedule of Unit Entitlement  
Phases 1-8

Strata Property Regulation

Form V

**SCHEDULE OF UNIT ENTITLEMENT**

*(Sections 245(a), 246, 264)*

[am. B.C. Reg. 203/2003, s. 5.]

Re: Preliminary Strata Plan EPS8541, being Phase 1 of a Phased Strata Plan of

*PID:032-005-121*

---

**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following *[check appropriate box]*, as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, *Adam Brash*, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: *[month, day, year]*.

\_\_\_\_\_  
Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246(3)(a)(ii) of the *Strata Property Act*.

**OR**

[ ] (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246(3)(a)(iii) of the *Strata Property Act*.

\_\_\_\_\_  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
1	4	85.2	85	<b>2.5%</b>
2	3	84.7	85	<b>2.5%</b>
3	4	85.1	85	<b>2.5%</b>
4	3	84.6	85	<b>2.5%</b>
5	TBD	138.6	139	<b>4.0%</b>
6	TBD	84.7	85	<b>2.5%</b>
7	TBD	171.2	171	<b>5.0%</b>
8	TBD	84.7	85	<b>2.5%</b>
9	TBD	55.7	56	<b>1.6%</b>
10	TBD	55.3	55	<b>1.6%</b>
11	TBD	171.6	172	<b>5.0%</b>
12	TBD	84.7	85	<b>2.5%</b>
13	TBD	138.6	139	<b>4.0%</b>
14	TBD	84.7	85	<b>2.5%</b>
15	TBD	171.2	171	<b>5.0%</b>
16	TBD	84.7	85	<b>2.5%</b>
17	TBD	85.8	86	<b>2.6%</b>
18	TBD	84.8	85	<b>2.6%</b>
19	TBD	85.8	86	<b>2.6%</b>
20	TBD	84.7	85	<b>2.6%</b>

21	TBD	171.1	171	<b>5.2%</b>
22	TBD	84.7	85	<b>2.6%</b>
23	TBD	138.7	139	<b>4.2%</b>
24	TBD	84.7	85	<b>2.6%</b>
25	TBD	171.4	171	<b>5.2%</b>
26	TBD	84.7	85	<b>2.6%</b>
27	TBD	139	139	<b>4.2%</b>
28	TBD	84.7	85	<b>2.6%</b>
29	TBD	85.2	85	<b>2.6%</b>
30	TBD	84.7	85	<b>2.6%</b>
31	TBD	85.1	85	<b>2.6%</b>
32	TBD	84.6	85	<b>2.6%</b>
<b>Total number of lots: 32</b>		<b>Total unit entitlement: 3310</b>		

\* expression of percentage is for informational purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: \_\_\_\_\_.

\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate  
(if submitted under section 264 of the Act)



# Exhibit G7

# Strata Corporation Budget and Monthly Fee Phases 1-4

**Strata Plan EPS 8541 “Pine Tree  
Valley” 2024/2025 Approved Budget  
For the period ending March 31, 2025**

	April to August 2024	September 2024 to March 2025	
<b>Revenues</b>			
Residential Strata Fees	\$15,320.00	\$28,884.00	
Contingency Reserve Contributions	\$3,064.00	\$5,776.80	
Other Revenue	\$0.00	\$0.00	
<b>TOTAL REVENUE</b>	<b>\$18,384.00</b>	<b>\$34,660.80</b>	
<b>Operating Expenses</b>			
Repairs and Maintenance	\$500.00	\$1,000.00	
Landscaping	\$0.00	\$1,000.00	
Snow Removal	\$800.00	\$800.00	
Waste Removal	\$570.00	\$570.00	
<b>General and Administrative</b>			
Insurance	\$8,000.00	\$16,000.00	
Management	\$4,032.00	\$8,064.00	
Professional Fees	\$1,000.00	\$1,000.00	
Office Expenses	\$150.00	\$150.00	
Council Meeting Expenses	\$300.00	\$300.00	
<b>Contingency Reserve Contribution</b>	<b>\$3,064.00</b>	<b>\$5,776.80</b>	
<b>TOTAL EXPENSES</b>	<b>\$18,416.00</b>	<b>\$34,660.80</b>	

		Current	April to August 2024			Sept to March 2025		
Strata Lot #	Civic Address	Monthly strata fee	Unit Entitlement	8 units for Apr-Aug	MONTHLY	Unit Entitlement	16 units for Sept-Mar	MONTHLY
1	21 Pine Tree Way	\$140.70	85	10%	\$ 159.08	85	5%	\$ 147.19
2	22 Pine Tree Way	\$140.70	85	10%	\$ 159.08	85	5%	\$ 147.19
3	23 Pine Tree Way	\$140.70	85	10%	\$ 159.08	85	5%	\$ 147.19
4	24 Pine Tree Way	\$140.70	85	10%	\$ 159.08	85	5%	\$ 147.19
5	25 Pine Tree Way		139	17%	\$ 260.15	139	8%	\$ 240.70
6	26 Pine Tree Way		85	10%	\$ 159.08	85	5%	\$ 147.19
7	27 Pine Tree Way		171	21%	\$ 320.04	171	10%	\$ 296.11
8	28 Pine Tree Way		85	10%	\$ 159.08	85	5%	\$ 147.19
9	29 Pine Tree Way					56	3%	\$ 96.97
10	30 Pine Tree Way					55	3%	\$ 95.24
11	31 Pine Tree Way					172	10%	\$ 297.84
12	32 Pine Tree Way					85	5%	\$ 147.19
13	33 Pine Tree Way					139	8%	\$ 240.70
14	34 Pine Tree Way					85	5%	\$ 147.19
15	35 Pine Tree Way					171	10%	\$ 296.11
16	36 Pine Tree Way					85	5%	\$ 147.19

# Interim Strata Corporation Budget and Monthly Fee Phases

1-8

## Strata Plan EPS 8541 - "Pine Tree Valley" Proposed Budget

	Phase 1 & 2 April to August 2024	Plus Phase 3 & 4 September 2024 to March 2025	Plus Phase 5 Feb 2025 to March 2025	Plus Phase 6 April 2025 to July 2025	Plus Phase 7 August 2025 to Sept 2025	Plus Phase 8 Oct 1 2025 onwards
<b>Revenues</b>	(12 month amounts)	(12 month amounts)				
Strata Fees	\$15,320.00	\$28,884.00	\$39,800.00	\$48,216.00	\$55,232.00	\$61,248.00
Contingency Reserve Contributions	\$3,064.00	\$5,776.80	\$9,950.00	\$12,054.00	\$13,808.00	\$15,312.00
Other Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL REVENUE</b>	<b>\$18,384.00</b>	<b>\$34,660.80</b>	<b>\$49,750.00</b>	<b>\$60,270.00</b>	<b>\$69,040.00</b>	<b>\$76,560.00</b>
<b>Operating Expenses</b>						
Repairs and Maintenance	\$500.00	\$1,000.00	\$2,000.00	\$3,000.00	\$4,000.00	\$4,000.00
Landscaping	\$0.00	\$1,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Snow Removal	\$800.00	\$800.00	\$1,600.00	\$2,000.00	\$2,000.00	\$2,000.00
Waste Removal	\$570.00	\$570.00	\$570.00	\$570.00	\$570.00	\$570.00
<b>General and Administrative</b>						
Insurance	\$8,000.00	\$16,000.00	\$20,000.00	\$24,000.00	\$28,000.00	\$32,000.00
Management	\$4,032.00	\$8,064.00	\$10,080.00	\$12,096.00	\$14,112.00	\$16,128.00
Professional Fees/Accounting	\$1,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Bank Fees						
Office Expenses	\$150.00	\$150.00	\$250.00	\$250.00	\$250.00	\$250.00
Council Meeting Expenses	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Contingency Reserve Contributions	\$3,064.00	\$5,776.80	\$9,950.00	\$12,054.00	\$13,808.00	\$15,312.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$18,416.00</b>	<b>\$34,660.80</b>	<b>\$49,750.00</b>	<b>\$60,270.00</b>	<b>\$69,040.00</b>	<b>\$76,560.00</b>

Current		Phase 1 & 2 April to Sept 30 2024 Annual budget \$ 18,416			Plus Phase 3 & 4 Oct 1 2024 to Jan 31 2025 Annual budget \$ 34,661			Plus Phase 5 Feb 1 2025 to March 31 2025 Annual budget \$ 49,750			Plus Phase 6 April 1 2025 to July 31 2025 Annual budget \$ 60,270			Plus Phase 7 Aug 1 2025 to Sept 30 2025 Annual budget \$ 69,040			Plus Phase 8 Oct 1 2025 onward Annual budget \$ 76,560								
Strata Lot #	Monthly strata fee to Mar 31 2024	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY				
1	\$140.70	1	85	10%	\$ 159.08	1	85	5%	\$ 147.19	1	85	4%	\$ 164.06	1	85	3%	\$ 162.45	1	85	3%	\$ 157.35	1	85	2%	\$ 157.28
2	\$140.70	2	85	10%	\$ 159.08	2	85	5%	\$ 147.19	2	85	4%	\$ 164.06	2	85	3%	\$ 162.45	2	85	3%	\$ 157.35	2	85	2%	\$ 157.28
3	\$140.70	3	85	10%	\$ 159.08	3	85	5%	\$ 147.19	3	85	4%	\$ 164.06	3	85	3%	\$ 162.45	3	85	3%	\$ 157.35	3	85	2%	\$ 157.28
4	\$140.70	4	85	10%	\$ 159.08	4	85	5%	\$ 147.19	4	85	4%	\$ 164.06	4	85	3%	\$ 162.45	4	85	3%	\$ 157.35	4	85	2%	\$ 157.28
5		5	139	17%	\$ 260.15	5	139	8%	\$ 240.70	5	139	6%	\$ 268.28	5	139	5%	\$ 265.65	5	139	4%	\$ 257.31	5	139	4%	\$ 257.20
6		6	85	10%	\$ 159.08	6	85	5%	\$ 147.19	6	85	4%	\$ 164.06	6	85	3%	\$ 162.45	6	85	3%	\$ 157.35	6	85	2%	\$ 157.28
7		7	171	21%	\$ 320.04	7	171	10%	\$ 296.11	7	171	8%	\$ 330.05	7	171	7%	\$ 326.81	7	171	6%	\$ 316.54	7	171	5%	\$ 316.41
8		8	85	10%	\$ 159.08	8	85	5%	\$ 147.19	8	85	4%	\$ 164.06	8	85	3%	\$ 162.45	8	85	3%	\$ 157.35	8	85	2%	\$ 157.28
9		9				9	56	3%	\$ 96.97	9	56	3%	\$ 108.09	9	56	2%	\$ 107.02	9	56	2%	\$ 103.66	9	56	2%	\$ 103.62
10		10				10	55	3%	\$ 95.24	10	55	3%	\$ 106.15	10	55	2%	\$ 105.11	10	55	2%	\$ 101.81	10	55	2%	\$ 101.77
11		11				11	172	10%	\$ 297.84	11	172	8%	\$ 331.98	11	172	7%	\$ 328.72	11	172	6%	\$ 318.40	11	172	5%	\$ 318.26
12		12				12	85	5%	\$ 147.19	12	85	4%	\$ 164.06	12	85	3%	\$ 162.45	12	85	3%	\$ 157.35	12	85	2%	\$ 157.28
13		13				13	139	8%	\$ 240.70	13	139	6%	\$ 268.28	13	139	5%	\$ 265.65	13	139	4%	\$ 257.31	13	139	4%	\$ 257.20
14		14				14	85	5%	\$ 147.19	14	85	4%	\$ 164.06	14	85	3%	\$ 162.45	14	85	3%	\$ 157.35	14	85	2%	\$ 157.28
15		15				15	171	10%	\$ 296.11	15	171	8%	\$ 330.05	15	171	7%	\$ 326.81	15	171	6%	\$ 316.54	15	171	5%	\$ 316.41
16		16				16	85	5%	\$ 147.19	16	85	4%	\$ 164.06	16	85	3%	\$ 162.45	16	85	3%	\$ 157.35	16	85	2%	\$ 157.28
17		17				17	171	10%	\$ 296.11	17	171	8%	\$ 330.05	17	171	7%	\$ 326.81	17	171	6%	\$ 316.54	17	171	5%	\$ 316.41
18		18				18	85	4%	\$ 164.06	18	85	4%	\$ 164.06	18	85	3%	\$ 162.45	18	85	3%	\$ 157.35	18	85	2%	\$ 157.28
19		19				19	139	6%	\$ 268.28	19	139	6%	\$ 268.28	19	139	5%	\$ 265.65	19	139	4%	\$ 257.31	19	139	4%	\$ 257.20
20		20				20	85	4%	\$ 164.06	20	85	4%	\$ 164.06	20	85	3%	\$ 162.45	20	85	3%	\$ 157.35	20	85	2%	\$ 157.28
21		21				21				21	171	7%	\$ 326.81	21	171	6%	\$ 316.54	21	171	6%	\$ 316.54	21	171	5%	\$ 316.41
22		22				22				22	85	3%	\$ 162.45	22	85	3%	\$ 162.45	22	85	3%	\$ 157.35	22	85	2%	\$ 157.28
23		23				23				23	139	5%	\$ 265.65	23	139	4%	\$ 257.31	23	139	4%	\$ 257.31	23	139	4%	\$ 257.20
24		24				24				24	85	3%	\$ 162.45	24	85	3%	\$ 162.45	24	85	3%	\$ 157.35	24	85	2%	\$ 157.28
25		25				25				25				25	171	6%	\$ 316.54	25	171	6%	\$ 316.54	25	171	5%	\$ 316.41
26		26				26				26	85	3%	\$ 162.45	26	85	3%	\$ 162.45	26	85	3%	\$ 157.35	26	85	2%	\$ 157.28
27		27				27				27	139	4%	\$ 257.31	27	139	4%	\$ 257.31	27	139	4%	\$ 257.31	27	139	4%	\$ 257.20
28		28				28				28	85	3%	\$ 162.45	28	85	3%	\$ 162.45	28	85	3%	\$ 157.35	28	85	2%	\$ 157.28
29		29				29				29				29				29				29	85	2%	\$ 157.28
30		30				30				30				30				30				30	85	2%	\$ 157.28
31		31				31				31				31				31				31	85	2%	\$ 157.28
32		32				32				32				32				32				32	85	2%	\$ 157.28

## Proposed Monthly Fee Phases 3-8



Plus Phase 3 & 4				Plus Phase 5				Plus Phase 6				Plus Phase 7				Plus Phase 8			
Annual budget \$ 34,661				Annual budget \$ 35,000				Annual budget \$ 43,060				Annual budget \$ 48,484				Annual budget \$ 53,222			
Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY	Strata Lot #	Unit Entitlement	% of complex	Total strata fees MONTHLY
1	85	5%	\$ 147.19	1	85	4%	\$ 123.34	1	85	3%	\$ 122.49	1	85	3%	\$ 115.63	1	85	3%	\$ 113.89
2	85	5%	\$ 147.19	2	85	4%	\$ 123.34	2	85	3%	\$ 122.49	2	85	3%	\$ 115.63	2	85	3%	\$ 113.89
3	85	5%	\$ 147.19	3	85	4%	\$ 123.34	3	85	3%	\$ 122.49	3	85	3%	\$ 115.63	3	85	3%	\$ 113.89
4	85	5%	\$ 147.19	4	85	4%	\$ 123.34	4	85	3%	\$ 122.49	4	85	3%	\$ 115.63	4	85	3%	\$ 113.89
5	139	8%	\$ 240.70	5	139	7%	\$ 201.70	5	139	6%	\$ 200.31	5	139	5%	\$ 189.09	5	139	4%	\$ 186.25
6	85	5%	\$ 147.19	6	85	4%	\$ 123.34	6	85	3%	\$ 122.49	6	85	3%	\$ 115.63	6	85	3%	\$ 113.89
7	171	10%	\$ 296.11	7	171	9%	\$ 248.13	7	171	7%	\$ 246.43	7	171	6%	\$ 232.63	7	171	5%	\$ 229.13
8	85	5%	\$ 147.19	8	85	4%	\$ 123.34	8	85	3%	\$ 122.49	8	85	3%	\$ 115.63	8	85	3%	\$ 113.89
9	56	3%	\$ 96.97	9	56	3%	\$ 81.26	9	56	2%	\$ 80.70	9	56	2%	\$ 76.18	9	56	2%	\$ 75.04
10	55	3%	\$ 95.24	10	55	3%	\$ 79.81	10	55	2%	\$ 79.26	10	55	2%	\$ 74.82	10	55	2%	\$ 73.70
11	172	10%	\$ 297.84	11	172	9%	\$ 249.59	11	172	7%	\$ 247.87	11	172	6%	\$ 233.99	11	172	5%	\$ 230.47
12	85	5%	\$ 147.19	12	85	4%	\$ 123.34	12	85	3%	\$ 122.49	12	85	3%	\$ 115.63	12	85	3%	\$ 113.89
13	139	8%	\$ 240.70	13	139	7%	\$ 201.70	13	139	6%	\$ 200.31	13	139	5%	\$ 189.09	13	139	4%	\$ 186.25
14	85	5%	\$ 147.19	14	85	4%	\$ 123.34	14	85	3%	\$ 122.49	14	85	3%	\$ 115.63	14	85	3%	\$ 113.89
15	171	10%	\$ 296.11	15	171	9%	\$ 248.13	15	171	7%	\$ 246.43	15	171	6%	\$ 232.63	15	171	5%	\$ 229.13
16	85	5%	\$ 147.19	16	85	4%	\$ 123.34	16	85	3%	\$ 122.49	16	85	3%	\$ 115.63	16	85	3%	\$ 113.89
17				17	86	4%	\$ 124.79	17	86	3%	\$ 123.93	17	86	3%	\$ 116.99	17	86	3%	\$ 115.23
18				18	85	4%	\$ 123.34	18	85	3%	\$ 122.49	18	85	3%	\$ 115.63	18	85	3%	\$ 113.89
19				19	86	4%	\$ 124.79	19	86	3%	\$ 123.93	19	86	3%	\$ 116.99	19	86	3%	\$ 115.23
20				20	85	4%	\$ 123.34	20	85	3%	\$ 122.49	20	85	3%	\$ 115.63	20	85	3%	\$ 113.89
21				21				21	171	7%	\$ 246.43	21	171	6%	\$ 232.63	21	171	5%	\$ 229.13
22				22				22	85	3%	\$ 122.49	22	85	3%	\$ 115.63	22	85	3%	\$ 113.89
23				23				23	139	6%	\$ 200.31	23	139	5%	\$ 189.09	23	139	4%	\$ 186.25
24				24				24	85	3%	\$ 122.49	24	85	3%	\$ 115.63	24	85	3%	\$ 113.89
25				25				25				25	171	6%	\$ 232.63	25	171	5%	\$ 229.13
26				26				26				26	85	3%	\$ 115.63	26	85	3%	\$ 113.89
27				27				27				27	139	5%	\$ 189.09	27	139	4%	\$ 186.25
28				28				28				28	85	3%	\$ 115.63	28	85	3%	\$ 113.89
29				29				29				29				29	85	3%	\$ 113.89
30				30				30				30				30	85	3%	\$ 113.89
31				31				31				31				31	85	3%	\$ 113.89
32				32				32				32				32	85	3%	\$ 113.89

1668 100%

2010 100%

2490 100%

2970 100%

3310 100%

# Exhibit J7

**PINETREE VALLEY DEVELOPMENT - PINETREE MEADOWS  
OFFER TO PURCHASE AND AGREEMENT OF SALE  
PRE-TITLES**

Date of Offer:        \_\_ day of \_\_\_\_\_, 202\_\_.

Vendor:                1345408 B.C. LTD.

Vendor's Solicitor:   Columbia Valley Law Corporation  
                              Box 639, 1309 – 7<sup>th</sup> Avenue, Invermere, BC V0A 1K0  
                              [reception@columbialegal.ca](mailto:reception@columbialegal.ca)

Purchaser:

\_\_\_\_\_

Name(s) and Occupation(s)

\_\_\_\_\_

Mailing Address(es)

\_\_\_\_\_

Telephone Number(s)

\_\_\_\_\_

Email Address(es)

Purchaser's Solicitor:

\_\_\_\_\_

FOR VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

Property:

1. The Purchaser hereby offers to purchase from the Vendor on the terms and conditions contained in this Agreement, including those terms and conditions set forth in any Schedule to this Agreement, the following property:

- a. A proposed strata lot to be legally described as:

PROPOSED STRATA LOT \_\_\_\_ DISTRICT LOT 1092 KOOTENAY  
DISTRICT STRATA PLAN EPS8541 TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; and

- b. The following: range, fridge, dishwasher, washer, and dryer (the “Appliances”)  
  
(collectively, the “Strata Lot”).

Purchase Price:

2. The Purchase Price for the Strata Lot is \$ \_\_\_\_\_ (the “Purchase Price”). The Purchase Price does not include Goods and Services Tax and other applicable taxes.
3. The portion of the Purchase Price allocated to the Appliances is \$ \_\_\_\_\_.

Deposit:

4. The Purchaser shall pay an initial deposit of \$ \_\_\_\_\_ (the “Initial Deposit”) upon submission of this Agreement to the Vendor. The Initial Deposit shall be fully refundable to the Purchaser if this Agreement is not executed by the Vendor and delivered to the Purchaser on or before the Acceptance Date set out herein.
5. The Purchaser shall pay a second deposit in the amount of \$ \_\_\_\_\_ (the “Second Deposit”). The Initial Deposit plus the Second Deposit shall not exceed 10% of the Purchase Price. The Purchaser shall pay the Second Deposit on the date that is the later of:
  - a. the date that the Purchaser removes the last condition-precedent contained in this Agreement (if any); and
  - b. within 5 business days after the execution of this Agreement.

6. The Purchaser shall pay the Initial Deposit and the Second Deposit (collectively, the “Deposit”) by way of bank drafts payable to “Columbia Valley Law Corporation in Trust” delivered to the Vendor’s Solicitor at the address set out above.
7. The Deposit shall be applied against the Purchase Price.
8. No interest on the Deposit shall be paid or is payable to the Purchaser.
9. In the event that the Purchaser fails to pay the Deposit as required by this Agreement, the Vendor may, at the Vendor’s option, terminate this Agreement.
10. The Deposit shall be returned to the Purchaser:
  - a. if a condition-precedent contained in this Agreement is not removed, waived, or declared fulfilled; or
  - b. if the Vendor fails to complete the transaction on the Completion Date in full satisfaction of any claims the Purchaser may have against the Vendor at law or in equity.
11. If the Purchaser fails to complete the transaction in accordance with the terms of this Agreement, then the Deposit will be forfeited to the Vendor without prejudice to any other remedies the Vendor may have against the Purchaser at law or in equity.

**Schedules:**

12. Schedules A, B, and C attached hereto form an integral part of this Agreement and all terms and conditions of Schedules A, B, and C are incorporated into and form part of this Agreement. The Purchaser acknowledges that the Purchaser has read all the paragraphs and Schedules of this Agreement.
13. On submission of this Agreement to the Vendor, the Purchaser shall deliver to the Vendor a duly executed copy of the acknowledgment of disclosure statement receipt attached as Schedule B.

**Acceptance:**

14. **This offer will be open for acceptance up to 5:00 p.m. Mountain Time on \_\_\_\_\_, 202\_\_ (the “Acceptance Date”)** unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance.

**15. Upon acceptance by the Vendor by signing a copy of this Agreement, there will be a binding Agreement of Purchase and Sale on the terms and conditions herein set forth.**

DATED at \_\_\_\_\_ this \_\_\_ day of \_\_\_\_\_ 202\_\_.  
[location]

\_\_\_\_\_  
Purchaser:

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Purchaser:

\_\_\_\_\_  
Witness:

This Offer is ACCEPTED by the Vendor this \_\_\_ day of \_\_\_\_\_ 202\_\_.

1345408 B.C. LTD.

Per: \_\_\_\_\_  
Authorized signatory

\_\_\_\_\_  
Witness:

SCHEDULE A  
ADDITIONAL TERMS AND CONDITIONS

1. Completion Date:

- a. The Purchaser acknowledges and accepts that the Vendor shall give the Purchaser not less than twenty-one days written notice (the "Notice"), specifying the date that will be the Completion Date (the "Completion Date") and the Notice will be deemed to fix the Completion Date subject to any extensions as provided for in this Agreement.
- b. The balance of the Purchase Price shall be paid on the Completion Date.
- c. If the Completion Date has not occurred within 2 years of the date of this Agreement, then the Purchaser may elect to terminate this Agreement and the Deposit will be refunded to the Purchaser in full satisfaction of any claims the Purchaser may have against the Vendor at law or in equity.
- d. The Purchaser is purchasing a strata lot yet to be completed. The Purchaser acknowledges and accepts that construction and other delays may affect the date on which the Strata Lot is completed. The Strata Lot may be occupied when the District of Invermere has given written permission to occupy the Strata Lot ("Permission to Occupy"). Permission to Occupy refers to the Strata Lot only and not to any other strata lot or the common property within the development known as Pinetree Valley Development - Pinetree Meadows (the "Development").
- e. If Permission to Occupy has not been received prior to the Completion Date, then the Vendor may delay the Completion Date from time to time as required by the Vendor until Permission to Occupy has been received. The Vendor shall give notice of such delay not less than 5 business days before the Completion Date.
- f. If the Purchaser wishes to extend the Completion Date, then the Purchaser may apply to the Vendor to do so. The Vendor may arbitrarily withhold its consent to any extension of the Completion Date.

2. Possession: The Purchaser shall have vacant possession of the Strata Lot at 12:00 p.m. Mountain Time on the day following the Completion Date.

3. Lien Holdback:

- a. That portion, if any, of the Purchase Price required by the *Builders Lien Act* of British Columbia or the *Strata Property Act* of British Columbia to be held back by the

Purchaser in respect of potential builders' lien claims (the "Lien Holdback") shall be held by the Purchaser's solicitor or notary in trust.

- b. The Purchaser warrants that the Purchaser will direct the Purchaser's solicitor or notary to pay to the Vendor's solicitor, on the 56<sup>th</sup> day after Permission to Occupy the Strata Lot has been issued, the Lien Holdback less any amount representing builders' lien claims, if applicable, registered against title to the Strata Lot.
  - c. If the Lien Holdback is not released to the Vendor on the 56<sup>th</sup> day after Permission to Occupy the Strata Lot has been issued, then the Purchaser shall pay the Vendor interest on the Lien Holdback, less any amount representing builders' lien claims filed against the Strata Lot, if applicable, in the amount of 30% per annum compounded monthly until the Lien Holdback, less any amount representing builders' lien claims filed against the Strata Lot, if applicable, has been delivered to the Vendor.
  - d. The Purchaser or the Purchaser's solicitor or notary public is solely responsible to notify the Vendor's Solicitor in writing of any builders lien claims filed against the Strata Lot by 1:00 p.m. Mountain Time on the 56<sup>th</sup> day after permission to occupy the Strata Lot has been issued.
  - e. The Purchaser hereby authorizes the Vendor and the Vendor's Solicitor to do all things necessary to discharge any builders' liens, including bringing court proceedings in the name of the Purchaser, provided that any such proceedings will be solely at the expense of the Vendor.
4. Title: On the Completion Date, the Vendor shall:
- a. provide title to the Strata Lot to the Purchaser, subject to the exceptions listed in section 23(2) of the *Land Title Act*, free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except:
    - i. the existing encumbrances and legal notations set out in section 4.3 of the Disclosure Statement;
    - ii. the proposed encumbrances set out in section 4.4 of the Disclosure Statement; and
    - iii. any other easements, rights-of-way, and any development covenants or agreements in favour of utilities, public authorities and other parties as required by them;
- (the "Permitted Encumbrances")



and on or before the Completion Date, the Vendor will have taken whatever steps are necessary to obtain or make arrangements for any release or discharge of all liens, mortgages, charges and encumbrances (the "Charges") save and except the Permitted Encumbrances registered against title to the Strata Lot. The Vendor shall bear all costs of providing clear title to the Strata Lot as set out in this paragraph.

