

TO: Sarah Jones
Chief Administrative Officer

Date: August 21, 2026

File: DVP-01-26

FROM: Laura Beckett
Municipal Planner

To Council
August 24, 2026

**RE: Development Permit with Variance Application DVP-01-26
2015 Millstream Road**

PURPOSE

The purpose of this report is to present Development Permit with Variance application DVP-01-26, along with the applicant's request for authorization to locate buildings and structures within a covenant area, and to seek Council direction on whether notification should be issued before Council's future consideration of the application.

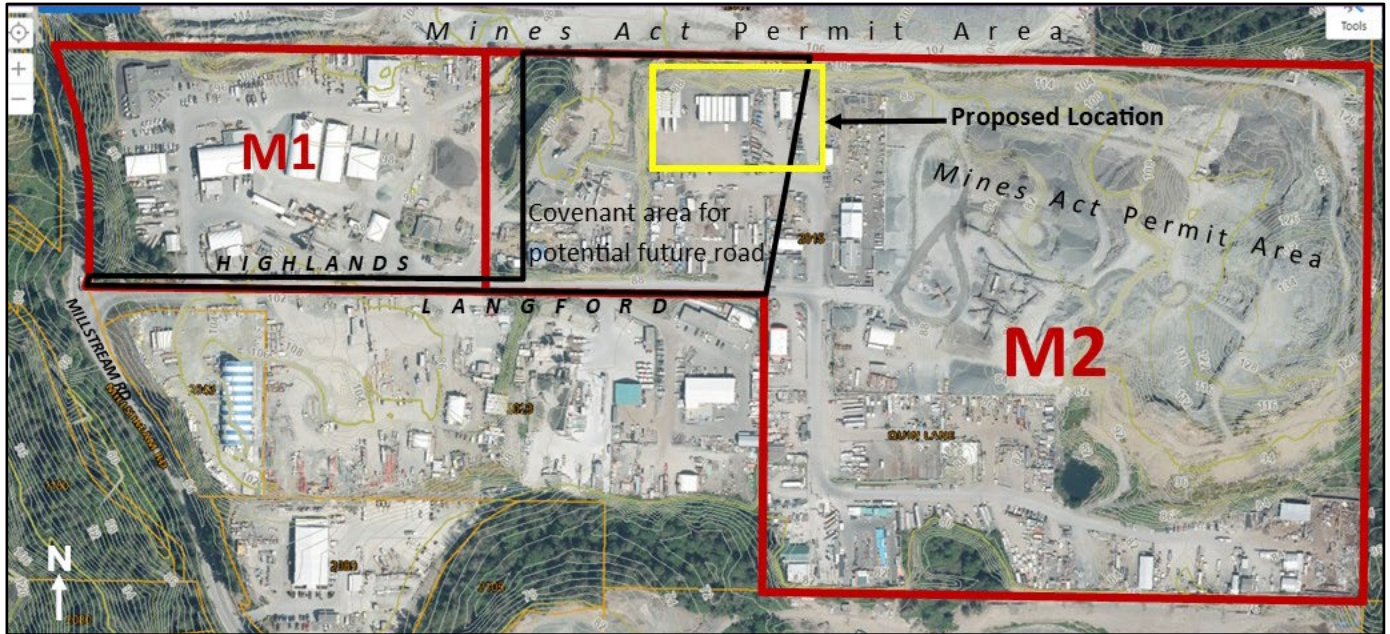
SUMMARY

Location:	• 2015 Millstream Road (Millstream Industrial Park) • Proposed location shown outlined in yellow on Map 1 on next page.
Legal:	LOT A SECTION 4 RANGE 3 WEST HIGHLAND DISTRICT PLAN EPP40071
Zone:	Medium Industrial (M2)
Development Permit Areas:	• 4 – Regenerative Development • 6 – Promotion of Energy and Water Conservation and the Reduction of Greenhouse Gases
Zoning Bylaw Section to Vary:	11.2.3 (4): "The height of silo shall not exceed 25 metres (82 feet)."
Applicant Requests:	"The height of silo shall not exceed 33 metres (108 feet)."
Additional Relevant Regulations:	Covenant restricting buildings and structures for future road (area outlined in black on Map 1 on next page)
Purpose:	Build concrete manufacturing plant and associated buildings and structures.

OPTIONS

The following options are available for Council's consideration:

1. THAT notification be issued for Council's future consideration of Development Permit with Variance application DVP-01-26.
2. THAT Development Permit with Variance DVP-01-26 be denied.
3. THAT alternate direction be provided.