- b. The Purchaser acknowledges and agrees that the Vendor may be using the purchase monies received from the Purchaser to obtain a partial discharge of the Charges from the Strata Lot. The Purchaser's solicitor or notary public shall pay the balance of the adjusted Purchase Price on the Completion Date to the Vendor's Solicitor in trust on their undertaking to pay sufficient funds to the holders of the Charges to legally oblige such Charge holders to discharge their Charge from title to the Strata Lot.
5. Purchaser Financing
- a. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, then the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:
    - i. deposited in trust with its solicitor or notary public the cash balance of the Purchase Price not being financed by the mortgage;
    - ii. fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
    - iii. made available to the Vendor's Solicitor a lawyer's or notary public's undertaking to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds.
6. No Set-off: Except as expressly set forth in this Agreement or as otherwise mutually agreed to in writing by the Purchaser and the Vendor, the Purchaser's obligation to make the payments provided for in this Agreement shall not be affected by any circumstances including, without limitation, any set-off, counterclaim, recoupment, defense or other right which the Purchaser may have against the Vendor.

7. Adjustments, Costs, and GST/PST:
- a. The Purchase Price does not include federal Goods and Services Tax (“GST”) and other applicable taxes. The Purchaser shall assume and pay where applicable all real property taxes, GST, and Provincial Sales Tax (“PST”), on the value of the Strata Lot, and Property Transfer Tax, rates, local improvement assessments and other charges levied against the Strata Lot, strata fees, if any, and all adjustments both incoming and outgoing of whatsoever nature made as of the Completion Date.
  - b. The Purchaser shall pay to the Vendor on the Completion Date the amount of the GST due on the value of the Strata Lot and the Vendor shall be responsible for remitting the appropriate amount of tax.
  - c. The Strata Lot includes the Appliances. The Purchaser agrees that GST and PST is payable on the Appliances by the Purchaser. On the Completion Date, the Purchaser shall pay to the Vendor the amount of the GST and PST due on the value of the Appliances, and the Vendor shall be responsible for remitting the appropriate amount of tax.
8. Strata Lot Plans: The Purchaser acknowledges that the Purchaser is purchasing the Strata Lot as shown on the proposed form of strata plan attached as **Exhibit B7** to the Disclosure Statement, and the proposed architectural designs attached as **Exhibit C6** to the Disclosure Statement. The Vendor will construct the Strata Lot substantially in accordance with such plans and architectural designs, however the Vendor may make modifications to the features and design of the Development and to the Strata Lot as are reasonable in the opinion of the Vendor, and may use materials other than as prescribed in the plans, all without compensation to the Purchaser.
9. Variation in Square Footage: The square footage area of the Strata Lot may vary from that set out in the proposed strata plan by 5% without compensation to the Purchaser. If the Strata Lot varies by more than 5% to the disadvantage of the Purchaser, then the Vendor agrees to reduce the price of the Strata Lot by a percentage which is equal to the percentage by which the area of the Strata Lot as shown on the registered strata plan exceeds 5% less than as shown in **Exhibit B7** to the Disclosure Statement. For greater clarity, there will be no adjustment made in respect of the first 5% of square footage variance, but only in respect of that portion of the strata lot which varies to the disadvantage of the Purchaser by more than 5%.
10. Municipal Services: The Purchaser acknowledges that the Development, including the Strata Lot, may include service facilities and equipment required by municipal authorities and any other authority having jurisdiction over the Development, such as transformers, fire hydrants, vents, ducts, fans and other such facilities and equipment. These service facilities will be located within the Development and the Strata Lot as required by municipal

authorities and any other government authorities having jurisdiction. The Purchaser acknowledges the current plans for the Development and the Strata Lot may not indicate the location of all such service facilities and the Vendor reserves the right to amend all or a portion of the service facilities as is deemed necessary by the Vendor, without compensation to the Purchaser.

11. Inspection:

- a. The Vendor and the Purchaser, or their designated representatives, may make an inspection of the Strata Lot for deficiencies. The Strata Lot shall be inspected at a reasonable time designated by the Vendor prior to the Completion Date.
- b. At the conclusion of such inspection, a list of any defects or deficiencies shall be prepared including the dates by which corrections are to occur (the "Deficiency List"). The Vendor and the Purchaser shall sign the Deficiency List and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the listed deficiencies.
- c. The Purchaser hereby acknowledges and agrees that neither the Purchaser nor its representative for inspection, other representatives, agents or assigns shall be allowed access to the Strata Lot except for the purposes of this inspection prior to the Completion Date, except with the express written authorization of the Vendor.
- d. If the Purchaser and the Vendor cannot agree on any matter whatsoever relating to a deficiency, the decision of the architect for the Development will be final and binding upon the parties, and no appeal will lie to any court in respect of such alleged deficiency.

12. Transaction Documents:

- a. The Purchaser shall prepare a Form A Transfer, a Statement of Adjustments without any notes to the Statement of Adjustments, and other documents reasonably required by the Vendor's Solicitor (the "Closing Documents") and deliver them to the Vendor at least five days prior to the Completion Date. No other documents will be accepted by the Vendor.
- b. Where property taxes for the Strata Lot are based on an estimated amount, the Vendor and the Purchaser shall make any further adjustments necessary upon receipt of the current tax levy notice.
- c. The Purchaser shall bear all costs of preparation and registration of the Closing Documents and delivery of the purchase monies to the Vendor.

13. No Interest in Land: Neither this Agreement nor any interest in the Strata Lot created hereunder shall be registered in the applicable Land Title Office except for the Form A transfer of the Strata Lot on the Completion Date. This Agreement creates contractual rights only between the Vendor and the Purchaser and not an interest in land.
14. Civic Address: The civic address and strata lot numbers relating to the Strata Lot are subject to change at the discretion of the Vendor without compensation to the Purchaser. If the Strata Lot numbering varies from that set out in **Exhibit B7** to the Disclosure Statement, then the Purchaser agrees that the Vendor may amend this Agreement to indicate the correct Strata Lot number.
15. Time of the Essence: Time will be of the essence hereof and unless the balance of the Purchase Price and all applicable taxes and adjustments are paid on or before the Completion Date, the Vendor may at the Vendor's option terminate this Agreement, and in such event the Deposit will be absolutely forfeited to the Vendor, without prejudice to any other remedies the Vendor may have against the Purchaser at law or in equity.
16. Risk: The Strata Lot will be at the risk of the Vendor until the Completion Date and thereafter at the risk of the Purchaser.
17. Assignment:
  - a. The Purchaser shall not directly or indirectly assign its rights under this Agreement without the prior consent of the Vendor, which consent may be withheld at the absolute discretion of the Vendor.
  - b. Without the Vendor's prior consent, any assignment of this purchase agreement is prohibited.
  - c. An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer.
  - d. Each proposed party to an assignment agreement must provide the developer with the information and records required under the *Real Estate Development Marketing Act*.
  - e. Before the developer consents to an assignment of a purchase agreement, the developer will be required to collect information and records under the *Real Estate Development Marketing Act* from each proposed party to an assignment agreement, including personal information, respecting the following:
    - i. the party's identity;

- ii. the party's contact and business information;
  - iii. the terms of the assignment agreement.
- f. Information and records collected by the developer must be reported by the developer to the administrator designated under the *Property Transfer Tax Act*. The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act*, which includes disclosure to the Canada Revenue Agency.
- g. The Vendor will not disclose the assignment information to any party without the written consent of the Assignor and the Assignee, except as prescribed by section 20.5 of the *Real Estate Development and Marketing Act*, namely:
  - i. for the purposes of administering or enforcing *the Real Estate Development Marketing Act*, a taxation Act, the *Home Owner Grant Act*, or the *Land Deferment Act*;
  - ii. in court proceedings related to the Acts referred to in subparagraph (i);
  - iii. under an agreement that: is between the government and another government, relates to the administration or enforcement of tax enactments, and provides for the disclosure of information and records to and the exchange of similar information and records with that other government;
  - iv. for the purpose of the compilation of statistical information by the government or the government of Canada; or
  - v. to the British Columbia Assessment Authority.
- h. After the Vendor consents to any assignment of the Purchaser's rights under this Agreement, the Vendor will be required to:
  - i. collect a copy of the written and fully executed assignment agreement and keep that copy for 6 years following the date on which the strata plan is deposited;
  - ii. file with the administrator designated by the *Property Transfer Tax Act* (the "Administrator") all of the assignment information; and
  - iii. file any additional information or records requested by the Administrator in order to verify the assignment information; and

the Assignor and Assignee agree that they will provide and deliver any such materials to the Vendor upon its written request.

18. No Resale Prior to Completion: The Purchaser shall not advertise or offer the Strata Lot for sale, nor enter into any agreement for the sale of the Strata Lot prior to the date that is 1 year after the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld by the Vendor.
19. Tender: Tender or payment of monies under this Agreement shall be by bank draft or by solicitor's or notary's trust cheque unless otherwise agreed to in writing by the parties.
20. Notices: Any notice, document or communication required or permitted to be given under this Agreement shall be in writing and either delivered by hand, transmitted by facsimile or electronic mail, or sent by registered mail to the Vendor or the Vendor's Solicitor or to the Purchaser or the Purchaser's Solicitor as the case may be, at the above address. The time of giving such notice, document, or communication will be, if personally delivered, when delivered, if sent by facsimile or by electronic mail then on the day of transmission, and if mailed, then on the date recorded as the date of delivery by the postal service.
21. Voting on Certain Resolutions: The Purchaser agrees with the Vendor to vote in favour of any resolutions requested by the Vendor to be placed on an agenda for a special or annual general meeting including, but not limited to, those that deal with amendments to the Form P - Declaration of Phased Strata Plan in respect of the order of the phases, the number of strata lots in each phase, construction schedules, unit entitlement of the strata lots, and the phase boundaries. The Purchaser further agrees, if requested by the Vendor, to deliver to the Vendor in advance of such meeting its written proxy so the Vendor may exercise such votes on the Purchaser's behalf. In the absence of such a proxy, the Vendor may present this Agreement to the meeting as evidence of the Purchaser's proxy in favour of the Vendor and the Vendor's unfettered discretion to exercise the Purchaser's proxy on these matters.
22. Number and Gender: All words in this Agreement may be read and construed in the singular or plural, masculine or feminine, or body corporate, as the context requires. Where there is more than one Purchaser, the obligations of the Purchaser will be construed as joint and several obligations.
23. Binding Effect: This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns. All covenants and agreements herein will survive the Completion Date and not merge.
24. Entire Agreement:
  - a. This Agreement is the entire agreement between the parties with respect to the purchase and sale of the Strata Lot and there are no other representations, warranties conditions or collateral agreements, express or implied, whether made by the Vendor, any agent, employee or representative of the Vendor or any other person including, without limitation, anything arising out of any marketing material

including sales brochures, models, representative view sets, show room displays, photographs, illustrations, renderings, revenue projections or pro-forms provided to the Purchaser other than those contained in this Agreement or in the Disclosure Statement and any amendments to the Disclosure Statement.

- b. This Agreement may not be altered or amended except by an amendment in writing signed by both parties. The Purchaser hereby waives the right of the Purchaser to pursue any action in negligent misrepresentation or collateral contract against the Vendor arising from any marketing activity of the Vendor as set out above.

25. Privacy Consent:

- a. The Purchaser consents to the collection, use and disclosure of personal information contained in this Agreement and otherwise as collected by or on behalf of the Vendor and its agents, affiliates, and service providers for the following purposes:
  - i. to complete the transaction contemplated by this Agreement;
  - ii. to engage in business transactions included in securing financing for the construction of the development;
  - iii. to provide ongoing products and services to the Purchasers;
  - iv. to market, sell, provide and inform the Purchasers of the Vendor's products and services, including information about future projects;
  - v. as required by law; and
  - vi. for additional purposes identified when or before the information is collected.
- b. The Purchaser consents to the collection, use, and disclosure of the information to agents, contractors, and service providers of the Vendor and its affiliates in connection with the above purposes. Subject to legal and contractual requirements, the Purchaser may refuse or withdraw consent to for the collection, use, and disclosure of for the purposes of subsections 25(a)(iii) and 25(a)(iv) at any time by contacting the Vendor at the address set out above.

26. Major Delays: If the Purchaser or Vendor are unable to perform any of their obligations under this Agreement by reason of major events outside the parties' control, including but not limited to, strikes, riots, equipment failure, natural disaster, war, pandemic, government shutdown, civil unrest, et cetera, then the parties shall be relieved from their obligations during the delay and the parties shall complete their obligations within a reasonable period after the delay.

27. Governing Law: It is expressly agreed between the Vendor and the Purchaser that this Agreement and each and every part thereof will be governed and construed in accordance with the laws of the Province of British Columbia.
28. Waiver: A waiver by either party of the strict performance by the other of any provision of this agreement will not constitute waiver of any subsequent breach of such provision or any other provision of this agreement.
29. Rescission Rights if Building Permit not Yet Issued: If the Purchaser has received a Disclosure Statement for a strata lot that states that a building permit for the strata lot has not yet been issued, then the Purchaser and Vendor agree that:
- a. the purchaser may cancel the purchase agreement for a period of seven days after receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;
  - b. if an amendment to the disclosure statement that sets out particulars of an issued building permit is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12- month period until the required amendment is received by the purchaser, at which time the purchaser may cancel the purchase agreement for a period of seven days after receipt of that amendment only if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;
  - c. the amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and
  - d. all deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.
30. Ongoing Development: The Purchaser acknowledges and accepts that the Strata Lot is part of an ongoing phased development and that further units will be constructed adjacent to the Strata Lot, with attendant construction noise, dust, dirt tracks on roadways, and coming and going of vehicular traffic association with the construction of the Development. The Purchaser also acknowledges and accepts that construction of the strata common facilities, such as the roadways, will be ongoing throughout the course of the construction of the



Development, with attendant construction noise, dust, temporary roadway closures or detours, and the coming and going of vehicular traffic associated with the construction of the strata common facilities. The Purchaser hereby waives all claims it may have now or in the future against the Vendor, and its successors and assigns relating to the ongoing development and the inconveniences attendant to it.

31. Legal Advice: The parties acknowledge that Columbia Valley Law Corporation prepared this Agreement and represents the Vendor only. The Purchaser is recommended to obtain independent legal advice on this Agreement.
32. Construction of Agreement: This Agreement shall be construed as though the parties participated equally in drafting it. Any rule of construction that a document be construed against the drafting party, including the *contra proferentem* doctrine, shall not apply to the construction of this Agreement.
33. Execution: This Agreement may be executed and delivered electronically and in counterpart.

## Schedule B

### Acknowledgment of Disclosure Statement Receipt

1. The Purchaser consents to receiving a copy of the disclosure statement for the development, Pinetree Valley Development - Pinetree Meadows, and all amendments to it by electronic means.
2. The Purchaser hereby acknowledges receiving and having a reasonable opportunity to read, prior to the execution of this Agreement:
  - a. the Disclosure Statement dated June 30, 2022;
  - b. the First Amendment to Disclosure Statement dated July 09, 2022;
  - c. the Second Amendment to Disclosure Statement dated June 30, 2023;
  - d. the Third Amendment to Disclosure Statement dated October 25, 2023;
  - e. the Fourth Amendment to the Disclosure Statement dated March 15, 2024;
  - f. the Fifth Amendment to the Disclosure Statement dated March 29, 2024;
  - g. the Sixth Amendment to the Disclosure Statement dated June 28, 2024; and
  - h. the Seventh Amendment to the Disclosure Statement dated February 14, 2025,  
  
(the “Disclosure Statement”);

and/or if the Acceptance Date for the Agreement is after February 14, 2025, then the Purchaser hereby acknowledges receiving and having a reasonable opportunity to read, prior to the execution of this Agreement either the Consolidated Disclosure Statement dated February 14, 2025, or the Disclosure Statement as defined herein.

3. The execution of this Acknowledgment of Disclosure Statement Receipt shall constitute a receipt by the Purchaser in respect of the Disclosure Statement and the Consolidated Disclosure Statement.

(Continued on Next Page)

4. The Disclosure Statement relates to a development property that is not yet completed. The Purchase acknowledges that the information in section 7.2 of the Disclosure Statement regarding this Agreement has been drawn to the attention of the Purchaser.

Dated: \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Print Purchaser's name:

\_\_\_\_\_  
Print Purchaser's name:





**PINETREE VALLEY DEVELOPMENT - PINETREE MEADOWS  
OFFER TO PURCHASE AND AGREEMENT OF SALE  
POST-TITLES**

Date of Offer:        \_\_ day of \_\_\_\_\_, 202\_\_.

Vendor:                1345408 B.C. LTD.

Vendor's Solicitor:   Columbia Valley Law Corporation  
                              Box 639, 1309 – 7<sup>th</sup> Avenue, Invermere, BC V0A 1K0  
                              [reception@columbialegal.ca](mailto:reception@columbialegal.ca)

Purchaser:

\_\_\_\_\_

Name(s) and Occupation(s)

\_\_\_\_\_

Mailing Address(es)

\_\_\_\_\_

Telephone Number(s)

\_\_\_\_\_

Email Address(es)

Purchaser's Solicitor:

\_\_\_\_\_

FOR VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

Property:

1. The Purchaser hereby offers to purchase from the Vendor on the terms and conditions contained in this Agreement, including those terms and conditions set forth in any Schedule to this Agreement, the following property:
  - a. A strata lot located within the development known as Pinetree Valley Development - Pinetree Meadows (the “Development”) and legally described as:  
  
STRATA LOT \_\_\_\_ DISTRICT LOT 1092 KOOTENAY DISTRICT STRATA PLAN EPS8541 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; and
  - b. The following: range, fridge, dishwasher, washer, and dryer (the “Appliances”) (collectively, the “Strata Lot”).

Purchase Price:

2. The Purchase Price for the Strata Lot is \$ \_\_\_\_\_ (the “Purchase Price”). The Purchase Price does not include Goods and Services Tax and other applicable taxes.
3. The portion of the Purchase Price allocated to the Appliances is \$ \_\_\_\_\_.

Deposit:

4. The Purchaser shall pay an initial deposit of \$ \_\_\_\_\_ (the “Initial Deposit”) upon submission of this Agreement to the Vendor. The Initial Deposit shall be fully refundable to the Purchaser if this Agreement is not executed by the Vendor and delivered to the Purchaser on or before the Acceptance Date set out herein.
5. The Purchaser shall pay a second deposit in the amount of \$ \_\_\_\_\_ (the “Second Deposit”). The Initial Deposit plus the Second Deposit shall not exceed 10% of the Purchase Price. The Purchaser shall pay the Second Deposit on the date that is the later of:
  - a. the date that the Purchaser removes the last condition-precedent contained in this Agreement (if any); and
  - b. within 5 business days after the execution of this Agreement.

6. The Purchaser shall pay the Initial Deposit and the Second Deposit (collectively, the “Deposit”) by way of bank drafts payable to “Columbia Valley Law Corporation in Trust” delivered to the Vendor’s Solicitor at the address set out above.
7. The Deposit shall be applied against the Purchase Price.
8. No interest on the Deposit shall be paid or is payable to the Purchaser.
9. In the event that the Purchaser fails to pay the Deposit as required by this Agreement, the Vendor may, at the Vendor’s option, terminate this Agreement.
10. The Deposit shall be returned to the Purchaser:
  - a. if a condition-precedent contained in this Agreement is not removed, waived, or declared fulfilled; or
  - b. if the Vendor fails to complete the transaction on the Completion Date in full satisfaction of any claims the Purchaser may have against the Vendor at law or in equity.
11. If the Purchaser fails to complete the transaction in accordance with the terms of this Agreement, then the Deposit will be forfeited to the Vendor without prejudice to any other remedies the Vendor may have against the Purchaser at law or in equity.

**Schedules:**

12. Schedules A, B, and C attached hereto form an integral part of this Agreement and all terms and conditions of Schedules A, B, and C are incorporated into and form part of this Agreement. The Purchaser acknowledges that the Purchaser has read all paragraphs and schedules of this Agreement.
13. On submission of this Agreement to the Vendor, the Purchaser shall deliver to the Vendor a duly executed copy of the acknowledgment of disclosure statement receipt attached as Schedule B.

**Acceptance:**

14. **This offer will be open for acceptance up to 5:00 p.m. Mountain Time on \_\_\_\_\_, 202\_\_ (the “Acceptance Date”)** unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance.



**15. Upon acceptance by the Vendor by signing a copy of this Agreement, there will be a binding Agreement of Purchase and Sale on the terms and conditions herein set forth.**

DATED at \_\_\_\_\_ this \_\_\_ day of \_\_\_\_\_ 202\_\_.  
[location]

\_\_\_\_\_  
Purchaser:

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Purchaser:

\_\_\_\_\_  
Witness:

This Offer is ACCEPTED by the Vendor this \_\_\_ day of \_\_\_\_\_ 202\_\_.

1345408 B.C. LTD.

Per: \_\_\_\_\_  
Authorized signatory

\_\_\_\_\_  
Witness:

SCHEDULE A  
ADDITIONAL TERMS AND CONDITIONS

1. Completion Date:

- a. The purchase and sale of the Strata Lot shall complete on \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (the “Completion Date”).
- b. Completion shall occur as follows:
  - i. the Purchaser’s lawyer shall prepare the conveyance documents and send them to the Vendor’s lawyer;
  - ii. the Vendor’s lawyer shall return the duly executed conveyance documents to the Purchaser’s lawyer before the Completion Date on undertakings agreed to between the parties’ lawyers; and
  - iii. if the parties’ lawyers cannot agree on undertakings, then the standard CBA BC real estate undertakings shall be used.
- c. The Purchaser acknowledges and accepts that construction and other delays may affect the date on which the Strata Lot is completed. The Strata Lot may be occupied when the District of Invermere has given written permission to occupy the Strata Lot (“Permission to Occupy”). Permission to Occupy refers to the Strata Lot only and not to any other strata lot or the common property within the Development.
- d. If Permission to Occupy has not been received prior to the Completion Date, then the Vendor may delay the Completion Date from time to time as required by the Vendor until Permission to Occupy has been received. The Vendor shall give notice of such delay not less than 5 business days before the Completion Date.
- e. If the Vendor is delayed in:
  - i. completing the servicing of the Development; or
  - ii. performing any other obligation under this Agreement by reason of unforeseen circumstance including earthquake, fire, explosion, accident, action or inaction of any government authority, strike, lockout, inability to obtain or delay in obtaining any labour, materials or equipment, flood, act of god, delay or failure by carriers or contractors, climate conditions; or
  - iii. by any other reason or circumstance beyond the exclusive control of the Vendor;

then the time within which the Vendor must do anything contained herein, and the Completion Date established in accordance with section 1 of this Agreement, will be

extended by the period equivalent of such delay as set out in written notice from the Vendor to the Purchaser, which notice will include the new extended Completion Date. For greater certainty, delays in connection with public health declarations, government agency slowdown or closures, and similar events are deemed to be circumstances beyond the exclusive control of the Vendor.

- f. If the Purchaser wishes to extend the Completion Date, then the Purchaser may apply to the Vendor to do so. The Vendor may arbitrarily withhold its consent to any extension of the Completion Date.
2. Possession: The Purchaser shall have vacant possession of the Strata Lot at 12:00 p.m. Mountain Time on the day following the Completion Date.
  3. Lien Holdback:
    - a. That portion, if any, of the Purchase Price required by the *Builders Lien Act* of British Columbia or the *Strata Property Act* of British Columbia to be held back by the Purchaser in respect of potential builders' lien claims (the "Lien Holdback") shall be held by the Purchaser's solicitor or notary in trust.
    - b. The Purchaser warrants that the Purchaser will direct the Purchaser's solicitor or notary to pay to the Vendor's solicitor, on the 56<sup>th</sup> day after Permission to Occupy the Strata Lot has been issued, the Lien Holdback less any amount representing builders' lien claims, if applicable, registered against title to the Strata Lot.
    - c. If the Lien Holdback is not released to the Vendor on the 56<sup>th</sup> day after Permission to Occupy the Strata Lot has been issued, then the Purchaser shall pay the Vendor interest on the Lien Holdback, less any amount representing builders' lien claims filed against the Strata Lot, if applicable, in the amount of 30% per annum compounded monthly until the Lien Holdback, less any amount representing builders' lien claims filed against the Strata Lot, if applicable, has been delivered to the Vendor.
    - d. The Purchaser or the Purchaser's solicitor or notary public is solely responsible to notify the Vendor's Solicitor in writing of any builders lien claims filed against the Strata Lot by 1:00 p.m. Mountain Time on the 56<sup>th</sup> day after permission to occupy the Strata Lot has been issued.
    - e. The Purchaser hereby authorizes the Vendor and the Vendor's Solicitor to do all things necessary to discharge any builders' liens, including bringing court proceedings in the name of the Purchaser, provided that any such proceedings will be solely at the expense of the Vendor.

4. Title: On the Completion Date, the Vendor shall:

- a. provide title to the Strata Lot to the Purchaser, subject to the exceptions listed in section 23(2) of the *Land Title Act*, free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except:
  - i. the existing encumbrances and legal notations set out in section 4.3 of the Disclosure Statement;
  - ii. the proposed encumbrances set out in section 4.4 of the Disclosure Statement; and
  - iii. any other easements, rights-of-way, and any development covenants or agreements in favour of utilities, public authorities and other parties as required by them;

(the "Permitted Encumbrances")

and on or before the Completion Date, the Vendor will have taken whatever steps are necessary to obtain or make arrangements for any release or discharge of all liens, mortgages, charges and encumbrances (the "Charges") save and except the Permitted Encumbrances registered against title to the Strata Lot. The Vendor shall bear all costs of providing clear title to the Strata Lot as set out in this paragraph.

- b. The Purchaser acknowledges and agrees that the Vendor may be using the purchase monies received from the Purchaser to obtain a partial discharge of the Charges from the Strata Lot. The Purchaser's solicitor or notary public shall pay the balance of the adjusted Purchase Price on the Completion Date to the Vendor's Solicitor in trust on their undertaking to pay sufficient funds to the holders of the Charges to legally oblige such Charge holders to discharge their Charge from title to the Strata Lot.