MAP 1**DISCUSSION****Proposal**

The applicant proposes to build a concrete processing plant on land zoned Medium Industrial (M2). A concrete processing plant is included within the permitted use of “asphalt and cement manufacturing or recycling.” Although the proposed use is consistent with the property’s zoning, three aspects of the proposal require Council consideration, as listed below:

1. A Development Permit for Development Permit Area 4 (Regenerative Development);
2. A variance from the Zoning Bylaw to allow one silo to exceed the maximum height; and
3. A Council resolution authorizing buildings and structures within the area reserved for potential future road through covenant EW109663.

Appendix 1 provides the applicant’s project description and rationale, application form excerpts, site plans, and conceptual drawings.

- The project includes a concrete manufacturing and loading plant with silos, hoppers, containers, conveyors, a prefabricated office building, and a truck wash-down pad.
- The applicant states that the plant’s design includes surface water and dust management measures, is consistent with Provincial regulations, and would create less noise than older-style plants because concrete mixing would be centralized.
- Pages 9 and 11 best show the square silo that would exceed the maximum height permitted by the Zoning Bylaw.

Draft DVP-01-26

Appendix 2 contains draft Development Permit with Variance DVP-01-26. Where applicable, staff typically combine a development permit and development variance permit into one “Development Permit with Variance” for ease of administration.

In this case, staff have delegated authority for the Development Permit Area 6 (DPA 6) component of the application. For ease of administration, the DPA 6 component has been included in draft DVP-01-26 for Council’s consideration. Approval of the DPA 6 component through DVP-01-26 would also satisfy the related requirement at the Building Permit stage.

Four attachments form the conditions of the permit and include:

- A site plan and elevations for the proposed office building,
- A stormwater management plan that meets Highlands Subdivision or Development of Land Bylaw No. 154 and the guidelines in Development Permit Area 4,
- A Development Permit Area 4 Guideline Check Sheet, and
- A Development Permit Area 6 Guideline Check Sheet.

Should Council approve the application, the proposal will need to meet all relevant requirements, including applicable sections of Highlands Subdivision or Development of Land Bylaw No. 154. Staff verified the proposal’s consistency with the stormwater section of Bylaw No. 154 during this application because those requirements complement the stormwater-related guidelines in Development Permit Area 4.

If Council wishes to consider issuing Development Permit with Variance DVP-01-26, the required process includes notification to property owners and occupants within a 60-metre radius of the subject property before Council’s future consideration of the application.

Road Reserve Covenant

The proposal is sited on land reserved for road through covenant EW109663, attached as Appendix 3. The covenant is between the District and Millstream Industrial Park Ltd. and has been in place since 2004. Its purpose is to reserve an area of land until a roadway is constructed within it to provide “access to adjacent lands to the satisfaction of the District.”

- The covenant allows buildings or structures in, under, or upon the covenant land with prior written consent of Council. That written consent may be provided by a

Council resolution. Section 1 on page 3 of the covenant states:

The Covenantor covenants and agrees with the Covenantee that the Covenantor does hereby covenant with the Covenantee not to make, place, erect or maintain, subsequent to the date hereof, any building or structure in, under or upon that portion of the lands comprised within the covenant area, being that portion of the Grantor's property contained within the heavy black outline of a Reference Plan of Covenant over part of Section 4, Range 3 West, Highland District, Plan VIP 11431, prepared by D.R. Carrier, BCLS, on the 17th day of June 2004, a copy of which is attached hereto, without the written consent of the Covenantee first had and obtained.

- Millstream Industrial Park Ltd. requests the District's consent to locate buildings and structures in, under, or upon land within the covenant area described in covenant EW109663, as contemplated by Development Permit with Variance DVP-01-26.
- Map 1 on page 2 shows existing internal roads throughout the property, some of which connect informally to the northern parcel. The property owners' preferred potential connection to the northern parcel is just east of the covenant area, where a road is mostly in existence and in use except for a steep slope to the north. Access to Millstream Road is currently provided through a private easement over Industrial Way, a private road between the subject property and the property immediately to the south.
- Over the 20 years that the covenant has been in place, mining activity within the industrial park has gradually created more flat areas for business activities, including within the covenant area. Council granted one previous request to install buildings in this area in December 2024 for an aggregate wash plant in the southwest portion of the covenant area. Staff can support the current request for similar reasons: the scope of this application does not preclude the possibility of a road elsewhere in the covenant area.
- The District is not obligated to consent to the request to allow buildings and structures within the covenanted area.
- Should Council be supportive of allowing buildings and structures within the covenanted area, an appropriately worded recommendation would return to Council as part of its future consideration of Development Permit with Variance application DVP-01-26.