5. Purchaser Financing

- a. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, then the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:
  - i. deposited in trust with its solicitor or notary public the cash balance of the Purchase Price not being financed by the mortgage;

- ii. fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
  - iii. made available to the Vendor's Solicitor a lawyer's or notary public's undertaking to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds.
- 6. No Set-off: Except as expressly set forth in this Agreement or as otherwise mutually agreed to in writing by the Purchaser and the Vendor, the Purchaser's obligation to make the payments provided for in this Agreement shall not be affected by any circumstances including, without limitation, any set-off, counterclaim, recoupment, defense or other right which the Purchaser may have against the Vendor.
- 7. Adjustments, Costs, and GST/PST:
  - a. The Purchase Price does not include federal Goods and Services Tax ("GST") and other applicable taxes. The Purchaser shall assume and pay where applicable all real property taxes, GST, and Provincial Sales Tax ("PST"), on the value of the Strata Lot, and Property Transfer Tax, rates, local improvement assessments and other charges levied against the Strata Lot, strata fees, if any, and all adjustments both incoming and outgoing of whatsoever nature made as of the Completion Date.
  - b. The Purchaser shall pay to the Vendor on the Completion Date the amount of the GST due on the value of the Strata Lot and the Vendor shall be responsible for remitting the appropriate amount of tax.
  - c. The Strata Lot includes the Appliances. The Purchaser agrees that GST and PST is payable on the Appliances by the Purchaser. On the Completion Date, the Purchaser shall pay to the Vendor the amount of the GST and PST due on the value of the Appliances, and the Vendor shall be responsible for remitting the appropriate amount of tax.
- 8. Strata Lot Plans: The Purchaser acknowledges that the Purchaser is purchasing the Strata Lot as shown on the proposed form of strata plan attached as **Exhibit B7** to the Disclosure Statement, and the proposed architectural designs attached as **Exhibit C6** to the Disclosure Statement. The Vendor will construct the Strata Lot substantially in accordance with such plans and architectural designs, however the Vendor may make modifications to the features and design of the Development and to the Strata Lot as are reasonable in the opinion of the Vendor, and may use materials other than as prescribed in the plans, all without compensation to the Purchaser.

9. Variation in Square Footage: The square footage area of the Strata Lot may vary from that set out in the proposed strata plan by 5% without compensation to the Purchaser. If the Strata Lot varies by more than 5% to the disadvantage of the Purchaser, then the Vendor agrees to reduce the price of the Strata Lot by a percentage which is equal to the percentage by which the area of the Strata Lot as shown on the registered strata plan exceeds 5% less than as shown in **Exhibit B7** to the Disclosure Statement. For greater clarity, there will be no adjustment made in respect of the first 5% of square footage variance, but only in respect of that portion of the strata lot which varies to the disadvantage of the Purchaser by more than 5%.
10. Municipal Services: The Purchaser acknowledges that the Development, including the Strata Lot, may include service facilities and equipment required by municipal authorities and any other authority having jurisdiction over the Development, such as transformers, fire hydrants, vents, ducts, fans and other such facilities and equipment. These service facilities will be located within the Development and the Strata Lot as required by municipal authorities and any other government authorities having jurisdiction. The Purchaser acknowledges the current plans for the Development and the Strata Lot may not indicate the location of all such service facilities and the Vendor reserves the right to amend all or a portion of the service facilities as is deemed necessary by the Vendor, without compensation to the Purchaser.
11. Inspection:
  - a. The Vendor and the Purchaser, or their designated representatives, may make an inspection of the Strata Lot for deficiencies. The Strata Lot shall be inspected at a reasonable time designated by the Vendor prior to the Completion Date.
  - b. At the conclusion of such inspection, a list of any defects or deficiencies shall be prepared including the dates by which corrections are to occur (the “Deficiency List”). The Vendor and the Purchaser shall sign the Deficiency List and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the listed deficiencies.
  - c. The Purchaser hereby acknowledges and agrees that neither the Purchaser nor its representative for inspection, other representatives, agents or assigns shall be allowed access to the Strata Lot except for the purposes of this inspection prior to the Completion Date, except with the express written authorization of the Vendor.
  - d. If the Purchaser and the Vendor cannot agree on any matter whatsoever relating to a deficiency, the decision of the architect for the Development will be final and binding upon the parties, and no appeal will lie to any court in respect of such alleged deficiency.

12. Transaction Documents:

- a. The Purchaser shall prepare a Form A Transfer, a Statement of Adjustments without any notes to the Statement of Adjustments, and other documents reasonably required by the Vendor's Solicitor (the "Closing Documents") and deliver them to the Vendor at least five days prior to the Completion Date. No other documents will be accepted by the Vendor.
- b. Where property taxes for the Strata Lot are based on an estimated amount, the Vendor and the Purchaser shall make any further adjustments necessary upon receipt of the current tax levy notice.
- c. The Purchaser shall bear all costs of preparation and registration of the Closing Documents and delivery of the purchase monies to the Vendor.

13. No Interest in Land: Neither this Agreement nor any interest in the Strata Lot created hereunder shall be registered in the applicable Land Title Office except for the Form A transfer of the Strata Lot on the Completion Date. This Agreement creates contractual rights only between the Vendor and the Purchaser and not an interest in land.

14. Civic Address: The civic address and strata lot numbers relating to the Strata Lot are subject to change at the discretion of the Vendor without compensation to the Purchaser. If the Strata Lot numbering varies from that set out in **Exhibit B7** to the Disclosure Statement, then the Purchaser agrees that the Vendor may amend this Agreement to indicate the correct Strata Lot number.

15. Time of the Essence: Time will be of the essence hereof and unless the balance of the Purchase Price and all applicable taxes and adjustments are paid on or before the Completion Date, the Vendor may at the Vendor's option terminate this Agreement, and in such event the Deposit will be absolutely forfeited to the Vendor, without prejudice to any other remedies the Vendor may have against the Purchaser at law or in equity.

16. Risk: The Strata Lot will be at the risk of the Vendor until the Completion Date and thereafter at the risk of the Purchaser.

17. Assignment:

- a. The Purchaser shall not directly or indirectly assign its rights under this Agreement without the prior consent of the Vendor, which consent may be withheld at the absolute discretion of the Vendor.
- b. Without the Vendor's prior consent, any assignment of this purchase agreement is prohibited.

- c. An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer.
- d. Each proposed party to an assignment agreement must provide the developer with the information and records required under the *Real Estate Development Marketing Act*.
- e. Before the developer consents to an assignment of a purchase agreement, the developer will be required to collect information and records under the *Real Estate Development Marketing Act* from each proposed party to an assignment agreement, including personal information, respecting the following:
  - i. the party's identity;
  - ii. the party's contact and business information;
  - iii. the terms of the assignment agreement.
- f. Information and records collected by the developer must be reported by the developer to the administrator designated under the *Property Transfer Tax Act*. The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act*, which includes disclosure to the Canada Revenue Agency.
- g. The Vendor will not disclose the assignment information to any party without the written consent of the Assignor and the Assignee, except as prescribed by section 20.5 of the *Real Estate Development and Marketing Act*, namely:
  - i. for the purposes of administering or enforcing *the Real Estate Development Marketing Act*, a taxation Act, the *Home Owner Grant Act*, or the *Land Deferment Act*;
  - ii. in court proceedings related to the Acts referred to in subparagraph (i);
  - iii. under an agreement that: is between the government and another government, relates to the administration or enforcement of tax enactments, and provides for the disclosure of information and records to and the exchange of similar information and records with that other government;
  - iv. for the purpose of the compilation of statistical information by the government or the government of Canada; or



- v. to the British Columbia Assessment Authority.
- h. After the Vendor consents to any assignment of the Purchaser's rights under this Agreement, the Vendor will be required to:
  - i. collect a copy of the written and fully executed assignment agreement and keep that copy for 6 years following the date on which the strata plan is deposited;
  - ii. file with the administrator designated by the *Property Transfer Tax Act* (the "Administrator") all of the assignment information; and
  - iii. file any additional information or records requested by the Administrator in order to verify the assignment information; and

the Assignor and Assignee agree that they will provide and deliver any such materials to the Vendor upon its written request.

18. No Resale Prior to Completion: The Purchaser shall not advertise or offer the Strata Lot for sale, nor enter into any agreement for the sale of the Strata Lot prior to the date that is 1 year after the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld by the Vendor.
19. Tender: Tender or payment of monies under this Agreement shall be by bank draft or by solicitor's or notary's trust cheque unless otherwise agreed to in writing by the parties.
20. Notices: Any notice, document or communication required or permitted to be given under this Agreement shall be in writing and either delivered by hand, transmitted by facsimile or electronic mail, or sent by registered mail to the Vendor or the Vendor's Solicitor or to the Purchaser or the Purchaser's Solicitor as the case may be, at the above address. The time of giving such notice, document, or communication will be, if personally delivered, when delivered, if sent by facsimile or by electronic mail then on the day of transmission, and if mailed, then on the date recorded as the date of delivery by the postal service.
21. Voting on Certain Resolutions: The Purchaser agrees with the Vendor to vote in favour of any resolutions requested by the Vendor to be placed on an agenda for a special or annual general meeting including, but not limited to, those that deal with amendments to the Form P - Declaration of Phased Strata Plan in respect of the order of the phases, the number of strata lots in each phase, construction schedules, unit entitlement of the strata lots, and the phase boundaries. The Purchaser further agrees, if requested by the Vendor, to deliver to the Vendor in advance of such meeting its written proxy so the Vendor may exercise such votes on the Purchaser's behalf. In the absence of such a proxy, the Vendor may present this Agreement to the meeting as evidence of the Purchaser's proxy in favour of the Vendor and the Vendor's unfettered discretion to exercise the Purchaser's proxy on these matters.

22. Number and Gender: All words in this Agreement may be read and construed in the singular or plural, masculine or feminine, or body corporate, as the context requires. Where there is more than one Purchaser, the obligations of the Purchaser will be construed as joint and several obligations.
23. Binding Effect: This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns. All covenants and agreements herein will survive the Completion Date and not merge.
24. Entire Agreement:
- a. This Agreement is the entire agreement between the parties with respect to the purchase and sale of the Strata Lot and there are no other representations, warranties conditions or collateral agreements, express or implied, whether made by the Vendor, any agent, employee or representative of the Vendor or any other person including, without limitation, anything arising out of any marketing material including sales brochures, models, representative view sets, show room displays, photographs, illustrations, renderings, revenue projections or pro-forms provided to the Purchaser other than those contained in this Agreement or in the Disclosure Statement and any amendments to the Disclosure Statement.
  - b. This Agreement may not be altered or amended except by an amendment in writing signed by both parties. The Purchaser hereby waives the right of the Purchaser to pursue any action in negligent misrepresentation or collateral contract against the Vendor arising from any marketing activity of the Vendor as set out above.
25. Privacy Consent:
- a. The Purchaser consents to the collection, use and disclosure of personal information contained in this Agreement and otherwise as collected by or on behalf of the Vendor and its agents, affiliates, and service providers for the following purposes:
    - i. to complete the transaction contemplated by this Agreement;
    - ii. to engage in business transactions included in securing financing for the construction of the development;
    - iii. to provide ongoing products and services to the Purchasers;
    - iv. to market, sell, provide and inform the Purchasers of the Vendor's products and services, including information about future projects;
    - v. as required by law; and

- vi. for additional purposes identified when or before the information is collected.
  - b. The Purchaser consents to the collection, use, and disclosure of the information to agents, contractors, and service providers of the Vendor and its affiliates in connection with the above purposes. Subject to legal and contractual requirements, the Purchaser may refuse or withdraw consent to for the collection, use, and disclosure of for the purposes of subsections 25(a)(iii) and 25(a)(iv) at any time by contacting the Vendor at the address set out above.
26. Major Delays: If the Purchaser or Vendor are unable to perform any of their obligations under this Agreement by reason of major events outside the parties' control, including but not limited to, strikes, riots, equipment failure, natural disaster, war, pandemic, government shutdown, civil unrest, et cetera, then the parties shall be relieved from their obligations during the delay and the parties shall complete their obligations within a reasonable period after the delay.
27. Governing Law: It is expressly agreed between the Vendor and the Purchaser that this Agreement and each and every part thereof will be governed and construed in accordance with the laws of the Province of British Columbia.
28. Waiver: A waiver by either party of the strict performance by the other of any provision of this agreement will not constitute waiver of any subsequent breach of such provision or any other provision of this agreement.
29. Rescission Rights if Building Permit not Yet Issued: If the Purchaser has received a Disclosure Statement for a strata lot that states that a building permit for the strata lot has not yet been issued, then the Purchaser and Vendor agree that:
- a. the purchaser may cancel the purchase agreement for a period of seven days after receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;
  - b. if an amendment to the disclosure statement that sets out particulars of an issued building permit is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12- month period until the required amendment is received by the purchaser, at which time the purchaser may cancel the purchase agreement for a period of seven days after receipt of that amendment only if the layout or size of the applicable development unit, the

construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;

- c. the amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and
  - d. all deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.
30. Ongoing Development: The Purchaser acknowledges and accepts that the Strata Lot is part of an ongoing phased development and that further units will be constructed adjacent to the Strata Lot, with attendant construction noise, dust, dirt tracks on roadways, and coming and going of vehicular traffic association with the construction of the Development. The Purchaser also acknowledges and accepts that construction of the strata common facilities, such as the roadways, will be ongoing throughout the course of the construction of the Development, with attendant construction noise, dust, temporary roadway closures or detours, and the coming and going of vehicular traffic associated with the construction of the strata common facilities. The Purchaser hereby waives all claims it may have now or in the future against the Vendor, and its successors and assigns relating to the ongoing development and the inconveniences attendant to it.
31. Legal Advice: The parties acknowledge that Columbia Valley Law Corporation prepared this Agreement and represents the Vendor only. The Purchaser is recommended to obtain independent legal advice on this Agreement.
32. Construction of Agreement: This Agreement shall be construed as though the parties participated equally in drafting it. Any rule of construction that a document be construed against the drafting party, including the *contra proferentem* doctrine, shall not apply to the construction of this Agreement.
33. Execution: This Agreement may be executed and delivered electronically and in counterpart.

## Schedule B

### Acknowledgment of Disclosure Statement Receipt

1. The Purchaser consents to receiving a copy of the disclosure statement for the development, Pinetree Valley Development - Pinetree Meadows, and all amendments to it by electronic means.
2. The Purchaser hereby acknowledges receiving and having a reasonable opportunity to read, prior to the execution of this Agreement:
  - a. the Disclosure Statement dated June 30, 2022;
  - b. the First Amendment to Disclosure Statement dated July 09, 2022;
  - c. the Second Amendment to Disclosure Statement dated June 30, 2023;
  - d. the Third Amendment to Disclosure Statement dated October 25, 2023;
  - e. the Fourth Amendment to the Disclosure Statement dated March 15, 2024;
  - f. the Fifth Amendment to the Disclosure Statement dated March 29, 2024;
  - g. the Sixth Amendment to the Disclosure Statement dated June 28, 2024; and
  - h. the Seventh Amendment to the Disclosure Statement dated February 14, 2025,  
(the “Disclosure Statement”);

and/or if the Acceptance Date for the Agreement is after February 14, 2025, then the Purchaser hereby acknowledges receiving and having a reasonable opportunity to read, prior to the execution of this Agreement either the Consolidated Disclosure Statement dated February 14, 2025, or the Disclosure Statement as defined herein.

3. The execution of this Acknowledgment of Disclosure Statement Receipt shall constitute a receipt by the Purchaser in respect of the Disclosure Statement and the Consolidated Disclosure Statement.

(Continued on Next Page)

4. The Disclosure Statement relates to a development property that is not yet completed. The Purchase acknowledges that the information in section 7.2 of the Disclosure Statement regarding this Agreement has been drawn to the attention of the Purchaser.

Dated: \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Print Purchaser's name:

\_\_\_\_\_  
Print Purchaser's name:







# Exhibit K3



1. Application

Document Fees: \$78.17

**Columbia Valley Law Corporation  
 Barristers & Solicitors  
 PO Box 639, 1309 7th Ave.  
 Invermere BC V0A 1K0  
 250-342-6904**

F: 13006

2. Description of Land

PID/Plan Number	Legal Description
<b>032-005-130</b>	<b>LOT B DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443</b>

3. Nature of Interest

Type	Number	Additional Information
<b>EASEMENT</b>		<b>Dominant Tenement: PID: 032-005-121; LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443</b>

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**1345408 B.C. LTD., NO.1345408**

6. Transferee(s)

<b>1345408 B.C. LTD.</b> PO BOX 639 1309 – 7TH AVE. INVERMERE BC V0A1K0	1345408
--	---------

7. Additional or Modified Terms



8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature  <hr/> <b>Katelynn O'Neill</b> <b>Barrister &amp; Solicitor</b> Columbia Valley Law Corporation PO Box 639, 1309 -7th Ave. Invermere BC V0A1K0	Execution Date  <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;">           YYYY-MM-DD   <b>2023-09-22</b> </div>	Transferor / Transferee / Party Signature(s)  <b>1345408 B.C. LTD.</b> By their Authorized Signatory  <hr/> <b>Christine Scott</b>
---	---	---

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature  <hr/> <b>Katelynn O'Neill</b> <b>Barrister &amp; Solicitor</b> Columbia Valley Law Corporation PO Box 639, 1309 -7th Ave. Invermere BC V0A1K0	Execution Date  <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;">           YYYY-MM-DD   <b>2023-09-22</b> </div>	Transferor / Transferee / Party Signature(s)  <b>1345408 B.C. LTD.</b> By their Authorized Signatory  <hr/> <b>Christine Scott</b>
---	---	---

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

<b>Katelynn Marie O'Neill EQ3CQF</b>	<b>Digitally signed by Katelynn Marie O'Neill EQ3CQF</b> <b>Date: 2023-09-29 16:25:26 -07:00</b>
--------------------------------------	---

**TERMS OF INSTRUMENT – PART 2**  
**EXPRESS TERMS**  
**ACCESS AGREEMENT**

THIS AGREEMENT is made the \_\_\_ day for September 2023.

BETWEEN:

1345408 B.C. LTD., a company incorporated under the laws of British Columbia,  
having its registered office at PO Box 639, 1309 – 7<sup>th</sup> Ave., Invermere, BC, V0A 1K0  
  
(the "**Servient Tenement Owner**")

AND:

1345408 B.C. LTD., a company incorporated under the laws of British Columbia,  
having its registered office at PO Box 639, 1309 – 7<sup>th</sup> Ave., Invermere, BC, V0A 1K0  
  
(the "**Dominant Tenement Owner**")

**WHEREAS:**

- A. The Servient Tenement Owner is the registered owner of certain lands and premises situate in the District of Invermere, in the Province of British Columbia, and more particularly described as:

PID: 032-005-130

Legal: LOT B DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443

(the "**Servient Tenement**")

- B. The Dominant Tenement Owner is the registered owner of certain lands and premises situate in the District of Invermere, in the Province of British Columbia, and more particularly described as:

PID: 032-005-121

Legal: LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443

(the "**Dominant Tenement**")

- C. The Servient Tenement contains and will contain an access road and walkways (the "**Roads**").
- D. The Servient Tenement Owner has agreed with the Dominant Tenement Owner to grant the Dominant Tenement Owner a non-exclusive easement over the Servient Tenement (the "**Easement Area**").
- E. The parties have agreed to enter into this Agreement in respect of the access rights hereby granted over the Servient Tenement in favour of the Dominant Tenement.

**NOW THEREFORE** in consideration of the amount of ONE DOLLAR (\$1.00) now paid by the Grantee to the Grantors (the receipt and sufficiency of which is hereby acknowledged by each party) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by each party), and in consideration of the mutual covenants and agreements herein expressed, the parties agree as follows:

### **Grant of Easement**

1. The Servient Tenement Owner, as grantor and owner of the Servient Tenement, hereby grants to the Dominant Tenement Owner as grantee and owner of the Dominant Tenement, and their successors, assigns, servants, agents, invitees, permittees, customers, and contractors in perpetuity, the non-exclusive, full, free and uninterrupted right, license, liberty, privilege, easement, and right of way at all times hereafter, (in common with the Servient Tenement Owner and all other persons permitted by the Servient Tenement Owner from time to time), to enter upon, go across, pass over and repass over, within, upon and along the Servient Tenement, by foot, bicycle, and vehicle (including construction vehicles), for the purpose of accessing the Dominant Tenement through the Servient Tenement provided however that the rights of passage shall be respectively restricted to the Roads on the Servient Tenement.

### **Covenants of the Dominant Tenement Owner**

2. The Dominant Tenement Owner covenants and agrees with the Servient Tenement Owner that:
  - a. the Dominant Tenement Owner will at all times indemnify and keep indemnified the Servient Tenement Owner and those for whom it is in law responsible including its invitees and licensees from and against any and all liabilities, actions, proceedings, expenses, costs, claims and demands whatsoever that may lawfully be brought against the Servient Tenement Owner by reason of anything done or omitted to be done by the Dominant Tenement Owner and those for it is in law responsible, in the exercise or purported exercise of the rights hereby granted to the Dominant Tenement Owner in respect of the Easement Area except to the extent such damage, personal injury or death shall result from any negligence or willful misconduct on the part of the Servient Tenement Owner or those for whom the Servient Tenement Owner is in law responsible;
  - b. the Dominant Tenement Owner will not use the Easement Area in any manner which will hinder or prevent the proper and reasonable use and enjoyment of the Easement Area by the Servient Tenement Owner; and
  - c. the Dominant Tenement Owner will cause no unnecessary damage or disturbance to the Dominant Tenement Owner, the Easement Area, or any improvements thereon.

### **Maintenance and Repair**

3. The Servient Tenement Owner shall be solely responsible to insure, operate, maintain, repair, and snowplow the Roads. All maintenance and repairs shall be carried out in a good and workmanlike manner and shall be completed as quickly as possible.
4. The Dominant Tenement Owner may, at its own expense, conduct any reasonable and necessary repairs and maintenance of the Roads, including but not limited to, snowplowing. Any maintenance and repairs conducted by the Dominant Tenement Owner shall be carried out in a good and workmanlike manner and shall be completed as quickly as possible and with as little interference to the Dominant Tenement Owner as possible.

## **Dispute Resolution**

5. In the event of any dispute or disagreement arising between the parties concerning any matter covered by this Agreement or the interpretation of this Agreement, then the parties agree to submit the matter to a single arbitrator acting pursuant to the *Arbitration Act* of British Columbia as amended from time to time, or any successor legislation thereto, and the determination of the arbitrator, both as to the matter in dispute, and as to costs, shall be final and binding upon the parties and no appeal or review shall lie from the arbitrator's decision. The place of arbitration shall be Invermere, British Columbia. The arbitrator shall be chosen by agreement between the parties, and failing agreement, the arbitrator shall be chosen by the Registrar of the Supreme Court at Cranbrook, British Columbia, or failing that, a judge of the Court, on the submission of the parties. The arbitrator shall make their determination within 30 days of the matter being heard, and shall accept such written or oral submissions from the parties as the arbitrator shall determine, in their discretion. All matters of procedure shall be determined by the arbitrator.

## **Miscellaneous**

6. The rights, liberties, and easements hereby granted are and shall be of the same force and effect to all intents and purposes as a covenant running with the land, and this Agreement, including all the covenants and conditions herein contained, and if the Easement Area is subdivided then the easement herein granted will continue to run with and bind each subdivided parcel thereof of which the Easement Area form a part and will be forthwith released and discharged from each other subdivided parcel.
7. The covenants of the Servient Tenement Owner contained herein will be personal and binding upon the Servient Tenement Owner (jointly and severally if the Servient Tenement Owner consists of more than one person) only in respect of events occurring during the Servient Tenement Owner's ownership of any interest in the Easement Area but the Easement Area will nevertheless be and remain at all times charged herewith, to the intent that upon the transfer of all interest of the Servient Tenement Owner in the Easement Area the Servient Tenement Owner will be freed and discharged from the observance and performance from that time onwards of the covenants on their part in respect of the Easement Area and on their part to be observed and performed.
8. Whenever the singular or masculine is used, it shall be construed as if the plural or feminine or neutral, as the case may be, had been used where the context or the parties hereto so require.
9. Waiver of any default by any party will not be deemed to be a waiver of any subsequent default by that party.
10. Every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers, and invitees of such party wherever the context so requires or allows.
11. This Agreement will enure to the benefit of and be binding on the parties hereto notwithstanding any rule of law or equity to the contrary.

12. This Agreement will be governed and construed in accordance with the laws of the Province of British Columbia.
13. The parties shall execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.
14. Nothing in this Agreement will be interpreted so as to restrict or prevent the Servient Tenement Owner from using the Easement Area in any manner which does not unreasonably interfere with the exercise by the Dominant Tenement Owner of the easement hereby granted.
15. Whenever it is required or desired that either party serve a notice on the other, service shall be deemed to be satisfactory and have occurred:
  - a. on the date of service, if that party has been served personally; or
  - b. on the date received or on the 7<sup>th</sup> day after mailing in any Canadian post office, whichever is the earlier, if mailed by pre-paid registered mail, so long as the notice is mailed to the party at the address for that party set out on page 3 of this Agreement or to whatever address the parties from time to time in writing agree to.

If any portion of the Servient Tenement is or becomes stratified by a strata plan, then any notice in respect of such stratified lands will be sufficiently given if given to the strata corporation and it will not be necessary to give notice to all of the strata lots within the strata plan.

16. If any sections or any parts of this Agreement are found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as through the illegal or unenforceable parts or sections had never been included in this Agreement.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing Part 1 of Form C attached to and forming part of this Agreement.

# DECLARATION(S) ATTACHED



**Strata Property Act Filing**

KAMLOOPS LAND TITLE OFFICE  
OCT 06 2023 15:53:33.003  
**CB936755**

1. Contact

Document Fees: \$31.27

**Columbia Valley Law Corporation  
Barristers & Solicitors  
PO Box 639, 1309 - 7th Ave.  
Invermere BC V0A 1K0  
250-342-6904**

F: 13006

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-P Phased Strata Plan Declaration**

3. Description of Land

PID/Plan Number

Legal Description

**032-005-121**

**LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie  
O'Neill EQ3CQF**

Digitally signed by  
Katelynn Marie O'Neill  
EQ3CQF  
Date: 2023-09-29  
17:00:10 -07:00



**Strata Property Act**

**FORM P**

**PHASED STRATA PLAN DECLARATION**

*(Sections 221, 222)*

I, 1345408 B.C. LTD., Inc. No. 1345408 declare

- 1 That I intend to create a strata plan by way of phased development of the following land which I own or on which I hold a right to purchase:

*PID: 032-005-121      LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT  
PLAN EPP120443*

- 2 That the plan of development is as follows:

- (a) *The development will consist of 8 phases – phases will be developed in the following order; Phase 1, Phase 2, Phase 4, Phase 3, Phase 5, Phase 6, Phase 7, and Phase 8.*
- (b) *Attached hereto as Schedule "A" is a sketch plan showing*
  - (i) *all the land to be included in the phased strata plan,*
  - (ii) *the present parcel boundaries,*
  - (iii) *the approximate boundaries of each phase, and*
  - (iv) *the approximate location of the common facilities;*
- (c) *a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase;*

<i>PHASE</i>	<i>COMMENCEMENT*</i>	<i>COMPLETION</i>
<i>1</i>	<i>September 1<sup>st</sup> 2023</i>	<i>December 31<sup>st</sup> 2023</i>
<i>2</i>	<i>September 1<sup>st</sup> 2023</i>	<i>August 31<sup>st</sup> 2024</i>
<i>3</i>	<i>May 31<sup>st</sup> 2024</i>	<i>May 31<sup>st</sup> 2025</i>
<i>4</i>	<i>November 30<sup>th</sup> 2023</i>	<i>December 31<sup>st</sup> 2024</i>
<i>5</i>	<i>November 30<sup>th</sup> 2024</i>	<i>November 30<sup>th</sup> 2025</i>
<i>6</i>	<i>November 30<sup>th</sup> 2024</i>	<i>November 30<sup>th</sup> 2025</i>
<i>7</i>	<i>May 31<sup>st</sup> 2025</i>	<i>May 31<sup>st</sup> 2026</i>
<i>8</i>	<i>May 31<sup>st</sup> 2025</i>	<i>May 31<sup>st</sup> 2026</i>

*\*the developer may commence any phase of the development earlier than indicated.*

(d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

<i>Phase</i>	<i>Unit Entitlement</i>
1	340
2	480
3	368
4	480
5	480
6	480
7	342
8	480
<b>Total Unit Entitlement:</b>	<b>3450</b>

(e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase.