CONCLUSION

The applicant seeks approval for:

1. A Development Permit with Variance to build a concrete manufacturing and loading plant with associated support buildings, including a silo 32% taller than the maximum height permitted by the Zoning Bylaw; and
2. Consent to construct buildings and structures within an area covenanted for potential future road.

The application generally meets the applicable guidelines for Development Permit Areas 4 and 6 and the stormwater management requirements of Highlands Subdivision or Development of Land Bylaw No. 154. Before Council can consider approval of the Development Permit with Variance, notification must be issued to property owners and occupants within the required notification area.

RECOMMENDATION

THAT notification be issued for Council's future consideration of Development Permit with Variance application DVP-01-26.

Respectfully submitted,

Concurrence



Laura Beckett
Municipal Planner

Sarah Jones
Chief Administrative Officer

Appendices:

1. Application DVP-01-26 Information
2. Draft Development Permit with Variance DVP-01-26 including attachments
3. Covenant EW109663

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MAY 13 2026

District of Highlands

March 26, 2026

District of
Highlands
1980 Millstream
Road Highlands,
BC, V9B 6E2

Attention: The Director of Planning

To Whom it may concern:

Re: Development Permit
Application Westshore Ready
Mix Concrete Batch Plant

Civic Address: 2015 Millstream Rd Highlands, BC

Legal: Lot A, PLAN EPP40071, SECTION 4 RANGE 3W, HIGHLAND LAND DISTRICT

This Development Permit design rationale for the Westshore Concrete Batch Plant is made on behalf of Ralmax Properties Ltd., the applicant.

The objective of this operation is to go above and beyond the typical concrete operation, and build a facility that is cleaner, quieter, more compact, and more efficient. We built our last concrete production facility in Victoria after taken inspiration from advanced plant design in dense urban areas such as San Francisco and Tokyo. The aim of the Westshore Concrete depot is to take what we learned from the previous project and further improve on the design.

Description of Proposal

The proposal is to install a concrete batch plant, complete with silos, hoppers, containers and conveyors, to manufacture concrete and load it into concrete trucks. To serve the concrete operation, a small two-storey prefabricated office building will be constructed complete with seven parking stalls for employees. To prevent concrete from contaminating city streets, there will be a concrete truck wash down pad. Power will be supplied via a BC Hydro transformer onsite.

Existing Site

The total site area is 67.41 Acres. The portion of the site for the proposed concrete plant operation is 11,000sq. m and currently unoccupied; there are no buildings to be demolished. The site is the old quarry floor and is relatively flat. The site is in Development Permit Area #4, as are the surrounding sites. This use is permitted in this area. It is a working industrial area, with no residential adjacencies.

Street Interface

Access to the batch plant operation will be from Industrial Way. Due to the site configuration the concrete plant and site office will be along the street frontage of Spils connector.

Surface Water Management

The operation will collect rain and surface water from approximately 11,000 sq. m of the site. A 220 sq. m rain garden will be created collecting surface water from 2,200 sq. m of driveway. The remainder of the site will be divided into two surface water zones, one that can be either collected for reuse or discharged to the storm system and a second that will be entirely reused for concrete production. The storm water reuse and /or discharge zone is approximately 5000 sq. m. Surface water in this area will be collected and reused in production when production volumes allow. During heavy rain periods any excessive surface water that cannot be used in production or stored will be discharged to the storm system that includes an oil water separator and pH monitoring / treatment. This vehicular access area will have no contact with fresh concrete. The water collected from this area will be monitored and treated if necessary to ensure the PH and TSS meet Ministry of Environment (MOE) and Capital Regional District (CRD).

The surface water in the 3,800 sq. m concrete production zone will be collected and 100% of this surface water will be used for concrete production.

The water recycling system used at this site is a proprietary system created by Ralmax and in use at their David st. concrete plant in Victoria. In the past twelve months this system has captured, treated and reused 4,100,365 Liters of water. A similar system is proposed for this site that will aim to collect, treat and reuse 5 million liters of water per year.

No process water will be discharged from this site into either the storm or sanitary systems. No water will leave the site that does not meet the MOE standard.

Waste Management

The plant will be Concrete BC plant certified and will exceed MOE Code of practice for concrete plants. Waste materials and surplus concrete will be recycled and reused for concrete production.

In addition to recycling and reusing internal waste materials in our concrete production, our facility will also accommodate concrete pump washouts, further reducing waste and increasing the recovery and reuse of materials generated from concrete pumping operations.