Phase	Number of Strata Lots	Description of Structure
1	4	4 Plex
2	4	4 Plex
3	4	4 Plex
4	4	4 Plex
5	4	4 Plex
6	4	4 Plex
7	4	4 Plex
8	4	4 Plex

3 I will elect to proceed with each phase on or by the following dates:

Phase Number	Date
Phase 1	Elected to Proceed
Phase 2	Elected to Proceed
Phase 3	May 1 <sup>st</sup> 2024
Phase 4	Elected to Proceed
Phase 5	November 1 <sup>st</sup> 2024
Phase 6	November 1 <sup>st</sup> 2024
Phase 7	May 1 <sup>st</sup> 2025
Phase 8	May 1 <sup>st</sup> 2025

Signed,  
1345408 B.C. LTD., INC. NO 1345408

Christine Scott  
Signature of Applicant

Print Name: Christine Scott

Date of approval: September 20 2023

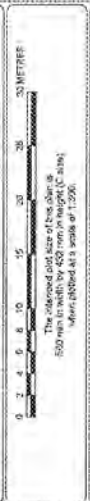
Signature of Approving Officer: Rory Romadnik  
DISTRICT OF INVERMERE: RORY ROMADNIK  
Romadnik

Name of Municipality: DISTRICT OF INVERMERE

Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.



**SKETCH PLAN TO ACCOMPANY FORM P OF THE STRATA PROPERTY ACT FOR A PHASED STRAT DEVELOPMENT OF LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120433**



**NOTES:**  
 All areas and building dimensions are from horizontal projections to (500) Raymac Survey Co. July 15th, 2021. 20m 7th N.V.M. 1/4 Sec. 30, T15N, R10W, S10E. 100' x 150' x 150' x 150'.

**LEGEND**  
 PHASE 1 - 4 Strata Lots and 4 LCP areas  
 PHASE 2 - 4 Strata Lots and 4 LCP areas  
 PHASE 3 - 4 Strata Lots and 4 LCP areas  
 PHASE 4 - 4 Strata Lots and 4 LCP areas  
 PHASE 5 - 4 Strata Lots and 4 LCP areas  
 PHASE 6 - 4 Strata Lots and 4 LCP areas

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
 10226 7th Avenue, Invermere, BC V0A 1N0  
 Ph: 250.409.5157 www.globalraymac.ca

**NOTES:**  
 PHASE 1 - 4 Strata Lots and 4 LCP areas  
 PHASE 2 - 4 Strata Lots and 4 LCP areas  
 PHASE 3 - 4 Strata Lots and 4 LCP areas  
 PHASE 4 - 4 Strata Lots and 4 LCP areas  
 PHASE 5 - 4 Strata Lots and 4 LCP areas  
 PHASE 6 - 4 Strata Lots and 4 LCP areas



Related Document Number: **CB936755**  
 Fee Collected for Document: **\$0.00**

I, Katelynn O'Neill, lawyer, declare that:

1. A legible copy of the sketch plan to append the Form P CB936755 is attached to this declaration.
2. The original Form P has been amended to include a legible copy of the sketch plan, and all parties have consented to this amendment.

<p><b>Electronic Signature</b></p> <p>Your electronic signature is a representation that</p> <ul style="list-style-type: none"> <li>(a) You are a subscriber under section 168.6 of the <i>Land Title Act</i>, RSBC 1996 c.250, and that you are authorized to electronically sign this document by an e-filing direction made under section 168.22(2) of the act, or</li> <li>(b) You are a designate authorized to certify this application under section 168.4 of the <i>Land Title Act</i>, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession, or</li> <li>(c) If the purpose of this declaration is to bring to the attention of the registrar an error, omission or misdescription in a previously submitted document under section 168.55 of the act, you certify that, based on your personal knowledge or reasonable belief, this declaration sets out the material facts accurately.</li> </ul>	<p><b>Katelynn Marie O'Neill EQ3CQF</b></p> <p>Digitally signed by Katelynn Marie O'Neill EQ3CQF Date: 2023-10-23 10:37:21 -07:00</p>
--	---

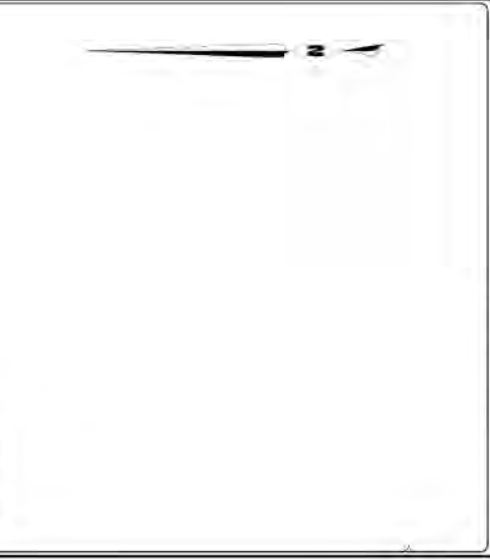
Note: A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

**SKETCH PLAN TO ACCOMPANY FORM P OF THE STRATA PROPERTY ACT FOR A PHASED STRATA DEVELOPMENT OF LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120433**

BCGS: 82K.050



NOTE: Area, Lot Line, dimensions and form of strata, as shown in Global Raymac Surveying Inc. July 19th, 2022. See Plan Illustration 2022 07 05 - Strata



NOTES:

PHASE 1: 4 Strata Lots and 4 LCP areas  
PHASE 2: 4 Strata Lots and 4 LCP areas  
PHASE 3: 4 Strata Lots and 4 LCP areas  
PHASE 4: 4 Strata Lots and 4 LCP areas  
PHASE 5: 4 Strata Lots and 4 LCP areas  
PHASE 6: 4 Strata Lots and 4 LCP areas  
PHASE 7: 4 Strata Lots and 4 LCP areas  
PHASE 8: 4 Strata Lots and 4 LCP areas

PROJECT NAME:  
PineTree Meadows  
CLIENT ADDRESS:  
2121 15th Avenue  
Invermere, BC

LEGEND

SL - strata boundary  
SL - strata Strata Lot  
LCP - strata Limited Common Property  
(C) - strata Common Property  
(P) - strata Parking

**GLOBAL RAYMAC LAND SURVEYING LTD.**  
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No: 22063025  
CAD FILE: 22063025-ST1-PH.DWG  
Date: October 20th 2022  
Surveyor: [Signature]



Related Document Number: **CB936755**  
 Fee Collected for Document: **\$15.52**

I, Katelynn O'Neill, lawyer, declare that:

1. A legible copy of the sketch plan to append the Form P CB936755 is attached to this declaration.
2. The original Form P has been amended to include a legible copy of the sketch plan, and all parties have consented to this amendment.

<p><b>Electronic Signature</b></p> <p>Your electronic signature is a representation that</p> <ul style="list-style-type: none"> <li>(a) You are a subscriber under section 168.6 of the <i>Land Title Act</i>, RSBC 1996 c.250, and that you are authorized to electronically sign this document by an e-filing direction made under section 168.22(2) of the act, or</li> <li>(b) You are a designate authorized to certify this application under section 168.4 of the <i>Land Title Act</i>, RSBC 1996, c.250, that you certify this application under section 168.43(3) of the act, and that the supporting document or a true copy of the supporting document, if a true copy is allowed under an e-filing direction, is in your possession, or</li> <li>(c) If the purpose of this declaration is to bring to the attention of the registrar an error, omission or misdescription in a previously submitted document under section 168.55 of the act, you certify that, based on your personal knowledge or reasonable belief, this declaration sets out the material facts accurately.</li> </ul>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p><b>Katelynn Marie O'Neill EQ3CQF</b></p> <p>Digitally signed by Katelynn Marie O'Neill EQ3CQF Date: 2023-10-24 09:42:11 -07:00</p> </div>
--	--

Note: A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

**SKETCH PLAN TO ACCOMPANY FORM P OF THE STRATA PROPERTY ACT FOR A PHASED STRATA DEVELOPMENT OF LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120433**

BCGS: 82K.050



This graphic scale bar represents a distance of 550 mm in width by 432 mm in height (1:500) when plotted at a scale of 1:500.

NOTE: All lot lines, dimensions and form of strata, depicted on GlobalRaymac Survey Plan, July 19th, 2022, Show Plan (drawing) 2022 07 05 - Strata.



The plan lies within the Response District of East Kootenay

**NOTES:**

- PHASE 1: 4 Strata Lots and 4 LCP areas
- PHASE 2: 4 Strata Lots and 4 LCP areas
- PHASE 3: 4 Strata Lots and 4 LCP areas
- PHASE 4: 4 Strata Lots and 4 LCP areas
- PHASE 5: 4 Strata Lots and 4 LCP areas
- PHASE 6: 4 Strata Lots and 4 LCP areas
- PHASE 7: 4 Strata Lots and 4 LCP areas
- PHASE 8: 4 Strata Lots and 4 LCP areas

PROJECT NAME:  
PineTree Meadows  
CLIENT ADDRESS:  
2121 15th Avenue  
Invermere, BC

**LEGEND**

- Strata Lot boundary
- Strata Strata Lot
- LCP - Strata Limited Common Property
- (C) - Strata Common Property
- (P) - Strata Parking

**GLOBAL RAYMAC LAND SURVEYING LTD.**

1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No: 2023025  
CAD FILE: 2023025\_ST1\_P1.DWG  
Date: October 20th 2023  
Surveyor:

Drawn: HWY

Checked: BCS

Surveyor:

**PINETREE ROAD**

**15th AVENUE**



LOT B  
PLAN EPP120443

LOT B  
PLAN EPP120443





1. Application

Document Fees: \$78.17

**Columbia Valley Law Corporation  
 Barristers & Solicitors  
 1309 - 7th Ave., PO Box 639  
 Invermere BC V0A 1K0  
 250-342-6904**

F:13006

2. Description of Land

PID/Plan Number	Legal Description
<b>032-005-121</b>	<b>LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443</b>

3. Nature of Interest

Type	Number	Additional Information
<b>EASEMENT</b>		<b>Servient Tenement: Proposed Common Property EPS8541            Dominant Tenement: Proposed Remainder Lot A District Lot 1092 Kootenay District Plan EPP120443 except part included in Plan EPS8541</b>

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**1345408 B.C. LTD, NO.1345408**

6. Transferee(s)

<b>1345408 B.C. LTD</b> PO BOX 639 1309 – 7TH AVE. INVERMERE BC V0A 1K0	1345408
--	---------

7. Additional or Modified Terms



8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Katelynn O'Neill**  
**Barrister & Solicitor**  
 PO Box 639  
 1309 – 7th Ave.  
 Invermere BC V0A 1K0

YYYY-MM-DD  
  
**2023-10-23**

**1345408 B.C. LTD**  
 By their Authorized Signatory

\_\_\_\_\_  
**Christine Scott**

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**Katelynn Marie  
 O'Neill EQ3CQF**

**Digitally signed by  
 Katelynn Marie O'Neill  
 EQ3CQF  
 Date: 2023-10-23  
 10:12:25 -07:00**

**TERMS OF INSTRUMENT – PART 2**  
**EXPRESS TERMS**  
**ACCESS AGREEMENT**

THIS AGREEMENT is made the 23<sup>rd</sup> day for October 2023.

BETWEEN:

1345408 B.C. LTD., a company incorporated under the laws of British Columbia, having its registered office at PO Box 639, 1309 – 7<sup>th</sup> Ave., Invermere, BC, V0A 1K0  
  
(the “**Dominant Tenement Owner**”)

AND:

1345408 B.C. LTD., a company incorporated under the laws of British Columbia, having its registered office at PO Box 639, 1309 – 7<sup>th</sup> Ave., Invermere, BC, V0A 1K0  
  
(the “**Servient Tenement Owner**”)

**WHEREAS:**

- A. 1345408 B.C. Ltd. is the registered owner of certain lands and premises situate in the District of Invermere, in the Province of British Columbia, and more particularly described as:

PID: 032-005-121

Legal: LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443

(the “**Parent Parcel**”)

- B. 1345408 B.C. Ltd. has applied for the subdivision of the Parent Parcel under EPS8541.

- C. The subdivision of the Parent Parcel under EPS8541 includes the creation of the following proposed lots:

Common Property EPS8541 (the “**Common Property**” herein called the “**Servient Tenement**”); and

Remainder Lot A District Lot 1092 Kootenay District Plan EPP120443 except part included in Plan EPS8541 (the “**Remainder Lot**”, herein called the “**Dominant Tenement**”).

- D. The Servient Tenement contains and will contain an access road and walkways (the “**Roads**”).
- E. The Servient Tenement Owner has agreed with the Dominant Tenement Owner to grant the Dominant Tenement Owner a non-exclusive easement over the Servient Tenement (the “**Easement Area**”).
- F. The parties have agreed to enter into this Agreement in respect of the access rights hereby granted over the Servient Tenement in favour of the Dominant Tenement.

**NOW THEREFORE** in consideration of the amount of ONE DOLLAR (\$1.00) now paid by the Grantee to the Grantors (the receipt and sufficiency of which is hereby acknowledged by each party) and other

good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by each party), and in consideration of the mutual covenants and agreements herein expressed, the parties agree as follows:

### **Grant of Easement**

1. The Servient Tenement Owner, as grantor and owner of the Servient Tenement, hereby grants to the Dominant Tenement Owner as grantee and owner of the Dominant Tenement, and their successors, assigns, servants, agents, invitees, permittees, customers, and contractors in perpetuity, the non-exclusive, full, free and uninterrupted right, license, liberty, privilege, easement, and right of way at all times hereafter, (in common with the Servient Tenement Owner and all other persons permitted by the Servient Tenement Owner from time to time), to enter upon, go across, pass over and repass over, within, upon and along the Servient Tenement, by foot and vehicle (including construction vehicles), for the purpose of the Dominant Tenement accessing any part of the Dominant Tenement through the Servient Tenement provided however that the rights of passage shall be respectively restricted to the Roads on the Servient Tenement.
2. For greater certainty, the rights granted herein only apply to the rights to access the Dominant Tenement as set out in this Agreement and do not confer any additional rights of access onto the Remainder Lot itself.

### **Covenants of the Dominant Tenement Owner**

3. The Dominant Tenement Owner covenants and agrees with the Servient Tenement Owner that:
  - a. the Dominant Tenement Owner will at all times indemnify and keep indemnified the Servient Tenement Owner and those for whom it is in law responsible including its invitees and licensees from and against any and all liabilities, actions, proceedings, expenses, costs, claims and demands whatsoever that may lawfully be brought against the Servient Tenement Owner by reason of anything done or omitted to be done by the Dominant Tenement Owner and those for it is in law responsible, in the exercise or purported exercise of the rights hereby granted to the Dominant Tenement Owner in respect of the Easement Area except to the extent such damage, personal injury or death shall result from any negligence or willful misconduct on the part of the Servient Tenement Owner or those for whom the Servient Tenement Owner is in law responsible;
  - b. the Dominant Tenement Owner will not use the Easement Area in any manner which will hinder or prevent the proper and reasonable use and enjoyment of the Easement Area by the Servient Tenement Owner; and
  - c. the Dominant Tenement Owner will cause no unnecessary damage or disturbance to the Dominant Tenement Owner, the Easement Area, or any improvements thereon.

### **Maintenance and Repair**

4. The Servient Tenement Owner shall be solely responsible to insure, operate, maintain, repair, and snowplow the Roads. All maintenance and repairs shall be carried out in a good and workmanlike manner and shall be completed as quickly as possible.

5. The Dominant Tenement Owner may, at its own expense, conduct any reasonable and necessary repairs and maintenance of the Roads, including but not limited to, snowplowing. Any maintenance and repairs conducted by the Dominant Tenement Owner shall be carried out in a good and workmanlike manner and shall be completed as quickly as possible and with as little interference to the Servient Tenement Owner as possible.

### **Dispute Resolution**

6. In the event of any dispute or disagreement arising between the parties concerning any matter covered by this Agreement or the interpretation of this Agreement, then the parties agree to submit the matter to a single arbitrator acting pursuant to the *Arbitration Act* of British Columbia as amended from time to time, or any successor legislation thereto, and the determination of the arbitrator, both as to the matter in dispute, and as to costs, shall be final and binding upon the parties and no appeal or review shall lie from the arbitrator's decision. The place of arbitration shall be Invermere, British Columbia. The arbitrator shall be chosen by agreement between the parties, and failing agreement, the arbitrator shall be chosen by the Registrar of the Supreme Court at Cranbrook, British Columbia, or failing that, a judge of the Court, on the submission of the parties. The arbitrator shall make their determination within 30 days of the matter being heard, and shall accept such written or oral submissions from the parties as the arbitrator shall determine, in their discretion. All matters of procedure shall be determined by the arbitrator.

### **Miscellaneous**

7. The rights, liberties, and easements hereby granted are and shall be of the same force and effect to all intents and purposes as a covenant running with the land, and this Agreement, including all the covenants and conditions herein contained, and if the Easement Area is subdivided then the easement herein granted will continue to run with and bind each subdivided parcel thereof of which the Easement Area form a part and will be forthwith released and discharged from each other subdivided parcel.
8. The covenants of the Servient Tenement Owner contained herein will be personal and binding upon the Servient Tenement Owner (jointly and severally if the Servient Tenement Owner consists of more than one person) only in respect of events occurring during the Servient Tenement Owner's ownership of any interest in the Easement Area but the Easement Area will nevertheless be and remain at all times charged herewith, to the intent that upon the transfer of all interest of the Servient Tenement Owner in the Easement Area the Servient Tenement Owner will be freed and discharged from the observance and performance from that time onwards of the covenants on their part in respect of the Easement Area and on their part to be observed and performed.
9. Whenever the singular or masculine is used, it shall be construed as if the plural or feminine or neutral, as the case may be, had been used where the context or the parties hereto so require.
10. Waiver of any default by any party will not be deemed to be a waiver of any subsequent default by that party.

11. Every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers, and invitees of such party wherever the context so requires or allows.
12. This Agreement will enure to the benefit of and be binding on the parties hereto notwithstanding any rule of law or equity to the contrary.
13. This Agreement will be governed and construed in accordance with the laws of the Province of British Columbia.
14. The parties shall execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.
15. Nothing in this Agreement will be interpreted so as to restrict or prevent the Servient Tenement Owner from using the Easement Area in any manner which does not unreasonably interfere with the exercise by the Dominant Tenement Owner of the easement hereby granted.
16. Whenever it is required or desired that either party serve a notice on the other, service shall be deemed to be satisfactory and have occurred:
  - a. on the date of service, if that party has been served personally; or
  - b. on the date received or on the 7<sup>th</sup> day after mailing in any Canadian post office, whichever is the earlier, if mailed by pre-paid registered mail, so long as the notice is mailed to the party at the address for that party set out on page 3 of this Agreement or to whatever address the parties from time to time in writing agree to.

If any portion of the Servient Tenement is or becomes stratified by a strata plan, then any notice in respect of such stratified lands will be sufficiently given if given to the strata corporation and it will not be necessary to give notice to all of the strata lots within the strata plan.

17. If any sections or any parts of this Agreement are found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as through the illegal or unenforceable parts or sections had never been included in this Agreement.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing Part 1 of Form C attached to and forming part of this Agreement.



Strata Property Act Filing

KAMLOOPS LAND TITLE OFFICE  
JUN 20 2024 09:54:23.001  
**CB1389317**

1. Contact

Document Fees: \$32.51

**Columbia Valley Law Corporation  
Barristers & Solicitors  
1309 - 7th Ave., PO Box 639  
Invermere BC V0A 1K0  
250-342-6904**

F: 13395

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-PA Amended Phased Strata Plan Declaration**

**CB936755**

3. Description of Land

PID/Plan Number

Legal Description

**032-005-121**

**LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443 EXCEPT PHASE 1-2 STRATA PLAN  
EPS8541**

**EPS8541**

**STRATA LOTS 1 TO 8 DISTRICT LOT 1092 KOOTENAY DISTRICT STRATA PLAN EPS8541**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.

**Katelynn Marie  
O'Neill EQ3CQF**

Digitally signed by  
**Katelynn Marie O'Neill**  
EQ3CQF  
Date: 2024-06-20  
09:47:52 -07:00

*Strata Property Act*  
**AMENDED FORM P**  
**PHASED STRATA PLAN DECLARATION**  
*(Sections 221, 222)*

I, 1345408 B.C. LTD., Inc. No. 1345408 declare

- 1 That I intend to create a strata plan by way of phased development of the following land which I own or on which I hold a right to purchase:

*PID: 032-005-121 LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN  
 EPP120443 EXCEPT PHASE 1-2 STRATA PLAN  
 EPS8541*

- 2 That the plan of development is as follows:
  - (a) *The development will consist of 8 phases – phases will be developed in the following order; Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, Phase 7, and Phase 8*
  - (b) *Attached hereto as Schedule "A" is a sketch plan showing*
    - (i) *all the land to be included in the phased strata plan,*
    - (ii) *the present parcel boundaries,*
    - (iii) *the approximate boundaries of each phase, and*
    - (iv) *the approximate location of the common facilities;*
  - (c) *a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase;*

<i>PHASE</i>	<i>COMMENCEMENT*</i>	<i>COMPLETION</i>
<i>1</i>	<i>September 1<sup>st</sup> 2023</i>	<i>December 31<sup>st</sup> 2023</i>
<i>2</i>	<i>September 1<sup>st</sup> 2023</i>	<i>August 31<sup>st</sup> 2024</i>
<i>3</i>	<i>May 31<sup>st</sup> 2024</i>	<i>September 30<sup>th</sup> 2024</i>
<i>4</i>	<i>November 30<sup>th</sup> 2023</i>	<i>September 30<sup>th</sup> 2024</i>
<i>5</i>	<i>June 30<sup>th</sup> 2024</i>	<i>January 31<sup>st</sup> 2025</i>
<i>6</i>	<i>July 31<sup>st</sup> 2024</i>	<i>March 31<sup>st</sup> 2025</i>
<i>7</i>	<i>August 31<sup>st</sup> 2024</i>	<i>July 31<sup>st</sup> 2025</i>
<i>8</i>	<i>August 31<sup>st</sup> 2024</i>	<i>September 30<sup>th</sup> 2025</i>

*\*the developer may commence any phase of the development earlier than indicated.*



(d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

<i>Phase</i>	<i>Unit Entitlement</i>
<i>1</i>	<i>340</i>
<i>2</i>	<i>480</i>
<i>3</i>	<i>368</i>
<i>4</i>	<i>480</i>
<i>5</i>	<i>340</i>
<i>6</i>	<i>480</i>
<i>7</i>	<i>480</i>
<i>8</i>	<i>340</i>
<b>Total Unit Entitlement:</b>	<b>3308</b>

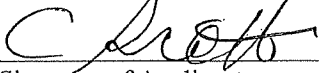
(e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase.

Phase	Number of Strata Lots	Description of Structure
1	4	4 Plex
2	4	4 Plex
3	4	4 Plex
4	4	4 Plex
5	4	4 Plex
6	4	4 Plex
7	4	4 Plex
8	4	4 Plex

3 I will elect to proceed with each phase on or by the following dates:

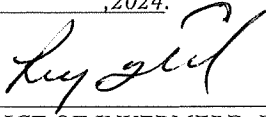
Phase Number	Date
Phase 1	Elected to Proceed
Phase 2	Elected to Proceed
Phase 3	Elected to Proceed
Phase 4	Elected to Proceed
Phase 5	Elected to Proceed
Phase 6	Elected to Proceed
Phase 7	Elected to Proceed
Phase 8	Elected to Proceed

Signed,  
1345408 B.C. LTD., Inc. No. 1345408

  
\_\_\_\_\_  
Signature of Applicant

Print Name: Christine Scott

Date of approval: June 19, 2024.\*

Signature of Approving Officer:   
\_\_\_\_\_  
DISTRICT OF INVERMERE: RORY HROMADNIK

Name of Municipality: DISTRICT OF INVERMERE

\* Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.

**SKETCH PLAN TO ACCOMPANY FORM P OF THE STRATA PROPERTY ACT FOR A PHASED STRATA DEVELOPMENT OF LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120433**

BCGS : 82K.050



The intended plot size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:300.