This facility is designed to generate less than 1% waste during concrete production. The industry average is 8%. The operational goal is to achieve zero waste. Ralmax's other concrete plant in Victoria is currently operating at 0.01% waste and aims to achieve zero waste in 2026.

Paper, cardboard, organics, plastic, containers and waste will be collected weekly.

The office will have a Peat Biofilter septic system to manage all sewage.

Impacts

Noise: The concrete batch plant is operated by electric motors and pneumatic valves and gates. All discharge points for air have mufflers, and most of the vents are inside the fully enclosed plant. The mixing drum is inside the plant and lined with wear plates to limit wear and to reduce noise. The mixing of concrete with this plant is considerably quieter than older concrete plant designs. Engine noise from ready-mix trucks will be greatly reduced compared to the current noise levels at Independent Concrete Ltd. given the new plant is a central mixer compared to ICL's current dry batch plant that requires the ready mix trucks to carry out the mixing before leaving the yard.

Dust: The yard has been designed to reduce or eliminate fugitive dust from its operation. All silos have new filters that are cleaned continuously with compressed air. The mixing chamber has dust filters that capture any fugitive dust produced during mixing. These filters will be cleaned and inspected as required in the MOE Code of practice for concrete plants. The plant aggregate storage is in steel bins complete with a roof cover. The aggregate conveyor is also covered. The yard has a dedicated wet sweeper that will be used to maintain the site in clean and tidy condition.

Hours of Operation

Standard hours of operation are Monday to Friday 6:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to 3:00 p.m. Occasionally, to service specific projects, work may extend outside of these hours.

Landscape

Minimal trees will be removed from the site.

A 220sq. m rainwater collection area will be added to the west side boundary of the site.

The office will have a peat bio filter septic system that will require a landscaped area. Size is TBD.

Between the office and the access road there will be a 25m² landscaped rain garden.

This proposed batch concrete operation will be a modern operation, meeting or exceeding all applicable environmental standards. Its impact will be mitigated by the utilization of the latest techniques for reducing noise and other impacts. Its water use reduction and recycling methodologies will be exemplary.

If you have any questions or require further information, please do not hesitate to contact Stephen Hay, General Manager, Materials at (250) 686-2943.

Sincerely,

Stephen Hay
General Manager Materials,
Ralmax Group of Companies

FORM B

PURPOSE OF APPLICATION

Please identify what activities you wish to undertake within the Development Permit Area and provide a brief description of each (i.e. for what purpose will each activity be undertaken?)

☐ **Blasting** _____

☐ **Vegetation Removal** _____

☐ **Tree Cutting** _____

☐ **Soil Deposit** _____

☐ **Soil Removal** _____

☐ **Building / Construction** To build a concrete batch plant and associated support buildings.

☐ **Site Grading** _____

☐ **ADDITIONAL RATIONALE** - Please include a letter fully explaining your proposal

To construct a State of the art Concrete plant and associated buildings including an office and storage building. The new concrete plant will replace the one that is currently operating on the adjacent property in Langford. Stormwater will be collected and stored and used in the process of making the concrete and will therefore use less water resources than the current plant on the adjacent property.

FORM B – NATURE OF VARIANCE(S) REQUESTED

COMPLETE THE FOLLOWING SECTIONS

- ☐ Is one or more variance being sought to the Zoning Bylaw?
- ☐ Is one or more variance being sought to the Subdivision and Development Bylaw?
- ☐ For what sections of the Bylaws is a variance requested, and by how much? Please attach a separate sheet of paper if necessary, showing each variance in the format below.