NOTE:  
All areas and building dimensions are from drawings supplied to Global Raymac Surveys on July 6th, 2022. Site Plan drawing: 2022 07 05 - Site.dwg



This plan lies within the Regional District of East Kootenay

NOTES:  
PHASE 1: 4 Strata Lots and 4 LCP areas  
PHASE 2: 4 Strata Lots and 4 LCP areas  
PHASE 3: 4 Strata Lots and 4 LCP areas  
PHASE 4: 4 Strata Lots and 4 LCP areas  
PHASE 5: 4 Strata Lots and 4 LCP areas  
PHASE 6: 4 Strata Lots and 4 LCP areas  
PHASE 7: 4 Strata Lots and 4 LCP areas  
PHASE 8: 4 Strata Lots and 4 LCP areas

PROJECT NAME:  
Pinetree Meadows  
CIVIC ADDRESS:  
2121 15th Avenue  
Invermere, BC

LEGEND  
--- denotes phase boundary  
SL denotes Strata Lot  
LCP denotes Limited Common Property  
(C) denotes Common Property  
(p) denotes Parking

**GLOBAL RAYMAC LAND SURVEYING LTD.**

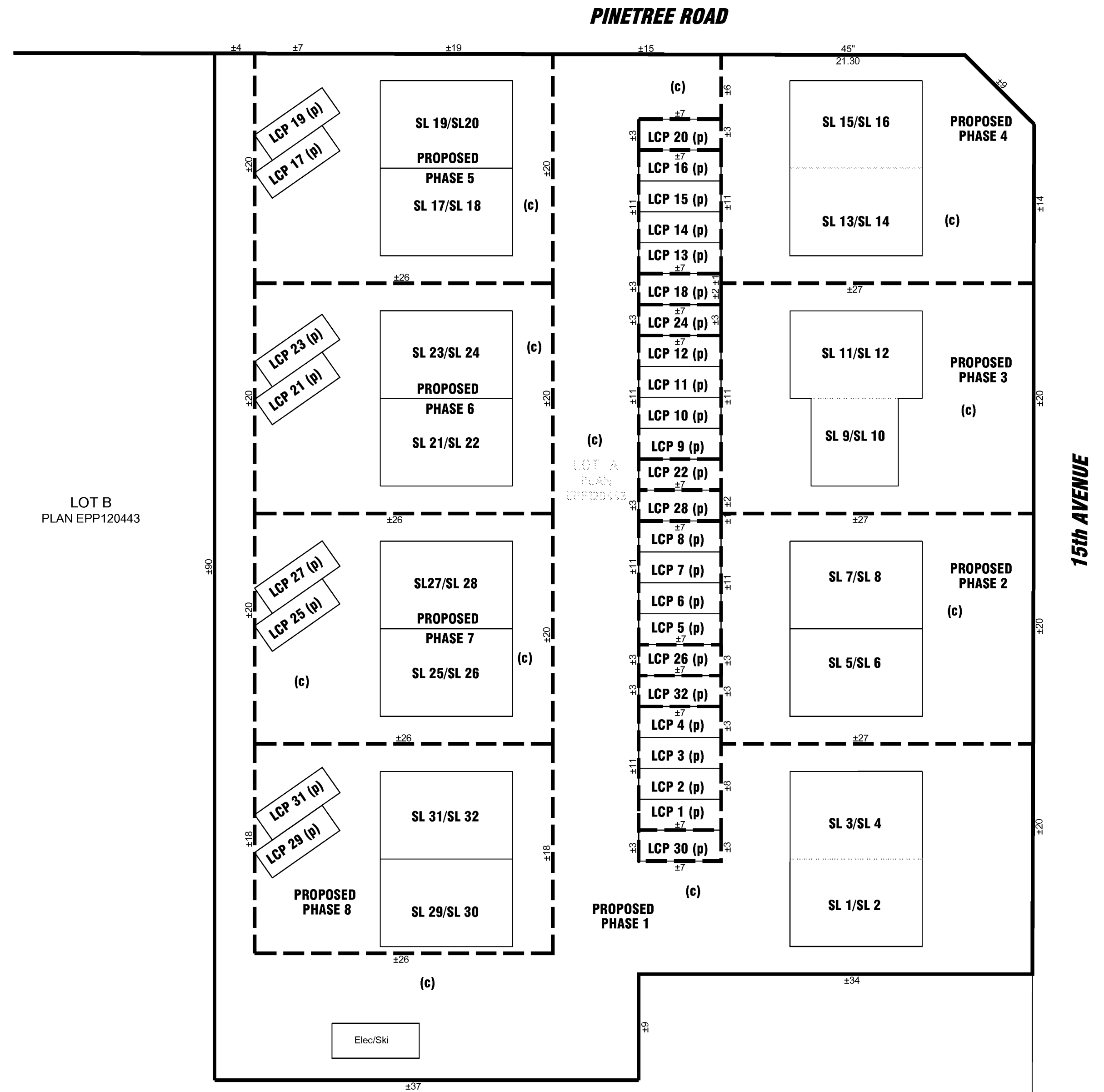
1022B 7th Avenue, Invermere, BC V0A 1K0  
Ph: 250.409.5157 www.globalraymac.ca

Job No. : 22IX0025

CAD FILE: 22IX0025\_ST1\_PH.DWG

Date: May 28th, 2024

Surveyed : - Drawn: NDW Checked: EG/AB



KAMLOOPS LAND TITLE OFFICE

DECLARATION(S) ATTACHED  
CA1641649

LAND TITLE ACT  
FORM C (Section 233) CHARGE

Jul-05-2010 09:50:31.001

PAGE 1 OF 3 PAGES

GENERAL INSTRUMENT - PART 1 Province of British Columbia

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

<b>Randall Keith</b> <b>McRoberts</b> <b>HLGZC3</b>	Digitally signed by Randall Keith
	McRoberts HLGZC3
	DN: c=CA, ou=Randall Keith
	McRoberts HLGZC3, o=Lawyer,
	ou=Verify ID at www.juricert.com/ LKUP:d1m?id=HLGZC3 Date: 2010.06.30 08:49:59 -08'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

**Randall K. McRoberts Law Corporation**

**Randy McRoberts, Barrister and Solicitor**

**613-12th Street, P.O. Box 1049**

**Invermere**

**BC VOA 1K0**

**Telephone: (250) 342-6975**

**LTO # 10809**

**File #11368**

Document Fees: \$71.90

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

**013-506-722 LOT 1 DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN 8385, EXCEPT PART INCLUDED IN PLAN NEP20703**

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

**Restrictive Covenant**

4. TERMS: Part 2 of this instrument consists of (select one only)

(a)  Filed Standard Charge Terms D.F. No.

(b)  Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

**LEO PATRICK KIENITZ AND DIANNE YVONNE KIENITZ**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

**DISTRICT OF INVERMERE**

**P.O. BOX 339**

**INVERMERE**

**BRITISH COLUMBIA**

**VOA 1K0**

**CANADA**

7. ADDITIONAL OR MODIFIED TERMS:

**N/A**

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

**RANDALL K. MCROBERTS**  
Barrister & Solicitor  
P.O. Box 1049  
613-12th Street  
Invermere, B.C.  
VOA 1K0  
250-342-6975

Y	M	D
10	06	22

\_\_\_\_\_  
**LEO PATRICK KIENITZ**

\_\_\_\_\_  
**DIANNE YVONNE KIENITZ**

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT—PART 2

**SECTION 219 COVENANT**

BETWEEN:

**LEO PATRICK KIENITZ and DIANNE YVONNE KIENITZ**

(the “Grantor”)

OF THE FIRST PART

AND:

**DISTRICT OF INVERMERE**

(the “Grantee”)

OF THE SECOND PART

WHEREAS:

- A. The Grantor is the registered owner in fee simple of the lands situate in the Province of British Columbia, more particularly known and described as:

Lot 1 District Lot 1092 Kootenay District Plan 8385, Except Part Included  
in Plan NEP20703

(hereinafter referred to as the “Lands”);

- B. The Grantor proposes to subdivide the Lands and as a condition to the approval of the subdivision, the Grantee requires this Covenant to be registered against the Lands restricting the height of any future buildings to be built on the Lands;
- C. Section 219 of the Land Title Act provides that there may be registered as a charge against the title to any land a covenant in favour of a municipality in respect of the use of the land or providing that such land is not to be built upon except in accordance with the covenant

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE (1.00) DOLLAR of lawful money of Canada and other good valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby covenant and agree with the Grantee as follows:

1. The Grantor hereby covenants and agrees with the Grantee as a covenant in favor of the Grantee pursuant to Section 219 of the Land Title Act, it being the intention and agreement of the Grantor that the provisions hereof shall be annexed to and shall run with and be a charge upon the Lands, that from and after the date hereof no building shall be constructed or built upon the Lands with a height exceeding 7.5 metres as determined by the Grantees Zoning Bylaw No. 1145, dated as of November 2002.
2. The Grantor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
3. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
4. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable parts or sections had never been included in this Agreement.
5. This agreement shall be interpreted according to the laws of the Province of British Columbia.
6. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

END OF DOCUMENT

**LAND TITLE ACT  
FORM DECLARATION**

Related Document Number: CA1641649

PAGE 1 OF 1 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

<b>Randall Keith McRoberts HLGZC3</b>	Digitally signed by Randall Keith McRoberts HLGZC3 DN: c=CA, cn=Randall Keith McRoberts HLGZC3, o=Lawyer, ou=Verify.ID at www.juricert.com/ LKUP.cfm?id=HLGZC3 Date: 2010.07.09 11:11:45 -06'00'
---	--

I, Randall K. McRoberts, Barrister and Solicitor, declare that:

On document CA1641649

- 1) Under #3 Nature of Interest; I selected that this was a "Restrictive Covenant", rather than a "Covenant".
- 2) On the Terms of Instrument, (Page 3 of document CA1641649, under #1), I made reference to the "Grantees Zoning Bylaw No. 1145.

Please amend the the document by;

- a) Under #3 Nature of Interest, deleting "Restrictive Covenant" and replacing it with "Covenant".
- b) On the Terms of Instrument (Page 3 of document CA1641649, under #1) deleting the phrase "as determined by the Grantees Zoning Bylaw No.1145, dated as of November 2002."

I make this declaration, based on personal information.

\_\_\_\_\_  
Randall K. McRoberts

**NOTE:**

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

Fee Collected for Document: \$32.70



Land Title Act  
**Charge**  
 General Instrument - Part 1

**KAMLOOPS LAND TITLE OFFICE**  
 AUG 16 2022 10:55:15.001  
**CB155429-CB155430**

1. Application

Document Fees: \$152.64

**Stephanie White, agent for  
 British Columbia Hydro and Power Authority  
 12th Floor, 333 Dunsmuir Street  
 Vancouver BC V6B 5R3  
 (604) 623-4241**

5 July 2022  
 File: 153-1602.0(X242)  
 WT: 1221 023  
 TRIBUE (3m)

2. Description of Land

PID/Plan Number	Legal Description
<b>013-506-722</b>	<b>LOT 1 DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN 8385, EXCEPT PART INCLUDED IN PLAN NEP20703</b>

3. Nature of Interest

Type	Number	Additional Information
<b>STATUTORY RIGHT OF WAY</b>		<b>Transferee (BC Hydro)</b>
<b>STATUTORY RIGHT OF WAY</b>		<b>Transferee (TELUS)</b>

4. Terms

Part 2 of this instrument consists of:  
**(a) Filed Standard Charge Terms** D F Number: **ST210004**  
 Includes any additional or modified terms.

5. Transferor(s)

**1345408 B.C. LTD., NO.BC1345408**

6. Transferee(s)

**BRITISH COLUMBIA HYDRO AND POWER AUTHORITY**  
 333 DUNSMUIR STREET  
 VANCOUVER BC V6B 5R3

**TELUS COMMUNICATIONS INC.** BC1101218  
 #1-15079-64TH AVENUE  
 SURREY BC V3S 1X9

7. Additional or Modified Terms

**SEE SCHEDULE**





Land Title Act  
**Charge**  
 General Instrument – Part 1

8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<p>_____</p> <p><b>Brittany Morrow</b>  <b>Lawyer</b>                      Columbia Valley Law Corporation                      Box 639 - 1309 7th Avenue                      Invermere BC V0A 1K0</p> <p>Telephone: (250) 342-6904                      E-Mail: brittany@columbialegal.ca                      as to Christine Scott's signature</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>YYYY-MM-DD</p> <p><b>2022-07-09</b></p> </div>	<p><b>1345408 B.C. LTD.</b>                      by its Authorized Signatory(ies)</p> <p>_____</p> <p><b>PRINT NAME: Christine Scott</b></p>

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

<p><b>Electronic Signature</b></p> <p>Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the <i>Land Title Act</i>, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.</p>	<p><b>Alan Ives Chim</b>  <b>GBW49K</b></p> <p>Digitally signed by                      Alan Ives Chim GBW49K                      Date: 2022-08-16                      10:14:13 -07:00</p>
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**SCHEDULE**

PAGE 1 OF 1

## 7. ADDITIONAL OR MODIFIED TERMS:

7.1 The Standard Charge Terms ST210004 are amended by deleting the definition of “Area of the Works” in section 1.1 in its entirety and inserting the following therefor:

“1.1 **“Area of the Works”** means that portion of the Land located within 3 metres of either side of the centre of the alignment of the Works;”

7.2 The Standard Charge Terms ST210004 are amended by deleting the definition of “Works” in section 1.1 in its entirety and inserting the following therefor:

“1.1 **“Works”** means:

- (a) above ground, pad-mounted or underground transformers (including associated pads), underground wires and cables (including associated connectors), switchgear, controlgear, kiosks, the Underground Civil Works, all related fittings and components, including any associated protective installations, in any combination and using any type of technology or means, necessary or convenient for the purposes of transmitting and distributing electricity and for the purpose of communications, all as relating to the rights and responsibilities of BC Hydro in connection with BC Hydro’s distribution system; and
- (b) above ground, pad-mounted or underground transformers (including associated pads), fibre optic cables, underground wires and cables (including associated connectors), switchgear, controlgear, kiosks, the Underground Civil Works, all related fittings and components, including any associated protective installations, in any combination and using any type of technology or means, necessary or convenient for the purposes of telecommunications and data transmission, all as relating to the rights and responsibilities of TELUS in connection with TELUS’s telecommunication and data transmission system.”

**END OF DOCUMENT**



1. Application

Document Fees: \$78.17

**Columbia Valley Law Corporation  
 Barristers & Solicitors  
 PO Box 639, 1309 7th Ave.  
 Invermere BC V0A 1K0  
 250-342-6904**

F: 13006

2. Description of Land

PID/Plan Number	Legal Description
<b>032-005-121</b>	<b>LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443</b>

3. Nature of Interest

Type	Number	Additional Information
<b>EASEMENT</b>		<b>Dominant Tenement: PID: 032-005-130; LOT B DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443</b>

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**1345408 B.C. LTD., NO.1345408**

6. Transferee(s)

<b>1345408 B.C. LTD.</b> PO BOX 639 1309 – 7TH AVE. INVERMERE BC V0A1K0	1345408
--	---------

7. Additional or Modified Terms



8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature  <hr/> <b>Katelynn O'Neill</b> <b>Barrister &amp; Solicitor</b> Columbia Valley Law Corporation PO Box 639, 1309 -7th Ave. Invermere BC V0A1K0	Execution Date  <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;">           YYYY-MM-DD   <b>2023-09-22</b> </div>	Transferor / Transferee / Party Signature(s)  <b>1345408 B.C. LTD.</b> By their Authorized Signatory  <hr/> <b>Christine Scott</b>
---	---	---

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature  <hr/> <b>Katelynn O'Neill</b> <b>Barrister &amp; Solicitor</b> Columbia Valley Law Corporation PO Box 639, 1309 -7th Ave. Invermere BC V0A1K0	Execution Date  <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;">           YYYY-MM-DD   <b>2023-09-22</b> </div>	Transferor / Transferee / Party Signature(s)  <b>1345408 B.C. LTD.</b> By their Authorized Signatory  <hr/> <b>Christine Scott</b>
---	---	---

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

<b>Katelynn Marie O'Neill EQ3CQF</b>	Digitally signed by <b>Katelynn Marie O'Neill</b> <b>EQ3CQF</b> <b>Date: 2023-09-29</b> <b>16:27:36 -07:00</b>
--------------------------------------	--

**TERMS OF INSTRUMENT – PART 2**  
**EXPRESS TERMS**  
**ACCESS AGREEMENT**

THIS AGREEMENT is made the \_\_\_ day for September 2023.

BETWEEN:

1345408 B.C. LTD., a company incorporated under the laws of British Columbia,  
having its registered office at PO Box 639, 1309 – 7<sup>th</sup> Ave., Invermere, BC, V0A 1K0  
  
(the "**Servient Tenement Owner**")

AND:

1345408 B.C. LTD., a company incorporated under the laws of British Columbia,  
having its registered office at PO Box 639, 1309 – 7<sup>th</sup> Ave., Invermere, BC, V0A 1K0  
  
(the "**Dominant Tenement Owner**")

**WHEREAS:**

- A. The Servient Tenement Owner is the registered owner of certain lands and premises situate in the District of Invermere, in the Province of British Columbia, and more particularly described as:

PID: 032-005-121

Legal: LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443

(the "**Servient Tenement**")

- B. The Dominant Tenement Owner is the registered owner of certain lands and premises situate in the District of Invermere, in the Province of British Columbia, and more particularly described as:

PID: 032-005-130

Legal: LOT B DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443

(the "**Dominant Tenement**")

- C. The Servient Tenement contains and will contain an access road and walkways (the "**Roads**").
- D. The Servient Tenement Owner has agreed with the Dominant Tenement Owner to grant the Dominant Tenement Owner a non-exclusive easement over the Servient Tenement (the "**Easement Area**").
- E. The parties have agreed to enter into this Agreement in respect of the access rights hereby granted over the Servient Tenement in favour of the Dominant Tenement.

**NOW THEREFORE** in consideration of the amount of ONE DOLLAR (\$1.00) now paid by the Grantee to the Grantors (the receipt and sufficiency of which is hereby acknowledged by each party) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by each party), and in consideration of the mutual covenants and agreements herein expressed, the parties agree as follows:

### **Grant of Easement**

1. The Servient Tenement Owner, as grantor and owner of the Servient Tenement, hereby grants to the Dominant Tenement Owner as grantee and owner of the Dominant Tenement, and their successors, assigns, servants, agents, invitees, permittees, customers, and contractors in perpetuity, the non-exclusive, full, free and uninterrupted right, license, liberty, privilege, easement, and right of way at all times hereafter, (in common with the Servient Tenement Owner and all other persons permitted by the Servient Tenement Owner from time to time), to enter upon, go across, pass over and repass over, within, upon and along the Servient Tenement, by foot, bicycle, and vehicle (including construction vehicles), for the purpose of accessing the Dominant Tenement through the Servient Tenement provided however that the rights of passage shall be respectively restricted to the Roads on the Servient Tenement.

### **Covenants of the Dominant Tenement Owner**

2. The Dominant Tenement Owner covenants and agrees with the Servient Tenement Owner that:
  - a. the Dominant Tenement Owner will at all times indemnify and keep indemnified the Servient Tenement Owner and those for whom it is in law responsible including its invitees and licensees from and against any and all liabilities, actions, proceedings, expenses, costs, claims and demands whatsoever that may lawfully be brought against the Servient Tenement Owner by reason of anything done or omitted to be done by the Dominant Tenement Owner and those for it is in law responsible, in the exercise or purported exercise of the rights hereby granted to the Dominant Tenement Owner in respect of the Easement Area except to the extent such damage, personal injury or death shall result from any negligence or willful misconduct on the part of the Servient Tenement Owner or those for whom the Servient Tenement Owner is in law responsible;
  - b. the Dominant Tenement Owner will not use the Easement Area in any manner which will hinder or prevent the proper and reasonable use and enjoyment of the Easement Area by the Servient Tenement Owner; and
  - c. the Dominant Tenement Owner will cause no unnecessary damage or disturbance to the Dominant Tenement Owner, the Easement Area, or any improvements thereon.

### **Maintenance and Repair**

3. The Servient Tenement Owner shall be solely responsible to insure, operate, maintain, repair, and snowplow the Roads. All maintenance and repairs shall be carried out in a good and workmanlike manner and shall be completed as quickly as possible.
4. The Dominant Tenement Owner may, at its own expense, conduct any reasonable and necessary repairs and maintenance of the Roads, including but not limited to, snowplowing. Any maintenance and repairs conducted by the Dominant Tenement Owner shall be carried out in a good and workmanlike manner and shall be completed as quickly as possible and with as little interference to the Dominant Tenement Owner as possible.

## **Dispute Resolution**

5. In the event of any dispute or disagreement arising between the parties concerning any matter covered by this Agreement or the interpretation of this Agreement, then the parties agree to submit the matter to a single arbitrator acting pursuant to the *Arbitration Act* of British Columbia as amended from time to time, or any successor legislation thereto, and the determination of the arbitrator, both as to the matter in dispute, and as to costs, shall be final and binding upon the parties and no appeal or review shall lie from the arbitrator's decision. The place of arbitration shall be Invermere, British Columbia. The arbitrator shall be chosen by agreement between the parties, and failing agreement, the arbitrator shall be chosen by the Registrar of the Supreme Court at Cranbrook, British Columbia, or failing that, a judge of the Court, on the submission of the parties. The arbitrator shall make their determination within 30 days of the matter being heard, and shall accept such written or oral submissions from the parties as the arbitrator shall determine, in their discretion. All matters of procedure shall be determined by the arbitrator.

## **Miscellaneous**

6. The rights, liberties, and easements hereby granted are and shall be of the same force and effect to all intents and purposes as a covenant running with the land, and this Agreement, including all the covenants and conditions herein contained, and if the Easement Area is subdivided then the easement herein granted will continue to run with and bind each subdivided parcel thereof of which the Easement Area form a part and will be forthwith released and discharged from each other subdivided parcel.
7. The covenants of the Servient Tenement Owner contained herein will be personal and binding upon the Servient Tenement Owner (jointly and severally if the Servient Tenement Owner consists of more than one person) only in respect of events occurring during the Servient Tenement Owner's ownership of any interest in the Easement Area but the Easement Area will nevertheless be and remain at all times charged herewith, to the intent that upon the transfer of all interest of the Servient Tenement Owner in the Easement Area the Servient Tenement Owner will be freed and discharged from the observance and performance from that time onwards of the covenants on their part in respect of the Easement Area and on their part to be observed and performed.
8. Whenever the singular or masculine is used, it shall be construed as if the plural or feminine or neutral, as the case may be, had been used where the context or the parties hereto so require.
9. Waiver of any default by any party will not be deemed to be a waiver of any subsequent default by that party.
10. Every reference to each party is deemed to include the heirs, executors, administrators, successors, assigns, employees, agents, officers, and invitees of such party wherever the context so requires or allows.
11. This Agreement will enure to the benefit of and be binding on the parties hereto notwithstanding any rule of law or equity to the contrary.

12. This Agreement will be governed and construed in accordance with the laws of the Province of British Columbia.
13. The parties shall execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.
14. Nothing in this Agreement will be interpreted so as to restrict or prevent the Servient Tenement Owner from using the Easement Area in any manner which does not unreasonably interfere with the exercise by the Dominant Tenement Owner of the easement hereby granted.
15. Whenever it is required or desired that either party serve a notice on the other, service shall be deemed to be satisfactory and have occurred:
  - a. on the date of service, if that party has been served personally; or
  - b. on the date received or on the 7<sup>th</sup> day after mailing in any Canadian post office, whichever is the earlier, if mailed by pre-paid registered mail, so long as the notice is mailed to the party at the address for that party set out on page 3 of this Agreement or to whatever address the parties from time to time in writing agree to.

If any portion of the Servient Tenement is or becomes stratified by a strata plan, then any notice in respect of such stratified lands will be sufficiently given if given to the strata corporation and it will not be necessary to give notice to all of the strata lots within the strata plan.

16. If any sections or any parts of this Agreement are found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as through the illegal or unenforceable parts or sections had never been included in this Agreement.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing Part 1 of Form C attached to and forming part of this Agreement.





1. Application

Document Fees: \$78.17

**Columbia Valley Law Corporation  
 Barristers & Solicitors  
 1309 - 7th Ave., PO Box 639  
 Invermere BC V0A1K0  
 250-342-6904**

F: 13006

2. Description of Land

PID/Plan Number	Legal Description
<b>032-005-121</b>	<b>LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443</b>

3. Nature of Interest

Type	Number	Additional Information
<b>COVENANT</b>		

4. Terms

Part 2 of this instrument consists of:

**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**1345408 B.C. LTD., NO.1345408**

6. Transferee(s)

**DISTRICT OF INVERMERE  
 MUNICIPAL HALL  
 BOX 339, 914 -8TH AVENUE  
 INVERMERE BC V0A1K0**

7. Additional or Modified Terms



8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<p>_____</p> <p><b>Katelynn O'Neill</b>  <b>Barrister &amp; Solicitor</b>            Columbia Valley Law Corporation            PO Box 639, 1309 - 7th Ave.            Invermere BC V0A1K0</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>YYYY-MM-DD</p> <p><b>2023-09-28</b></p> </div>	<p><b>1345408 B.C. LTD.</b>            By their Authorized Signatory</p> <p>_____</p> <p><b>Christine Scott</b></p>

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<p>_____</p> <p><b>Katelynn O'Neill</b>  <b>Barrister &amp; Solicitor</b>            Columbia Valley Law Corporation            PO Box 639, 1309 - 7th Ave.            Invermere BC V0A1K0</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p>YYYY-MM-DD</p> <p><b>2023-09-28</b></p> </div>	<p><b>District of Invermere</b>            By their Authorized Signatory</p> <p>_____</p> <p><b>Rory Hromadnik</b></p>

**Officer Certification**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**Katelynn Marie O'Neill EQ3CQF**

**Digitally signed by Katelynn Marie O'Neill EQ3CQF**  
**Date: 2023-09-29 16:33:32 -07:00**

**TERMS OF INSTRUMENT—PART 2**  
**SECTION 219 COVENANT**

THIS AGREEMENT dated for reference September \_\_\_\_ 2023,

BETWEEN:

1345408 B.C. LTD.  
PO Box 639  
Invermere, B.C., V0A 1K0

(the “**Owner**”)

AND:

DISTRICT OF INVERMERE  
Municipal Hall  
Box 339, 914 – 8<sup>th</sup> Avenue  
Invermere, B.C., V0A 1K0

(the “**Municipality**”)

**WHEREAS:**

- A. The Owner is the registered owner in fee simple of the lands in Invermere, British Columbia, legally described as LOT A DISTRICT LOT 1092 KOOTENAY DISTRICT PLAN EPP120443; PID: 032-005-121 (the “**Lot A**”);
- B. The Municipality is a municipality incorporated pursuant to the laws of the Province of British Columbia;
- C. The Owner has applied to the Municipality to subdivide Lot A;
- D. Section 219 of the *Land Title Act* provides that a covenant, whether of a negative or positive nature, in respect of land that is not to be built on, used, or subdivided except in accordance with the covenant, may be granted in favour of a municipality and may be registered as a charge against title to that land; and
- E. The Owner wishes to grant, and the Municipality accepts, the section 219 covenant contained in this Agreement over Lot A.

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada now paid by the Municipality to the

Owner, and other good and valuable consideration (the receipt and adequacy of which is hereby acknowledged), the Owner covenants and agrees with the Municipality, it being the intention and agreement of the Owner that the provisions hereof be annexed to and run with and be a charge upon the Lands as follows:

1. The Owner shall take commercially reasonable steps to:
  - a. build and maintain a storm water drainage system on Lot A to ensure that no excessive storm water will run off Lot A and promptly reconstruct and repair any damage thereto, when necessary; and
  - b. carry out all inspections, maintenance, repairs, renewals, and replacements of the storm water drainage system located on Lot A in a good and workman like manner.
2. The Owner will reimburse the Municipality for any reasonable expense incurred by the Municipality as a result of the Owner's breach of this Agreement.
3. The Owner and the Municipality agree that the enforcement of this Agreement will be entirely within the discretion of the Municipality and that the execution and registration of this covenant against the title to Lot A will not be interpreted as creating any duty on the part of the Municipality to the Owner or to any other person to enforce any provision of this Agreement.
4. The Owner releases and must indemnify and save harmless, the Municipality, its elected and appointed officials and employees, from and against all liability, actions, causes of action, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner, or anyone else, arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement, or any default of the Owner under or in respect of this Agreement.
5. The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and

to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.

6. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s. 219 of the *Land Title Act* in respect of Lot A and this Agreement burdens Lot A and runs with it and binds the successors in title Lot A. This Agreement burdens and charges all of Lot A and any parcel into which it is subdivided by any means and any parcel into which the Lot A is consolidated. The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of Lot A.
7. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 219 of the *Land Title Act*.
8. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
9. If any part of this Agreement is held to be invalid, illegal, or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
10. This Agreement shall be interpreted according to the laws of the Province of British Columbia.
11. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred herein are enactments of the Province of British Columbia.
12. This Agreement is the entire agreement between the parties regarding its subject.
13. This Agreement binds the parties to it and their respective successors, heirs, assigns, executors, and administrators.

14. The parties must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
15. No rule of construction shall apply to the disadvantage of the Owner on the basis that the Owner has prepared this Agreement.
16. Whenever it is required or desired that either party serve a notice on the other, service shall be deemed to be satisfactory and have occurred:
  - a. on the date of service, if that party has been served personally; or
  - b. on the date received or on the 7th day after mailing in any Canadian post office, whichever is the earlier, if mailed by pre-paid registered mail, so long as the notice is mailed to the party at the address for that party set out on page 3 of this Agreement or to whatever address the parties from time to time in writing agree to.

If any portion of Lot A is or becomes stratified by a strata plan, then any notice in respect of such stratified lands will be sufficiently given if given to the strata corporation and it will not be necessary to give notice to all of the strata lots within the strata plan.

17. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing Part 1 of Form C attached to and forming part of this Agreement.

# Exhibit L2

# District of Invermere



Date: 28-Mar-2023 Page: 1  
Issue Date: 17-Mar-2023 Time: 8:52 am

Folio No:  Neighborhood Code:

Permit Type:  Permit #:  Estimated Value of Construction:  SQ Meters:

Pursuant to the bylaws applicable to the District of Invermere I, being the owner or acting with the consent of the owner, hereby make application

Description of Work:

Address/Location: Unit:  Street #:  Street Name:

Legals: Lot:  Dist Lot:  Block:  Plan No:  Section:  Township:  Land District:  PID:

Proposed Use:  District:  Area:  Zone:  No. of Units:

**OWNER** Name:   
Phone:  Add:   
Fax:  Add:   
City:  Prov:  Postal Code:

**CONTRACTOR** Name:   
Phone:  Add:   
Fax:  Add:   
City:  Prov:  Postal Code:

Date:  Signature Of Applicant:

Conditions: ALL CONDITIONS NOTED ON THE ATTACHED COVER LETTER ARE APPLICABLE TO THE BUILDING PERMIT.  
INSPECTIONS ARE REQUIRED AS OULINED WITH YOUR PERMIT.  
PLEASE CONTACT THE BUILDING DEPARTMENT WITH ANY QUESTIONS YOU MAY HAVE FOR DIRECTION.

Building Inspector:

<p><b>Building Permit Application Fee</b> Date: <input type="text"/> By: <input type="text"/></p> <p><input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p> <p><b>Building Permit Fee Received</b> Date: <input type="text"/> By: <input type="text"/></p> <p><input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p>	<p><b>Water Application No.</b> Date: <input type="text"/> By: <input type="text"/></p> <p><input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p> <p><b>Sewer Application No.</b> Date: <input type="text"/> By: <input type="text"/></p> <p><input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p>
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Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-400.00
INSPECTION FEE	5,608.75
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	288.00
LETTERS OF ASSURANCE DISCOUNT	-500.00
<b>Total Fees:</b>	<b>\$ 5,056.75</b>

GST Reg. No. : 10702 1271RT



March 23, 2023

1345408 BC Ltd.  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.070

**Re: Building Permit # 2023010 - "Multi-Family Dwelling, Units 21-24)"**  
**Legal: Lot 1, District Lot 1092, Plan NEP8385**  
**Civic: 2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

***The building permit fees have been reduced in accordance with Section 12.3 of the District of Invermere Building Bylaw No. 1319 and the permit issued in accordance with Section 16 of the District of Invermere Building Bylaw No. 1319 and Section 55 of the Community Charter of BC and Section 743 of the Local Government Act of BC. The District of Invermere is relying on this certification.***

**The professional disciplines engaged on the project are to submit copies of all inspections / site visit reports to the Building Inspector within 7 days when requested.**

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

It is the owner's responsibility to ensure that their building plans conform with any prospectus, restrictive covenants or building schemes that may be registered against the title by other parties. In addition to any comments or notations that appear on your copy of the building plans, please note the following:

- 1) **Development Cost Charges** have been assessed at \$ 34,520.00 and are due before a building permit can be issued;
- 2) **Development Permit 22,01** issued is applicable and to be complied with;
- 3) **Schedule "C" – Letter of Assurance** from those registered professionals engaged on the project are to be submitted to the building Inspector prior to occupancy and use of the dwelling;
- 4) **No unsafe condition** shall exist, be created, or permitted;
- 5) **All Construction must** comply with the New Energy Efficiency requirements in housing;
- 6) **All Outside Hose Taps** shall incorporate hose connection vacuum breakers pursuant to section 30 of the District of Invermere Bylaw 1198. Maintenance and winterizing of these vacuum breakers are the responsibility of the owner;
- 7) **Maximum Building Height** is 7.5m. The height is taken from finished grade of the building to the mid point between the roof eaves and the ridge of the primary roof structure;

continued

**1345408 BC Ltd.**  
Building Permit  
Multi-Family Dwelling

- 8) **Foundation Walls** that will be backfilled greater than 2.3m (7.5ft) will require an engineered drawing prepared by a BC Registered Engineer with submittal to the Building Official prior to a foundation inspection;
- 9) **Retaining Walls** forming part of the dwelling exceeding 1.5m (4.9ft) in height shall be designed, sealed, and signed by a registered **British Columbia Professional Engineer** and the drawing submitted to the building official prior to construction of such;
- 10) **Community Water & Sewer Systems** to be installed in accordance with the District of Invermere subdivision and Servicing Bylaw 902, of Invermere office with sufficient notice;
- 11) **Occupancy** of the dwelling will not be granted until water meter installation and water and sewer inspections have been approved by the District of Invermere Municipal Works Department;
- 12) **Driveways** crossing an open ditch are required to have a steel corrugated culvert installed for storm water flows;
- 13) **Soil Removed or Deposited** shall not cause a dust or dirt nuisance affecting any neighbouring property, highway, or right – of – way;
- 14) **Storm Drainage** to sanitary sewage connection is not permitted. **Storm Water Management** is the responsibility of the homeowner and is to be contained on site. No negative impact to the natural storm drainage course is permitted;
- 15) **Whenever it is found** by the "authority having jurisdiction" that work is not being performed in accordance with the BC Building or Plumbing Codes or Bylaws, a Stop Work Order may be posted, and all work will not progress other than the required remedial measures until further notice by the "authority having jurisdiction";
- 16) **No alterations and/or revisions** are permitted to the construction drawings submitted or construction on site unless proposed changes are submitted to Building Inspector for review, comment and/or approval prior;
- 17) **All materials to be disposed of** from the construction site are to be disposed of at the Windermere Landfill site. Hours of operation are 9:00 a.m. to 6:00 p.m. If you require additional information, please contact the R.D.E.K. at 1-888-478-7335.

You must notify the Municipal Office at least three days prior to the proposed date of connection to the sewer and water laterals so that this work may be inspected and recorded. The District requires that connections are not covered and that all trenching complies with W.C.B. regulation and standards. If these requirements are not met District will not approve connections.

The elevation of the basement should be higher than the sewer line abutting the property in order to achieve the minimum 2% grade. In certain situations, it is necessary for the owner to install a sewer pump in the basement of the building.

Pursuant to Section 4.5 (4) of Zoning Bylaw No. 1145, each multi-family dwelling requires 1.5 off-street parking spaces with minimum dimensions of 2.7 m x 6 m.

continued



**1345408 BC Ltd.**  
Building Permit  
Multi-Family Dwelling

Any contractor employed during the construction of this building must have a valid Business Licence for the current year. In British Columbia, it is compulsory to hold a Trades Qualification Certificate to work in the following trades: Plumbing, Refrigeration, and Roofing (Damp and waterproofing), Sheet Metal Work, Sprinkler Fitting and Steam Fitting/Pipe Fitting.

The recipient of this Building Permit is reminded that a Notice of Project is required to be completed and submitted to the Workers' Compensation Board of British Columbia prior to commencing certain building projects. Contractors should contact the Workers' Compensation Board for any interpretation of regulations or procedures that have been established by this body.

**The Invermere Noise Control Bylaw No. 1117, 2002 stipulates:**

- 1) No person shall make or cause, or permit to be made or caused, in or on a highway or elsewhere in the municipality, any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of a person in the vicinity.
- 2) No owner or occupier of real property shall allow such real property to be used so that a noise or sound which originates from that property disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of a person in the vicinity.

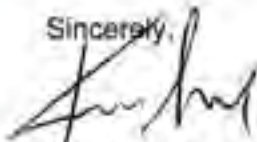
**The provisions of this Bylaw do not apply to:**

- 1) Construction, demolition, maintenance, repair, or excavation activities carried on between 8:00 am and 8:00 PM on Saturdays, Sundays, and Holidays;
- 2) Construction, demolition, maintenance, repair, or excavation activities carried on between 7:00 am and 8:00PM from Monday to Friday.

All electrical work is to be inspected/approved by the Electrical Inspector. Contact the Government Agent (250) 342-4260 or Safety Engineering Services (250) 426-1279 to arrange for electrical permits and inspections.

**If you have any questions before or during construction, please contact the building department at the District of Invermere office (250) 342 – 9281.**

Sincerely,



Kim A. Leibel  
Manager of Building and Protective Services

KAL/w

DCC Calculation: Pinetree Meadows Phase 1 Lot 4 Units 21-24  
 2128-15th Ave  
 Lot 1, DL 216, KD Plan NEP8385  
 Folio 248.0705 - Multi Family Four Plex Residential  
 PID 013-506-722  
 DCC Bylaw No.1598, 2021

22-Mar-23

COPY

Generation Homes DP22.01

DCC'S PAYABLE							
	Unit #	Water DCC	Sewer DCC	Transport DCC	Parks DCC	Total DCC/unit	TOTAL DCCs
Multi Family Residential	4	\$185.00	\$5,520.00	\$2,804.00	\$121.00	\$8,630.00	\$34,520.00
DCC due		\$740.00	\$22,080.00	\$11,216.00	\$484.00		\$34,520.00

Note: One Parent Parcel Low Density DCC Credit carried forward



ENGINEERING SECURITY REPORT



COPY

Address: LOT 3 2128 15TH AVE Folio# 248 070  
Lqt: 1 Block: DL: 1092 KD Plan: 8385 (NEP 20703) (EIP 12042)  
Applicants Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Utilities Required:  Water  Sewer  D/W Culvert  None

Building permits with a construction value of:  
 \$50,000 and \$200,000  
 \$200,001 and \$500,000  
 \$500,000 and over  
 Building moving permit / Demolition

Security Deposit:  
 \$ 500.00  
 \$ 1,000.00  
 \$ 1,500.00  
 \$ 1,500.00

Total No. S/W Panels Damaged: N/A Total No. Cracks in Curb: N/A Painted:  Yes  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boulevard Trees: Condition: N/A Caliper Size: N/A None:

Comments: \_\_\_\_\_  
\_\_\_\_\_

Proposed Culvert Crossing:  Yes  No Culvert Installed  Yes  No

Comments: CULVERTS ARE REQUIRED ON ALL ACCESS ROADS INTO DEVELOPMENT  
\_\_\_\_\_  
\_\_\_\_\_

District of Invermere water curb stop, located at property line "will not" be turned On /Off at any time by any person other than District of Invermere Employee. Contact (250) 342-9281 (Bylaw 1198 section (34) \$100.00 for each offence, per day)

Please read box above before signing.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date of Inspection: MAY 30/23 Inspector: [Signature]

Remarks: Occupancy can't be granted until servicing is completed  
\_\_\_\_\_  
\_\_\_\_\_

Date of Final Inspection: \_\_\_\_\_ Inspector: \_\_\_\_\_

Remarks: \_\_\_\_\_ Estimated Cost of Damages \$ \_\_\_\_\_  
\_\_\_\_\_ Amount Charged \$ \_\_\_\_\_  
\_\_\_\_\_ Refund \$ \_\_\_\_\_  
\_\_\_\_\_ Amount Due \$ \_\_\_\_\_



**District of Invermere**



Folio No: 532 00246.070

Neighborhood Code: 532111

Permit Type: MFD - MULTI FAMILY DWELLING PERMIT

Permit #: 2023025

Estimated Value of Construction: 898,000.00

SQ Meters: 340

Pursuant to the bylaws applicable to the District of Invermere I, being the owner or acting with the consent of the owner, hereby make application

Description of Work: CONSTRUCTION OF AN UP AND DOWN 4 -PLEX (PHASE 1, LOT 3)

Address/Location: Unit: [ ] Street #: 2128 Street Name: 15TH AVE

Legal: Lot: 1 Dist. Lot: 1082 Block: [ ] Plan No: NEP8385 Section: [ ] Township: [ ] Land District: 26 PID: 013-506-722

Proposed Use: MULTI-FAMILY District: 1 Area: 1 Zone: RB No. of Units: 4

**OWNER** Name: 1345408 B.C. LTD  
 Phone: (250) 409-4203 Add: BOX 639  
 Fax: [ ] Add: [ ]  
 City: INVERMERE Prov: BC Postal Code: V0A 1K0

**CONTRACTOR** Name: GENERATION HOMES  
 Phone: [ ] Add: [ ]  
 Fax: [ ] Add: [ ]  
 City: [ ] Prov: [ ] Postal Code: [ ]

Date: [ ] Signature Of Applicant: [ ]  
 Conditions: ALL CONDITIONS NOTED ON THE ATTACHED COVER LETTER ARE APPLICABLE TO THE BUILDING PERMIT.  
 INSPECTIONS ARE REQUIRED AS OUTLINED WITH YOUR BUILDING PERMIT.  
 PLEASE DIRECT ANY QUESTIONS YOU MAY HAVE TO THE BUILDING DEPARTMENT

Building Inspector: [Signature]

<p><b>Building Permit Application Fee</b>                  Date: [ ] By: [ ]  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # [ ]</p> <p><b>Building Permit Fee Received</b>                  Date: [ ] By: [ ]  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # [ ]</p>	<p><b>Water Application No.</b>                  Date: [ ] By: [ ]  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # [ ]</p> <p><b>Sewer Application No.</b>                  Date: [ ] By: [ ]  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # [ ]</p>
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Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-200.00
INSPECTION FEE	7,432.00
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	369.00
<b>Total Fees:</b>	<b>\$ 7,661.00</b>

GST Reg. No. : 10702 1271RT

District of Invermere  
**PAID**  
 JUN 16 2023  
 COLLECTOR

June 14, 2023

1345408 BC Ltd.  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.070

**Re: Building Permit # 2023025 - "Multi- Family Dwelling, 4 – Plex, (Phase 1, Lot 3)**  
**Legal: Lot 1, District Lot 1092, Plan NEP8385**  
**Civic: 2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

It is the owner's responsibility to ensure that their building plans conform with any prospectus, restrictive covenants or building schemes that may be registered against the title by other parties. In addition to any comments or notations that appear on your copy of the building plans, please note the following:

- 1) **Development Cost Charges** have been assessed at \$ 34,520.00 and are due before a building permit can be issued;
- 2) **Development Permit 22.01** issued is applicable and to be complied with;
- 3) **No unsafe condition** shall exist, be created, or permitted;
- 4) **All Construction must** comply with the New Energy Efficiency requirements in housing;
- 5) **All Outside Hose Taps** shall incorporate hose connection vacuum breakers pursuant to section 30 of the District of Invermere Bylaw 1198. Maintenance and winterizing of these vacuum breakers are the responsibility of the owner;
- 6) **Maximum Building Height** is 7.5m. The height is taken from finished grade of the building to the mid point between the roof eaves and the ridge of the primary roof structure;
- 7) **Foundation Walls** that will be backfilled greater than 2.3m (7.5ft) will require an engineered drawing prepared by a BC Registered Engineer with submittal to the Building Official prior to a foundation inspection;
- 8) **Retaining Walls** forming part of the dwelling exceeding 1.5m (4.9ft) in height shall be designed, sealed, and signed by a registered **British Columbia Professional Engineer** and the drawing submitted to the building official prior to construction of such;
- 9) **Community Water & Sewer Systems** to be installed in accordance with the District of Invermere subdivision and Servicing Bylaw 902. of Invermere office with sufficient notice;
- 10) **Occupancy** of the dwelling will not be granted until water meter installation and water and sewer inspections have been approved by the District of Invermere Municipal Works Department;

continued



1345408 BC Ltd.  
Building Permit  
Multi-Family Dwelling

- 11) **Driveways** crossing an open ditch are required to have a steel corrugated culvert installed for storm water flows;
- 12) **Soil Removed or Deposited** shall not cause a dust or dirt nuisance affecting any neighbouring property, highway, or right-of-way;
- 13) **Storm Drainage** to sanitary sewage connection is not permitted. **Storm Water Management** is the responsibility of the homeowner and is to be contained on site. No negative impact to the natural storm drainage course is permitted;
- 14) **Whenever it is found** by the "authority having jurisdiction" that work is not being performed in accordance with the BC Building or Plumbing Codes or Bylaws, a Stop Work Order may be posted, and all work will not progress other than the required remedial measures until further notice by the "authority having jurisdiction";
- 15) **No alterations and/or revisions** are permitted to the construction drawings submitted or construction on site unless proposed changes are submitted to Building Inspector for review, comment and/or approval prior;
- 16) **All materials to be disposed of** from the construction site are to be disposed of at the Windermere Landfill site. Hours of operation are 9:00 a.m. to 6:00 p.m. If you require additional information, please contact the R.D.E.K. at 1-888-478-7335.

You must notify the Municipal Office at least three days prior to the proposed date of connection to the sewer and water laterals so that this work may be inspected and recorded. The District requires that connections are not covered and that all trenching complies with W.C.B. regulation and standards. If these requirements are not met District will not approve connections.

The elevation of the basement should be higher than the sewer line abutting the property in order to achieve the minimum 2% grade. In certain situations, it is necessary for the owner to install a sewer pump in the basement of the building.

Pursuant to Section 4.5 (4) of Zoning Bylaw No. 1145, each multi-family dwelling requires 1.5 off-street parking spaces with minimum dimensions of 2.7 m x 6 m.

Any contractor employed during the construction of this building must have a valid Business Licence for the current year. In British Columbia, it is compulsory to hold a Trades Qualification Certificate to work in the following trades: Plumbing, Refrigeration, and Roofing (Damp and waterproofing), Sheet Metal Work, Sprinkler Fitting and Steam Fitting/Pipe Fitting.

The recipient of this Building Permit is reminded that a Notice of Project is required to be completed and submitted to the Workers' Compensation Board of British Columbia prior to commencing certain building projects. Contractors should contact the Workers' Compensation Board for any interpretation of regulations or procedures that have been established by this body.

continued



1345408 BC Ltd.  
Building Permit  
Multi-Family Dwelling

**The Invermere Noise Control Bylaw No. 1117, 2002 stipulates:**

- 1) No person shall make or cause, or permit to be made or caused, in or on a highway or elsewhere in the municipality, any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of a person in the vicinity;
- 2) No owner or occupier of real property shall allow such real property to be used so that a noise or sound which originates from that property disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of a person in the vicinity;

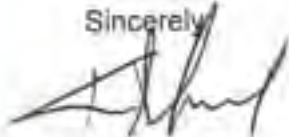
**The provisions of this Bylaw do not apply to:**

- 1) Construction, demolition, maintenance, repair, or excavation activities carried on between 8:00 am and 8:00 PM on Saturdays, Sundays, and Holidays;
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All electrical/gas work is to be inspected/approved by the Electrical/Gas Inspector. Contact the Technical Safety BC to arrange for permits and inspections.

**If you have any questions before or during construction, please contact the building department at the District of Invermere office (250) 342 – 9281.**

Sincerely,



Kim A. Leibel  
Manager of Building and Protective Services

KAL/kl

# District of Invermere



Date: 19-Jun-2023 Page: 1  
 Issue Date: 19-Jun-2023 Time: 2:43 pm

Folio No: 532 00248 070  
 Neighbourhood Code: 532111

Permit Type: MFD - MULTI FAMILY DWELLING PERMIT  
 Permit #: 2023030  
 Estimated Value of Construction: 755,688.35  
 SQ Meters: 148.8

Pursuant to the bylaws applicable to the District of Invermere, being the owner or acting with the consent of the owner, hereby make application

Description of Work: CONSTRUCTION OF A NEW UP AND DOWN 4 PLEX (PHASE 1 - LOT 2)

Address/Location: Unit: Street #: Street Name:  
 15TH AVE

Legals: Lot: 1 Dist. Lot: 1092 Block: Plan No.: NEP8385 Section: Township: Land District: 26 PID: 013-506-722

Proposed Use: MULTI-FAMILY District: Area: Zone: RB No. of Units: 1

**OWNER**  
 Name: 1345408 B.C. LTD  
 Phone: 250 Add: BOX 639  
 Fax: Add:  
 City: INVERMERE Prov: BC Postal Code: V0A 1K0

**CONTRACTOR**  
 Name: GENERATION HOMES  
 Phone: Add:  
 Fax: Add:  
 City: Prov: Postal Code:

Date: Signature Of Applicant:

Conditions: ALL CONDITIONS NOTED ON THE ATTACHED COVER LETTER ARE APPLICABLE AND TO BE COMPLIED WITH. INSPECTIONS ARE REQUIRED AS OUTLINED WITH YOUR PERMIT AND IN THE BUILDING BYLAW. PLEASE DIRECT YOUR QUESTIONS TO THE BUILDING DEPARTMENT.

Building Inspector: *[Signature]*

<b>Building Permit Application Fee</b> Date: By: <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <b>Building Permit Fee Received</b> Date: By: <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT #	<b>Water Application No.</b> Date: By: <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <b>Sewer Application No.</b> Date: By: <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT #
---	--

Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-200.00
INSPECTION FEE	6,274.43
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	333.00
<b>Total Fees:</b>	<b>\$ 6,467.43</b>

GST Reg. No. : 10702 1271RT

June 19, 2023

1345408 BC Ltd  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.070

**Re: Building Permit # 2023025 - "Multi- Family Dwelling, 4 – Plex, (Phase 1, Lot 2)**  
**Legal: Lot 1, District Lot 1092, Plan NEP8385**  
**Civic: 2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

It is the owner's responsibility to ensure that their building plans conform with any prospectus, restrictive covenants or building schemes that may be registered against the title by other parties. In addition to any comments or notations that appear on your copy of the building plans, please note the following:

- 1) **Development Cost Charges** have been assessed at \$ 34,520.00 and are due before a building permit can be issued;
- 2) **Development Permit 22,01** issued is applicable and to be complied with;
- 3) **No unsafe condition** shall exist, be created, or permitted;
- 4) **All Construction must** comply with the New Energy Efficiency requirements in housing;
- 5) **All Outside Hose Taps** shall incorporate hose connection vacuum breakers pursuant to section 30 of the District of Invermere Bylaw 1198. Maintenance and winterizing of these vacuum breakers are the responsibility of the owner;
- 6) **Maximum Building Height** is 7.5m. The height is taken from finished grade of the building to the mid point between the roof eaves and the ridge of the primary roof structure;
- 7) **Foundation Walls** that will be backfilled greater than 2.3m (7.5ft) will require an engineered drawing prepared by a BC Registered Engineer with submittal to the Building Official prior to a foundation inspection;
- 8) **Retaining Walls** forming part of the dwelling exceeding 1.5m (4.9ft) in height shall be designed, sealed, and signed by a registered **British Columbia Professional Engineer** and the drawing submitted to the building official prior to construction of such;
- 9) **Community Water & Sewer Systems** to be installed in accordance with the District of Invermere subdivision and Servicing Bylaw 902. of Invermere office with sufficient notice;
- 10) **Occupancy** of the dwelling will not be granted until water meter installation and water and sewer inspections have been approved by the District of Invermere Municipal Works Department;

continued



1345408 BC Ltd.  
Building Permit  
Multi-Family Dwelling

- 11) **Driveways** crossing an open ditch are required to have a steel corrugated culvert installed for storm water flows.
- 12) **Soil Removed or Deposited** shall not cause a dust or dirt nuisance affecting any neighbouring property, highway, or right – of – way;
- 13) **Storm Drainage** to sanitary sewage connection is not permitted. **Storm Water Management** is the responsibility of the homeowner and is to be contained on site. No negative impact to the natural storm drainage course is permitted;
- 14) **Whenever it is found** by the "authority having jurisdiction" that work is not being performed in accordance with the BC Building or Plumbing Codes or Bylaws, a Stop Work Order may be posted, and all work will not progress other than the required remedial measures until further notice by the "authority having jurisdiction";
- 15) **No alterations and/or revisions** are permitted to the construction drawings submitted or construction on site unless proposed changes are submitted to Building Inspector for review, comment and/or approval prior;
- 16) **All materials to be disposed of** from the construction site are to be disposed of at the Windermere Landfill site. Hours of operation are 9:00 a.m. to 6:00 p.m. If you require additional information, please contact the R.D.E.K. at 1-888-478-7335.

You must notify the Municipal Office at least three days prior to the proposed date of connection to the sewer and water laterals so that this work may be inspected and recorded. The District requires that connections are not covered and that all trenching complies with W.C.B. regulation and standards. If these requirements are not met District will not approve connections.

The elevation of the basement should be higher than the sewer line abutting the property in order to achieve the minimum 2% grade. In certain situations, it is necessary for the owner to install a sewer pump in the basement of the building.

Pursuant to Section 4.5 (4) of Zoning Bylaw No. 1145, each multi-family dwelling requires 1.5 off-street parking spaces with minimum dimensions of 2.7 m x 6 m.

Any contractor employed during the construction of this building must have a valid Business Licence for the current year. In British Columbia, it is compulsory to hold a Trades Qualification Certificate to work in the following trades: Plumbing, Refrigeration, and Roofing (Damp and waterproofing), Sheet Metal Work, Sprinkler Fitting and Steam Fitting/Pipe Fitting.

The recipient of this Building Permit is reminded that a Notice of Project is required to be completed and submitted to the Workers' Compensation Board of British Columbia prior to commencing certain building projects. Contractors should contact the Workers' Compensation Board for any interpretation of regulations or procedures that have been established by this body.

(continued)

**1345408 BC Ltd.**  
Building Permit  
Multi-Family Dwelling

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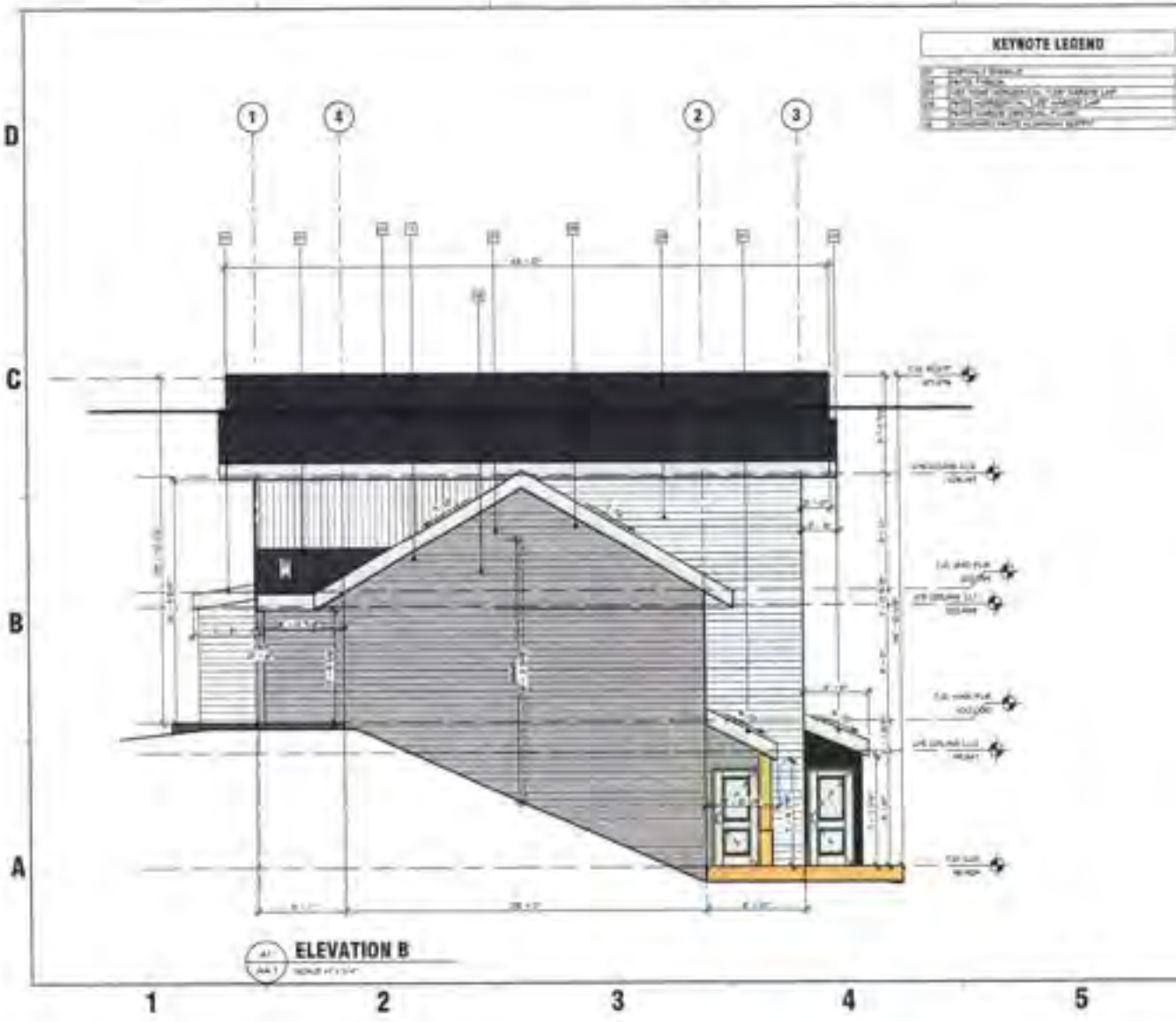
Sincerely,




Kim A. Leibel  
Manager of Building and Protective Services

KAL/kl

Save as elevation D  
 $= \frac{1}{4} = 7.5m$  (max)



KEYNOTE LEGEND	
1	CLAY TILE
2	CLAY TILE
3	CLAY TILE
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99	CLAY TILE
100	CLAY TILE



**Berry Architecture**  
ARCHITECTS

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6003

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\* THIS IS A SUMMARY DRAWING AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION OF BERRY ARCHITECTURE

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**Pinetree Meadows**  
**Phase 1, Lot 2**  
 Generation Homes  
 15 Ave Invermere BC

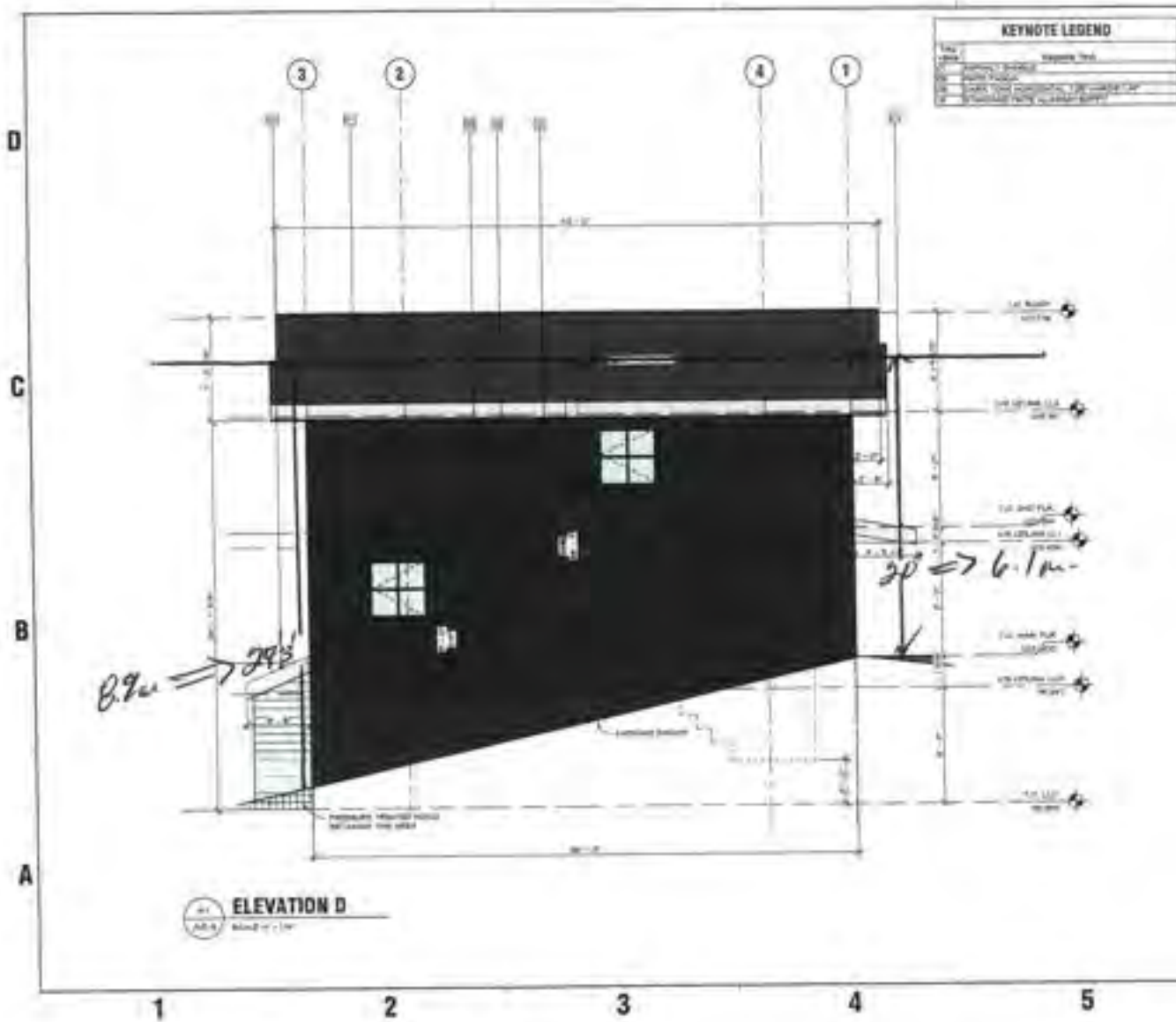
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**EXTERIOR BUILDING ELEVATIONS**

---

DATE: 1 - 14  
 DRAWN: RCD  
 CHECKED: MUM  
 OCT 21  
 21-030

**A4.1**



KEYNOTE LEGEND	
1	Window Head
2	Window Sill
3	Roof Eave
4	Roof Ridge

**berry architecture**  
MANAGER

SCALE

4 THIS IS A COMMENT  
PLANNED AND SHALL NOT BE  
PRODUCTION OR BE USED  
FOR ANY OTHER PURPOSE  
OR BE REPRODUCED

REVISIONS & DATES

**Pinetree Meadows  
Phase 1, Lot 2  
Generation Homes  
15 Ave Invermere BC**

PROJECT TITLE

**EXTERIOR  
BUILDING  
ELEVATIONS**

DATE: 11/17/17  
SCALE: 1/4" = 1'-0"  
SHEET: 00000  
DGT: 21  
30-070

**A4.4**

Scale @ 1:100  
unit = 465'

$$\bar{H} = \frac{8.9m + 6.1m}{2}$$

Elevation D and Elevation B  
are the same as the  
Foot corner Ave.  $\bar{H} = 7.5m$  ok.

$H = 7.5m$  ✓ ok (at limit)

*Handwritten signature*



DCC Calculation: Pinetree Meadows Phase 1 Lot 2 Units 29-32  
 2128-15th Ave  
 Lot 1, DL 216, KD Plan NEP8385  
 Folio 248.0705 - Multi Family Four Plex Residential  
 PID 013-606-722  
 DCC Bylaw No.1598, 2021

20-Jun-23

**COPY**

Generation Homes DP22.01

DCC'S PAYABLE							
	Unit #	Water DCC	Sewer DCC	Transport DCC	Parks DCC	Total DCC/unit	TOTAL DCCs
Multi Family Residential Building Lot 2 Units 29-32	4	\$185.00	\$5,520.00	\$2,804.00	\$121.00	\$8,630.00	\$34,520.00
	DCC due	\$740.00	\$22,060.00	\$11,216.00	\$484.00		\$34,520.00





ENGINEERING SECURITY REPORT



JPY

Address: 2128 15TH AVE Folio# 248.070 (New Lot 2)

Lot: 1 Block: DL: 1092 KD Plan: 8385

Applicant's Name: GENERATION HOMES Phone:

Utilities Required: [ ] Water [ ] Sewer [ ] D/W Culvert [ ] None

Building permits with a construction value of:

- [ ] \$50,000 and \$200,000
[ ] \$200,001 and \$500,000
[X] \$500,000 and over
[ ] Building moving permit / Demolition

Security Deposit:

- [ ] \$ 500.00
[ ] \$ 1,000.00
[X] \$ 1,500.00
[ ] \$ 1,500.00

Total No. S/W Panels Damaged: N/A Total No. Cracks in Curb: N/A Painted: [ ] Yes [X] No

Comments: [Blank lines]

Boulevard Trees: Condition: N/A Calliper Size: N/A None: [X]

Comments: [Blank lines]

Proposed Culvert Crossing: [X] Yes [ ] No Culvert Installed [ ] Yes [ ] No

Comments: CULVERTS REQUIRED ON ALL ACCESS ROADS

District of Invermere water curb stop, located at property line "will not" be turned On /Off at any time by any person other than District of Invermere Employee. Contact (250) 342-9281 (Bylaw 1198 section (34) \$100.00 for each offence, per day)

Please read box above before signing.

Applicant's Signature: [Blank] Date: [Blank]

Date of Inspection: JUNE 23/23 Inspector: [Signature]

Remarks: [Blank lines]

Date of Final Inspection: [Blank] Inspector: [Blank]

Remarks: Estimated Cost of Damages \$ [Blank]
Amount Charged \$ [Blank]
Refund \$ [Blank]
Amount Due \$ [Blank]



DISTRICT OF INVERMERE UTILITY SERVICE CONNECTION APPLICATION

A

APPLICANT GENERATION HOMES PHONE 250-341-5591 EMAIL \_\_\_\_\_

CIVIC ADDRESS OF PROPERTY 2128 15TH AVE

LOT 1 BLOCK \_\_\_\_\_ D.L. 1092 K.D PLAN 8385

REGISTERED OWNER GENERATION HOMES

ADDRESS \_\_\_\_\_

<input type="checkbox"/> Install New	<input type="checkbox"/> Pre-serviced	<input type="checkbox"/> Renew	<input type="checkbox"/> Remove	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Meters	<input type="checkbox"/> Waste/Recycle
<input type="checkbox"/> 5/8" x 3/4" meter to be pick up at District Office							
<input type="checkbox"/> 1" meter to be picked up at District Office							
<input type="checkbox"/> 1 1/2" meter to be picked up at District Office							
<input type="checkbox"/> Water Turn On / Turn Off							
<input type="checkbox"/> 1 Waste and 1 Recycle cart							
<input checked="" type="checkbox"/> Security Deposit							
<input type="checkbox"/> Installation of Water/Sewer Service:							
Pursuant to the attached estimate form							
<input type="checkbox"/> Water Inspection Fee (\$200.00 per inspection)							
<input type="checkbox"/> Sewer Inspection Fee (\$200.00 per inspection)							
Sub Total \$							
Balance Owing \$							

It is mutually agreed that all works will conform with approved engineering practices and material and the installation will comply with the Bylaws, conditions and regulations of the District of Invermere.

District of Invermere water curb stop, located at property line "will not" be turned On/Off at any time by any person other than District of Invermere employee. Contact 250-342-9281 (Bylaw 1198 (34) \$100.00 for each offence per, day)

Please read box above before signing.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY**

Date of connection/inspection: \_\_\_\_\_

Inspected by: \_\_\_\_\_

**CUSTOMER SIGNATURE**

Meter date of pick up: \_\_\_\_\_

Picked up by: \_\_\_\_\_

# District of Invermere



Folio No.:  Neighbourhood Code:

Permit Type:  Permit #:  Estimated Value of Construction:  SQ Metres:

Pursuant to the bylaws applicable to the District of Invermere I, being the owner or acting with the consent of the owner, hereby make application

Description of Work:

Address/Location: Unit:  Street #:  Street Name:

Legals: Loc:  Dist. Lot:  Block:  Plan No.:  Section:  Township:  Land District:  PID:

Proposed Use:  District:  Area:  Zone:  No. of Units:

**OWNER**  
 Name: 1345408 B.C. LTD  
 Phone: 250 Add: BOX 639  
 Fax: Add:  
 City: INVERMERE Prov: BC Postal Code: V0A 1K0

**CONTRACTOR**  
 Name: GENERATION HOMES  
 Phone: Add:  
 Fax: Add:  
 City: Prov: Postal Code:

Date: \_\_\_\_\_ Signature Of Applicant: \_\_\_\_\_

Conditions: ALL CONDITIONS NOTED ON THE ATTACHED COVER LETTER ARE APPLICABLE AND TO BE COMPLIED WITH. INSPECTIONS ARE REQUIRED AS OUTLINED WITH YOUR PERMIT AND IN THE BUILDING BYLAW. PLEASE DIRECT YOUR QUESTIONS TO THE BUILDING DEPARTMENT.

Building Inspector:

**Building Permit Application Fee**  
 Date: \_\_\_\_\_ By: \_\_\_\_\_  
 CASH  CHEQUE RECEIPT # \_\_\_\_\_  
**Building Permit Fee Received**  
 Date: \_\_\_\_\_ By: \_\_\_\_\_  
 CASH  CHEQUE RECEIPT # \_\_\_\_\_

**Water Application No.**  
 Date: \_\_\_\_\_ By: \_\_\_\_\_  
 CASH  CHEQUE RECEIPT # \_\_\_\_\_  
**Sewer Application No.**  
 Date: \_\_\_\_\_ By: \_\_\_\_\_  
 CASH  CHEQUE RECEIPT # \_\_\_\_\_

Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-200.00
INSPECTION FEE	7,434.57
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	369.00
<b>Total Fees:</b>	<b>\$ 7,663.57</b>



June 19, 2023

1345408 BC Ltd.  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.070

**Re: Building Permit # 2023025 - "Multi- Family Dwelling, 4 – Plex, (Phase 1, Lot 1)**  
**Legal: Lot 1, District Lot 1092, Plan NEP8385**  
**Civic: 2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

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Continued

1345408 BC Ltd.  
Building Permit  
Multi-Family Dwelling

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Multi-Family Dwelling

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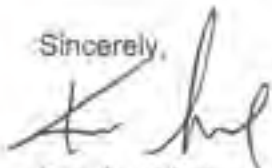
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Sincerely,



Kim A. Leibel  
Manager of Building and Protective Services

KAL/kj

DCC Calculation: Pinetree Meadows Phase 1 Lot 1 Units 33-36  
2128-15th Ave

15-Jun-23

Lot 1, DL 216, KD Plan NEP8385  
Folio 248.0705 - Multi Family Four Plex Residential  
PID: 013-605-722  
DCC Bylaw No. 1598, 2021

Generation Homes DP22.01

**DCC'S PAYABLE**

Multi Family Residential	Unit #	Water DCC	Sewer DCC	Transport DCC	Parks DCC	Total DCC/unit	TOTAL DCCs
	4	\$185.00	\$5,520.00	\$2,804.00	\$121.00	\$8,630.00	\$34,520.00
	DCC due	\$740.00	\$22,080.00	\$11,216.00	\$484.00		\$34,520.00



ENGINEERING SECURITY REPORT

COPY



Address: 2128 15TH AVE

Folio# 248.070 (New Lot 1)

Lot: 1 Block: DL: 1092 KD Plan: 8385

Applicants Name: GENERATION HOMES Phone:

Utilities Required:  Water  Sewer  D/W Culvert  None

Building permits with a construction value of:

- \$50,000 and \$200,000
- \$200,001 and \$500,000
- \$500,000 and over
- Building moving permit / Demolition

Security Deposit:

- \$ 500.00
- \$ 1,000.00
- \$ 1,500.00
- \$ 1,500.00

Total No. S/W Panels Damaged: (N/A) Total No. Cracks in Curb: (N/A) Painted:  Yes  No

Comments:

Boulevard Trees: Condition: (N/A)

Caliper Size: (N/A)

None:

Comments:

Proposed Culvert Crossing:  Yes  No

Culvert Installed  Yes  No

Comments: CULVERTS REQUIRED ON ALL ACCESS ROADS.

District of Invermere water curb stop, located at property line "will not" be turned On /Off at any time by any person other than District of Invermere Employee. Contact (250) 342-9281 (Bylaw 1198 section (34) \$100.00 for each offence, per day)

Please read box above before signing.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date of Inspection: JUNE 23/23

Inspector:

Remarks: \_\_\_\_\_

Date of Final Inspection: \_\_\_\_\_

Inspector: \_\_\_\_\_

Remarks: \_\_\_\_\_

Estimated Cost of Damages	\$	_____
Amount Charged	\$	_____
Refund	\$	_____
Amount Due	\$	_____





DISTRICT OF INVERMERE UTILITY SERVICE CONNECTION APPLICATION

COPY

APPLICANT GENERATION HOMIES PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CIVIC ADDRESS OF PROPERTY 2128 15<sup>TH</sup> AVE

LOT 1 BLOCK \_\_\_\_\_ D.L. 1092 K.D PLAN 8385

REGISTERED OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

<input type="checkbox"/> Install New	<input type="checkbox"/> Pre-serviced	<input type="checkbox"/> Renew	<input type="checkbox"/> Remove	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Meters	<input type="checkbox"/> Waste/Recycle
<input type="checkbox"/> 5/8" x 3/4" meter to be pick up at District Office							\$774.04 R.F. Meter (Actual cost of meter tax incl.) x 4 \$ 3096.16
<input type="checkbox"/> 3/4" x 3/4" meter to be pick up at District Office							\$ _____ R.F. Meter (Actual cost of meter) \$
<input type="checkbox"/> 1" meter to be picked up at District Office							\$1,073.77 R.F. Meter (Actual cost of meter) \$
<input type="checkbox"/> 1 1/2" meter to be picked up at District Office							\$ _____ R.F. Meter (Actual cost of meter) \$
<input type="checkbox"/> Water Turn On / Turn Off							\$50.00 \$
<input type="checkbox"/> 1 Waste and 1 Recycle cart							\$230.00 \$
<input checked="" type="checkbox"/> Security Deposit							\$ 1500
<input type="checkbox"/> Installation of Water/Sewer Service:							\$
Pursuant to the attached estimate form							
<input type="checkbox"/> Water Inspection Fee (\$200.00 per inspection)							\$
<input type="checkbox"/> Sewer Inspection Fee (\$200.00 per inspection)							\$
<b>Sub Total \$</b>							
<b>Balance Owing \$</b>							<u>4596.16</u>

It is mutually agreed that all works will conform with approved engineering practices and material and the installation will comply with the Bylaws, conditions and regulations of the District of Invermere.

District of Invermere water curb stop, located at property line "will not" be turned On/Off at any time by any person other than District of Invermere employee. Contact 250-342-9281 (Bylaw 1198 (34) \$100.00 for each offence per, day)

Please read box above before signing.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY**

Date of connection/inspection: \_\_\_\_\_

Inspected by: \_\_\_\_\_

**CUSTOMER SIGNATURE**

Meter date of pick up: \_\_\_\_\_

Picked up by: \_\_\_\_\_



District of Invermere



Date: 08-Aug-2024 Page: 1  
Issue Date: 08-Aug-2024 Time: 11:31 am

Folk No.: 532 00248 220  
Neighborhood Code: 532111

Permit Type: MFD - MULTI FAMILY DWELLING PERMIT  
Permit #: 2024033  
Estimated Value of Construction: 735,000.00  
SQ Meters: 180

Pursuant to the bylaws applicable to the District of Invermere I, being the owner or acting with the consent of the owner, hereby make application

Description of Work: CONSTRUCTION OF A 4 UNIT (UP/DOWN) MULTI FAMILY DWELLING, LOT 8 (UNITS 37-40)

Address/Location: Unit, Street #, Street Name: 15TH AVE  
Legals: Lot: A, Dist. Lot: 1092, Block, Plan No: EPP120443, Section, Township, Land District: 26, PID: 032-005-121  
Proposed Use: MULTI-FAMILY, District, Area, Zone: RB, No. of Units: 1

OWNER Name: 1345408 B.C. LTD  
Phone: 250, Add: BOX 639  
Fax, City: INVERMERE, Prov: BC, Postal Code: V0A 1K0

CONTRACTOR Name: GENERATION HOMES  
Phone, Add, Fax, City, Prov, Postal Code

Date: Aug 13/24  
Signature Of Applicant: [Signature]  
Conditions: ALL CONDITIONS NOTED ON THE ATTACHED COVER LETTER ARE APPLICABLE TO THE ISSUED BUILDING PERMIT. INSPECTIONS ARE REQUIRED AS OUTLINED WITH YOUR PERMIT AND IN THE BUILDING BYLAW. PLEASE DIRECT ANY QUESTIONS YOU MAY HAVE TO THE BUILDING DEPARTMENT.

Building Inspector: [Signature]  
Building Permit Application Fee: Date, By, CASH, CHEQUE, RECEIPT #  
Building Permit Fee Received: Date, By, CASH, CHEQUE, RECEIPT #  
Water Application No.: Date, By, CASH, CHEQUE, RECEIPT #  
Sewer Application No.: Date, By, CASH, CHEQUE, RECEIPT #

Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-400.00
INSPECTION FEE	6,103.75
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	360.00
<b>Total Fees:</b>	<b>\$ 6,123.75</b>

GST Reg. No. : 10702 1271RT



August 12, 2024

1345408 BC Ltd.  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.220

Re: **Building Permit # 2024033 - "Multi- Family Dwelling, 4 – Plex, (Units 37-40)**  
Legal: **Lot A, District Lot 1092, Plan EPP120443**  
Civic: **2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

It is the owner's responsibility to ensure that their building plans conform with any prospectus, restrictive covenants or building schemes that may be registered against the title by other parties. In addition to any comments or notations that appear on your copy of the building plans, please note the following:

- 1) **Development Cost Charges** have been assessed at \$ 34,520.00 and are due before a building permit can be issued;
- 2) **Development Permit 22.01** issued is applicable and to be complied with;
- 3) **No unsafe condition** shall exist, be created, or permitted;
- 4) **All Construction must** comply with the New Energy Efficiency requirements in housing;
- 5) **All Outside Hose Taps** shall incorporate hose connection vacuum breakers pursuant to section 30 of the District of Invermere Bylaw 1198. Maintenance and winterizing of these vacuum breakers are the responsibility of the owner;
- 6) **Maximum Building Height** is 7.5m. The height is taken from finished grade of the building to the mid point between the roof eaves and the ridge of the primary roof structure;
- 7) **Foundation Walls** that will be backfilled greater than 2.3m (7.5ft) will require an engineered drawing prepared by a BC Registered Engineer with submittal to the Building Official prior to a foundation inspection;
- 8) **Retaining Walls** forming part of the dwelling exceeding 1.5m (4.9ft) in height shall be designed, sealed, and signed by a registered **British Columbia Professional Engineer** and the drawing submitted to the building official prior to construction of such;
- 9) **Community Water & Sewer Systems** to be installed in accordance with the District of Invermere subdivision and Servicing Bylaw 902. of Invermere office with sufficient notice;
- 10) **Occupancy** of the dwelling will not be granted until water meter installation and water and sewer inspections have been approved by the District of Invermere Municipal Works Department;

continued



1345408 BC Ltd.  
Building Permit  
Multi-Family Dwelling (units 37-40)

- 11) **Driveways** crossing an open ditch are required to have a steel corrugated culvert installed for storm water flows;
- 12) **Soil Removed or Deposited** shall not cause a dust or dirt nuisance affecting any neighbouring property, highway, or right – of – way;
- 13) **Storm Drainage** to sanitary sewage connection is not permitted. **Storm Water Management** is the responsibility of the homeowner and is to be contained on site. No negative impact to the natural storm drainage course is permitted;
- 14) **Whenever it is found** by the "authority having jurisdiction" that work is not being performed in accordance with the BC Building or Plumbing Codes or Bylaws, a Stop Work Order may be posted, and all work will not progress other than the required remedial measures until further notice by the "authority having jurisdiction";
- 15) **No alterations and/or revisions** are permitted to the construction drawings submitted or construction on site unless proposed changes are submitted to Building Inspector for review, comment, and/or approval prior;
- 16) **All materials to be disposed of** from the construction site are to be disposed of at the Windermere Landfill site. Hours of operation are 9:00 a.m. to 6:00 p.m. If you require additional information, please contact the R.D.E.K. at 1-888-478-7335.

You must notify the Municipal Office at least three days prior to the proposed date of connection to the sewer and water laterals so that this work may be inspected and recorded. The District requires that connections are not covered and that all trenching complies with W.C.B. regulation and standards. If these requirements are not met District will not approve connections.

The elevation of the basement should be higher than the sewer line abutting the property in order to achieve the minimum 2% grade. In certain situations, it is necessary for the owner to install a sewer pump in the basement of the building.

Pursuant to Section 4.5 (4) of Zoning Bylaw No. 1145, each multi-family dwelling requires 1.5 off-street parking spaces with minimum dimensions of 2.7 m x 6 m.

Any contractor employed during the construction of this building must have a valid Business Licence for the current year. In British Columbia, it is compulsory to hold a Trades Qualification Certificate to work in the following trades: Plumbing, Refrigeration, and Roofing (Damp and waterproofing), Sheet Metal Work, Sprinkler Fitting and Steam Fitting/Pipe Fitting.

The recipient of this Building Permit is reminded that a Notice of Project is required to be completed and submitted to the Workers' Compensation Board of British Columbia prior to commencing certain building projects. Contractors should contact the Workers' Compensation Board for any interpretation of regulations or procedures that have been established by this body.

continued



1345408 BC Ltd.  
Building Permit  
Multi-Family Dwelling (units 37-40)

**The Invermere Noise Control Bylaw No. 1117, 2002 stipulates:**

- 1) No person shall make or cause, or permit to be made or caused, in or on a highway or elsewhere in the municipality, any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of a person in the vicinity;
- 2) No owner or occupier of real property shall allow such real property to be used so that a noise or sound which originates from that property disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of a person in the vicinity;

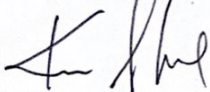
**The provisions of this Bylaw do not apply to:**

- 1) Construction, demolition, maintenance, repair, or excavation activities carried on between 8:00 am and 8:00 PM on Saturdays, Sundays, and Holidays;
- 2) Construction, demolition, maintenance, repair, or excavation activities carried on between 7:00 am and 9:00PM from Monday to Friday.

All electrical/gas work is to be inspected/approved by the Electrical/Gas Inspector. Contact the Technical Safety BC to arrange for permits and inspections.

**If you have any questions before or during construction, please contact the building department at the District of Invermere office (250) 342 – 9281.**

Sincerely,



Kim A. Leibel  
Manager of Building and Protective Services

KAL/kl

# District of Invermere



Date: 08-Aug-2024 Page: 1  
 Issue Date: 08-Aug-2024 Time: 11:42 am

Folio No.: 532 00248.220  
 Neighborhood Code: 532111

Permit Type: **MFD - MULTI FAMILY DWELLING PERMIT**  
 Permit #: **2024034**  
 Estimated Value of Construction: **932,000.00**  
 SQ Meters: **180**

Pursuant to the bylaws applicable to the District of Invermere I, being the owner or acting with the consent of the owner, hereby make application

Description of Work: **CONSTRUCTION OF A 4 UNIT (UP/DOWN) MULTI FAMILY DWELLING, LOT 7 (UNITS 41-44)**

Address/Location: Unit: \_\_\_\_\_ Street #: \_\_\_\_\_ Street Name: **15TH AVE**

Legals: Lot: **A** Dist. Lot: **1092** Block: \_\_\_\_\_ Plan No: **EPP120443** Section: \_\_\_\_\_ Township: \_\_\_\_\_ Land District: **26** PID: **032-005-121**

Proposed Use: **MULTI-FAMILY** District: **I** Area: **I** Zone: **RB** No. of Units: **1**

**OWNER** Name: **1345408 B.C. LTD**  
 Phone: **250** Add: **BOX 639**  
 Fax: \_\_\_\_\_ Add: \_\_\_\_\_  
 City: **INVERMERE** Prov: **BC** Postal Code: **V0A 1K0**

**CONTRACTOR** Name: **GENERATION HOMES**  
 Phone: \_\_\_\_\_ Add: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Add: \_\_\_\_\_  
 City: \_\_\_\_\_ Prov: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Date: **AUG 21, 2024** Signature Of Applicant: *C Scott*

Conditions: ALL CONDITIONS NOTED ON THE ATTACHED COVER LETTER ARE APPLICABLE TO THE BUILDING PERMIT. INSPECTIONS ARE REQUIRED AS OUTLINED WITH YOUR PERMIT AND IN THE BUILDING BYLAW. PLEASE DIRECT ANY QUESTIONS TO THE BUILDING DEPARTMENT.

Building Inspector: *[Signature]*

<b>Building Permit Application Fee</b> Date: _____ By: _____ <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # _____ <b>Building Permit Fee Received</b> Date: _____ By: _____ <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # _____	<b>Water Application No.</b> Date: _____ By: _____ <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # _____ <b>Sewer Application No.</b> Date: _____ By: _____ <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # _____
---	--

Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-200.00
INSPECTION FEE	7,729.00
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	387.00
<b>Total Fees:</b>	<b>\$ 7,976.00</b>

GST Reg. No. : 10702 1271RT



August 12, 2024

1345408 BC Ltd.  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.220

**Re: Building Permit # 2024034 - "Multi- Family Dwelling, 4 – Plex, (Units 41-44)**  
**Legal: Lot A, District Lot 1092, Plan EPP120443**  
**Civic: 2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

It is the owner's responsibility to ensure that their building plans conform with any prospectus, restrictive covenants or building schemes that may be registered against the title by other parties. In addition to any comments or notations that appear on your copy of the building plans, please note the following:

- 1) **Development Cost Charges** have been assessed at \$ 34,520.00 and are due before a building permit can be issued;
- 2) **Development Permit 22.01** issued is applicable and to be complied with;
- 3) **No unsafe condition** shall exist, be created, or permitted;
- 4) **All Construction must** comply with the New Energy Efficiency requirements in housing;
- 5) **All Outside Hose Taps** shall incorporate hose connection vacuum breakers pursuant to section 30 of the District of Invermere Bylaw 1198. Maintenance and winterizing of these vacuum breakers are the responsibility of the owner;
- 6) **Maximum Building Height** is 7.5m. The height is taken from finished grade of the building to the mid point between the roof eaves and the ridge of the primary roof structure;
- 7) **Foundation Walls** that will be backfilled greater than 2.3m (7.5ft) will require an engineered drawing prepared by a BC Registered Engineer with submittal to the Building Official prior to a foundation inspection;
- 8) **Retaining Walls** forming part of the dwelling exceeding 1.5m (4.9ft) in height shall be designed, sealed, and signed by a registered **British Columbia Professional Engineer** and the drawing submitted to the building official prior to construction of such;
- 9) **Community Water & Sewer Systems** to be installed in accordance with the District of Invermere subdivision and Servicing Bylaw 902. of Invermere office with sufficient notice;
- 10) **Occupancy** of the dwelling will not be granted until water meter installation and water and sewer inspections have been approved by the District of Invermere Municipal Works Department;

continued

**1345408 BC Ltd.**

Building Permit

Multi-Family Dwelling (units 41-44)

- 11) **Driveways** crossing an open ditch are required to have a steel corrugated culvert installed for storm water flows;
- 12) **Soil Removed or Deposited** shall not cause a dust or dirt nuisance affecting any neighbouring property, highway, or right – of – way;
- 13) **Storm Drainage** to sanitary sewage connection is not permitted. **Storm Water Management** is the responsibility of the homeowner and is to be contained on site. No negative impact to the natural storm drainage course is permitted;
- 14) **Whenever it is found** by the "authority having jurisdiction" that work is not being performed in accordance with the BC Building or Plumbing Codes or Bylaws, a Stop Work Order may be posted, and all work will not progress other than the required remedial measures until further notice by the "authority having jurisdiction";
- 15) **No alterations and/or revisions** are permitted to the construction drawings submitted or construction on site unless proposed changes are submitted to Building Inspector for review, comment, and/or approval prior;
- 16) **All materials to be disposed of** from the construction site are to be disposed of at the Windermere Landfill site. Hours of operation are 9:00 a.m. to 6:00 p.m. If you require additional information, please contact the R.D.E.K. at 1-888-478-7335.

You must notify the Municipal Office at least three days prior to the proposed date of connection to the sewer and water laterals so that this work may be inspected and recorded. The District requires that connections are not covered and that all trenching complies with W.C.B. regulation and standards. If these requirements are not met District will not approve connections.

The elevation of the basement should be higher than the sewer line abutting the property in order to achieve the minimum 2% grade. In certain situations, it is necessary for the owner to install a sewer pump in the basement of the building.

Pursuant to Section 4.5 (4) of Zoning Bylaw No. 1145, each multi-family dwelling requires 1.5 off-street parking spaces with minimum dimensions of 2.7 m x 6 m.

Any contractor employed during the construction of this building must have a valid Business Licence for the current year. In British Columbia, it is compulsory to hold a Trades Qualification Certificate to work in the following trades: Plumbing, Refrigeration, and Roofing (Damp and waterproofing), Sheet Metal Work, Sprinkler Fitting and Steam Fitting/Pipe Fitting.

The recipient of this Building Permit is reminded that a Notice of Project is required to be completed and submitted to the Workers' Compensation Board of British Columbia prior to commencing certain building projects. Contractors should contact the Workers' Compensation Board for any interpretation of regulations or procedures that have been established by this body.

continued



**1345408 BC Ltd.**

Building Permit

Multi-Family Dwelling (units 41-44)

**The Invermere Noise Control Bylaw No. 1117, 2002 stipulates:**

- 1) No person shall make or cause, or permit to be made or caused, in or on a highway or elsewhere in the municipality, any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of a person in the vicinity;
- 2) No owner or occupier of real property shall allow such real property to be used so that a noise or sound which originates from that property disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of a person in the vicinity;

**The provisions of this Bylaw do not apply to:**

- 1) Construction, demolition, maintenance, repair, or excavation activities carried on between 8:00 am and 8:00 PM on Saturdays, Sundays, and Holidays;
- 2) Construction, demolition, maintenance, repair, or excavation activities carried on between 7:00 am and 9:00PM from Monday to Friday.

All electrical/gas work is to be inspected/approved by the Electrical/Gas Inspector. Contact the Technical Safety BC to arrange for permits and inspections.

**If you have any questions before or during construction, please contact the building department at the District of Invermere office (250) 342 – 9281.**

Sincerely,



Kim A. Leibel

Manager of Building and Protective Services

KAL/kl

# District of Invermere



Date: 08-Aug-2024 Page: 1  
Issue Date: 08-Aug-2024 Time: 11:53 am

Folio No.:  Neighborhood Code:

Permit Type:  Permit #:  Estimated Value of Construction:  SQ Meters:

Pursuant to the bylaws applicable to the District of Invermere I, being the owner or acting with the consent of the owner, hereby make application

Description of Work:

Address/Location: Unit:  Street #:  Street Name:

Legals: Lot:  Dist. Lot:  Block:  Plan No:  Section:  Township:  Land District:  PID:

Proposed Use:  District:  Area:  Zone:  No. of Units:

**OWNER** Name:   
 Phone:  Add:   
 Fax:  City:  Prov:  Postal Code:

**CONTRACTOR** Name:   
 Phone:  Add:   
 Fax:  City:  Prov:  Postal Code:

Date:  Signature Of Applicant:

Conditions: ALL CONDITIONS ON THE ATTACHED COVER LETTER ARE APPLICABLE TO THE BUILDING PERMIT.  
 INSPECTIONS ARE REQUIRED AS OUTLINED WITH YOUR BUILDING PERMIT AND IN THE BUILDING BYLAW.  
 PLEASE DIRECT ANY QUESTIONS TO THE BUILDING DEPARTMENT FOR DIRECTION.

Building Inspector:

<p><b>Building Permit Application Fee</b>                  Date: <input type="text"/> By: <input type="text"/>  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p> <p><b>Building Permit Fee Received</b>                  Date: <input type="text"/> By: <input type="text"/>  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p>	<p><b>Water Application No.</b>                  Date: <input type="text"/> By: <input type="text"/>  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p> <p><b>Sewer Application No.</b>                  Date: <input type="text"/> By: <input type="text"/>  <input type="checkbox"/> CASH <input type="checkbox"/> CHEQUE RECEIPT # <input type="text"/></p>
--	---

Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-200.00
INSPECTION FEE	7,663.00
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	405.00
<b>Total Fees:</b>	<b>\$ 7,928.00</b>

GST Reg. No. : 10702 1271RT

August 12, 2024

1345408 BC Ltd.  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.220

**Re: Building Permit # 2024035 - "Multi- Family Dwelling, 4 – Plex, (Units 45-48)**  
**Legal: Lot A, District Lot 1092, Plan EPP120443**  
**Civic: 2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

It is the owner's responsibility to ensure that their building plans conform with any prospectus, restrictive covenants or building schemes that may be registered against the title by other parties. In addition to any comments or notations that appear on your copy of the building plans, please note the following:

- 1) **Development Cost Charges** have been assessed at \$ 34,520.00 and are due before a building permit can be issued;
- 2) **Development Permit 22.01** issued is applicable and to be complied with;
- 3) **No unsafe condition** shall exist, be created, or permitted;
- 4) **All Construction must** comply with the New Energy Efficiency requirements in housing;
- 5) **All Outside Hose Taps** shall incorporate hose connection vacuum breakers pursuant to section 30 of the District of Invermere Bylaw 1198. Maintenance and winterizing of these vacuum breakers are the responsibility of the owner;
- 6) **Maximum Building Height** is 7.5m. The height is taken from finished grade of the building to the mid point between the roof eaves and the ridge of the primary roof structure;
- 7) **Foundation Walls** that will be backfilled greater than 2.3m (7.5ft) will require an engineered drawing prepared by a BC Registered Engineer with submittal to the Building Official prior to a foundation inspection;
- 8) **Retaining Walls** forming part of the dwelling exceeding 1.5m (4.9ft) in height shall be designed, sealed, and signed by a registered **British Columbia Professional Engineer** and the drawing submitted to the building official prior to construction of such;
- 9) **Community Water & Sewer Systems** to be installed in accordance with the District of Invermere subdivision and Servicing Bylaw 902. of Invermere office with sufficient notice;
- 10) **Occupancy** of the dwelling will not be granted until water meter installation and water and sewer inspections have been approved by the District of Invermere Municipal Works Department;

continued



**1345408 BC Ltd.**

Building Permit  
Multi-Family Dwelling (units 45-48)

- 11) **Driveways** crossing an open ditch are required to have a steel corrugated culvert installed for storm water flows;
- 12) **Soil Removed or Deposited** shall not cause a dust or dirt nuisance affecting any neighbouring property, highway, or right – of – way;
- 13) **Storm Drainage** to sanitary sewage connection is not permitted. **Storm Water Management** is the responsibility of the homeowner and is to be contained on site. No negative impact to the natural storm drainage course is permitted;
- 14) **Whenever it is found** by the "authority having jurisdiction" that work is not being performed in accordance with the BC Building or Plumbing Codes or Bylaws, a Stop Work Order may be posted, and all work will not progress other than the required remedial measures until further notice by the "authority having jurisdiction";
- 15) **No alterations and/or revisions** are permitted to the construction drawings submitted or construction on site unless proposed changes are submitted to Building Inspector for review, comment, and/or approval prior;
- 16) **All materials to be disposed of** from the construction site are to be disposed of at the Windermere Landfill site. Hours of operation are 9:00 a.m. to 6:00 p.m. If you require additional information, please contact the R.D.E.K. at 1-888-478-7335.

You must notify the Municipal Office at least three days prior to the proposed date of connection to the sewer and water laterals so that this work may be inspected and recorded. The District requires that connections are not covered and that all trenching complies with W.C.B. regulation and standards. If these requirements are not met District will not approve connections.

The elevation of the basement should be higher than the sewer line abutting the property in order to achieve the minimum 2% grade. In certain situations, it is necessary for the owner to install a sewer pump in the basement of the building.

Pursuant to Section 4.5 (4) of Zoning Bylaw No. 1145, each multi-family dwelling requires 1.5 off-street parking spaces with minimum dimensions of 2.7 m x 6 m.

Any contractor employed during the construction of this building must have a valid Business Licence for the current year. In British Columbia, it is compulsory to hold a Trades Qualification Certificate to work in the following trades: Plumbing, Refrigeration, and Roofing (Damp and waterproofing), Sheet Metal Work, Sprinkler Fitting and Steam Fitting/Pipe Fitting.

The recipient of this Building Permit is reminded that a Notice of Project is required to be completed and submitted to the Workers' Compensation Board of British Columbia prior to commencing certain building projects. Contractors should contact the Workers' Compensation Board for any interpretation of regulations or procedures that have been established by this body.

continued

**1345408 BC Ltd.**

Building Permit

Multi-Family Dwelling (units 45-48)

**The Invermere Noise Control Bylaw No. 1117, 2002 stipulates:**

- 1) No person shall make or cause, or permit to be made or caused, in or on a highway or elsewhere in the municipality, any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of a person in the vicinity;
- 2) No owner or occupier of real property shall allow such real property to be used so that a noise or sound which originates from that property disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of a person in the vicinity;

**The provisions of this Bylaw do not apply to:**

- 1) Construction, demolition, maintenance, repair, or excavation activities carried on between 8:00 am and 8:00 PM on Saturdays, Sundays, and Holidays;
- 2) Construction, demolition, maintenance, repair, or excavation activities carried on between 7:00 am and 9:00PM from Monday to Friday.

All electrical/gas work is to be inspected/approved by the Electrical/Gas Inspector. Contact the Technical Safety BC to arrange for permits and inspections.

**If you have any questions before or during construction, please contact the building department at the District of Invermere office (250) 342 – 9281.**

Sincerely,



Kim A. Leibel

Manager of Building and Protective Services

KAL/kl

FOLIO #: 248.070

COPY



DISTRICT OF INVERMERE UTILITY SERVICE CONNECTION APPLICATION

UNITS 45-48 BUILDING 6 PHASE 1

APPLICANT GENERATION HOMES PHONE 250-341-5591 EMAIL \_\_\_\_\_

CIVIC ADDRESS OF PROPERTY 2128 15TH AVE.

LOT 1 BLOCK \_\_\_\_\_ D.L. 1092 K.D PLAN 8385.

REGISTERED OWNER GENERATION HOMES.

ADDRESS \_\_\_\_\_

<input type="checkbox"/> Install New	<input type="checkbox"/> Pre-serviced	<input type="checkbox"/> Renew	<input type="checkbox"/> Remove	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Meters	<input type="checkbox"/> Waste/Recycle
<input checked="" type="checkbox"/>							
5/8" x 3/4" meter to be pick up at District Office \$863.36 R.F. Meter (Actual cost of meter tax incl.) x 4							\$ 3453.44
<input type="checkbox"/>							
3/4" x 3/4" meter to be pick up at District Office \$ _____ R.F. Meter (Actual cost of meter)							\$
<input type="checkbox"/>							
1" meter to be picked up at District Office \$1,109.77 R.F. Meter (Actual cost of meter)							\$
<input type="checkbox"/>							
1 1/2" meter to be picked up at District Office \$ _____ R.F. Meter (Actual cost of meter)							\$
<input type="checkbox"/>							
Water Turn On / Turn Off \$50.00							\$
<input type="checkbox"/>							
1 Waste and 1 Recycle cart \$230.00							\$
<input checked="" type="checkbox"/>							
Security Deposit							\$ 1500.00
<input type="checkbox"/>							
Installation of Water/Sewer Service:							\$
Pursuant to the attached estimate form							
<input type="checkbox"/>							
Water Inspection Fee (\$200.00 per inspection)							\$
<input type="checkbox"/>							
Sewer Inspection Fee (\$200.00 per inspection)							\$
Sub Total \$							
Balance Owing \$							4953.44

It is mutually agreed that all works will conform with approved engineering practices and material and the installation will comply with the Bylaws, conditions and regulations of the District of Invermere.

District of Invermere water curb stop, located at property line "will not" be turned On/Off at any time by any person other than District of Invermere employee. Contact 250-342-9281 (Bylaw 1198 (34) \$100.00 for each offence per, day)

Please read box above before signing.

Signature of Applicant:

C Scott

Date:

AUG 21, 2024

OFFICE USE ONLY

Date of connection/inspection: \_\_\_\_\_

Inspected by: \_\_\_\_\_

CUSTOMER SIGNATURE

Meter date of pick up: AUG 21, 2024

Picked up by: C SCOTT





ENGINEERING SECURITY REPORT

COPY



UNITS 45-48 BUILDING 6 PHASE 1

Address: 2128 15TH AVE

Folio# 248.070

Lqt: 1 Block: DL: 1092

KD Plan: 8385

Applicants Name: GENERATION HOMES

Phone: 250-341-5591

Utilities Required:  Water  Sewer  D/W Culvert  None

Building permits with a construction value of:

- \$50,000 and \$200,000
- \$200,001 and \$500,000
- \$500,000 and over
- Building moving permit / Demolition

Security Deposit:

- \$ 500.00
- \$ 1,000.00
- \$ 1,500.00
- \$ 1,500.00

Total No. S/W Panels Damaged: N/A Total No. Cracks in Curb: N/A Painted:  Yes  No

Comments:

CONSTRUCTION OF DEVELOPMENT IN PROGRESS  
ROADS HAVE BEEN DUG UP FOR UTILITIES.

Boulevard Trees: Condition: N/A Caliper Size: N/A None:

Comments:

Proposed Culvert Crossing:  Yes  No Culvert Installed  Yes  No

Comments: CULVERTS REQUIRED ON ALL ACCESS ROAD.

District of Invermere water curb stop, located at property line "will not" be turned On /Off at any time by any person other than District of Invermere Employee. Contact (250) 342-9281 (Bylaw 1198 section (34) \$100.00 for each offence, per day)

Please read box above before signing.

Applicant's Signature: Scott

Date: AUG 21, 2024

Date of Inspection: MARCH 19/24

Inspector: [Signature]

Remarks:

Date of Final Inspection:

Inspector:

Remarks:

Estimated Cost of Damages	\$	_____
Amount Charged	\$	_____
Refund	\$	_____
Amount Due	\$	_____

# District of Invermere



Date: 08-Aug-2024 Page: 1  
Issue Date: 08-Aug-2024 Time: 12:43 pm

Folio N  
532 00248.220

Neighborhood Code:  
532111

Permit Type:  
MFD - MULTI FAMILY DWELLING PERMIT

Permit #:  
2024036

Estimated Value of Construction:  
735,000.00

SQ Meters:  
180

Pursuant to the bylaws applicable to the District of Invermere I, being the owner or acting with the consent of the owner, hereby make application

Description of Work: CONSTRUCTION OF A 4 UNIT (UP/DOWN) MULTI FAMILY DWELLING, LOT 5 (UNITS 49-52)

Address/Location: Unit: Street #: Street Name: 15TH AVE

Legals: Lot: A Dist. Lot: 1092 Block: Plan No: EPP120443 Section: Township: Land District: 26 PID: 032-005-121

Proposed Use: MULTI-FAMILY District: I Area: I Zone: RB No. of Units: 4

### OWNER

Name: 1345408 B.C. LTD

Phone: 250 Add: BOX 639  
Fax: Add:  
City: INVERMERE Prov: BC Postal Code: V0A 1K0

### CONTRACTOR

Name: GENERATION HOMES

Phone: Add:  
Fax: Add:  
City: Prov: Postal Code:

Date:

AUG 21, 2024

Signature Of Applicant:

Scott

Conditions: ALL CONDITIONS NOTED ON THE ATTACHED COVER LETTER ARE APPLICABLE TO THE ISSUED BUILDING PERMIT. INSPECTIONS ARE REQUIRED AS OUTLINED WITH YOUR PERMIT AND IN THE BUILDING BYLAW. PLEASE DIRECT ANY QUESTIONS YOU MAY HAVE TO THE BUILDING DEPARTMENT.

Building Inspector:

[Signature]

#### Building Permit Application Fee

Date: By:  
 CASH  CHEQUE RECEIPT #

#### Building Permit Fee Received

Date: By:  
 CASH  CHEQUE RECEIPT #

#### Water Application No.

Date: By:  
 CASH  CHEQUE RECEIPT #

#### Sewer Application No.

Date: By:  
 CASH  CHEQUE RECEIPT #

#### Description Of Rate:

Description Of Rate:	Fees:
PLAN CHECK DEPOSIT	-200.00
INSPECTION FEE	6,103.75
BUILDING PERMIT FEE	60.00
PLUMBING FIXTURE FEE	360.00

Total Fees: \$ 6,323.75

GST Reg. No. : 10702 1271RT



August 12, 2024

1345408 BC Ltd.  
PO Box 639  
Invermere, BC V0A 1K0

Folio: 248.220

**Re: Building Permit # 2024036 - "Multi- Family Dwelling, 4 – Plex, (Units 49-52)**  
**Legal: Lot A, District Lot 1092, Plan EPP120443**  
**Civic: 2128 – 15<sup>th</sup> Avenue, Invermere, BC**

Attached is a building permit for the above titled construction. All materials and construction to comply with the 2018 BC Building and Plumbing Codes.

All materials and construction will be subject to on-site inspections at stages indicated with your building permit. A copy of this permit must be posted in a visible location on the property upon entrance to site and remain posted until the Building Inspector issues an Occupancy Permit. Also ensure that plans and/or specifications on which the permit is based are available on site. **It is the owner's and/or builder's responsibility to notify the District office for the necessary inspections indicated with the building permit.**

It is the owner's responsibility to ensure that their building plans conform with any prospectus, restrictive covenants or building schemes that may be registered against the title by other parties. In addition to any comments or notations that appear on your copy of the building plans, please note the following:

- 1) **Development Cost Charges** have been assessed at \$ 34,520.00 and are due before a building permit can be issued;
- 2) **Development Permit 22.01** issued is applicable and to be complied with;
- 3) **No unsafe condition** shall exist, be created, or permitted;
- 4) **All Construction must** comply with the New Energy Efficiency requirements in housing;
- 5) **All Outside Hose Taps** shall incorporate hose connection vacuum breakers pursuant to section 30 of the District of Invermere Bylaw 1198. Maintenance and winterizing of these vacuum breakers are the responsibility of the owner;
- 6) **Maximum Building Height** is 7.5m. The height is taken from finished grade of the building to the mid point between the roof eaves and the ridge of the primary roof structure;
- 7) **Foundation Walls** that will be backfilled greater than 2.3m (7.5ft) will require an engineered drawing prepared by a BC Registered Engineer with submittal to the Building Official prior to a foundation inspection;
- 8) **Retaining Walls** forming part of the dwelling exceeding 1.5m (4.9ft) in height shall be designed, sealed, and signed by a registered **British Columbia Professional Engineer** and the drawing submitted to the building official prior to construction of such;
- 9) **Community Water & Sewer Systems** to be installed in accordance with the District of Invermere subdivision and Servicing Bylaw 902. of Invermere office with sufficient notice;
- 10) **Occupancy** of the dwelling will not be granted until water meter installation and water and sewer inspections have been approved by the District of Invermere Municipal Works Department;

continued

**1345408 BC Ltd.**

Building Permit

Multi-Family Dwelling (units 49-52)

- 11) **Driveways** crossing an open ditch are required to have a steel corrugated culvert installed for storm water flows;
- 12) **Soil Removed or Deposited** shall not cause a dust or dirt nuisance affecting any neighbouring property, highway, or right – of – way;
- 13) **Storm Drainage** to sanitary sewage connection is not permitted. **Storm Water Management** is the responsibility of the homeowner and is to be contained on site. No negative impact to the natural storm drainage course is permitted;
- 14) **Whenever it is found** by the "authority having jurisdiction" that work is not being performed in accordance with the BC Building or Plumbing Codes or Bylaws, a Stop Work Order may be posted, and all work will not progress other than the required remedial measures until further notice by the "authority having jurisdiction";
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continued



**1345408 BC Ltd.**

Building Permit

Multi-Family Dwelling (units 49-52)

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Sincerely,



Kim A. Leibel

Manager of Building and Protective Services

KAL/kl