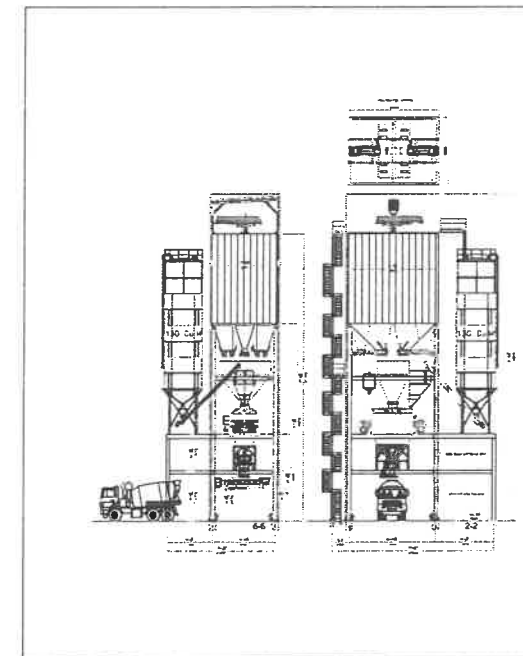
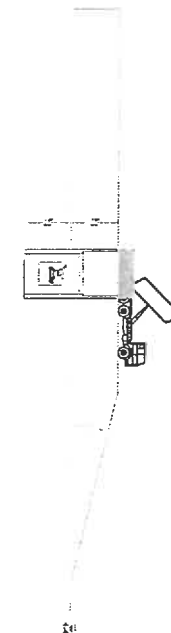
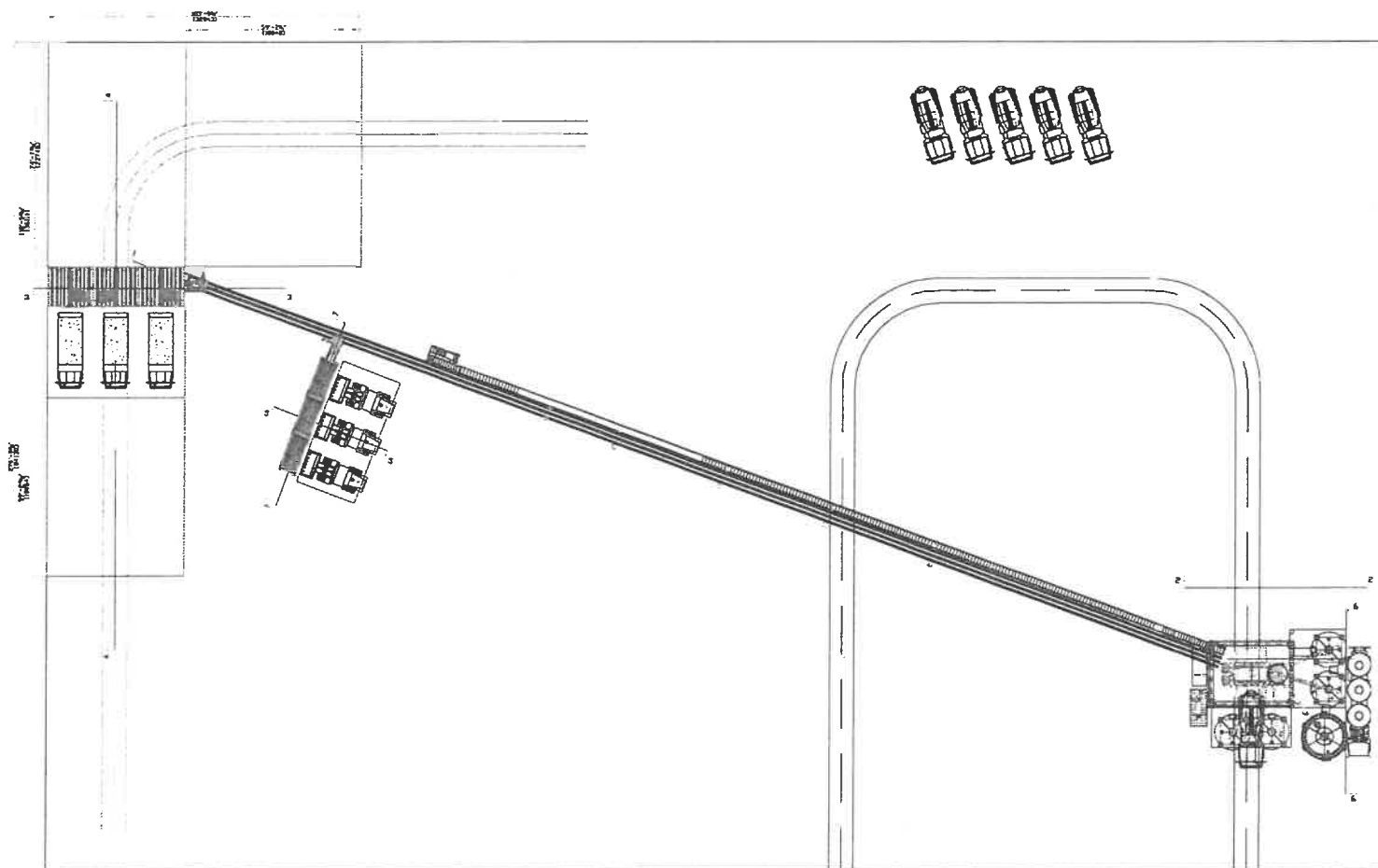
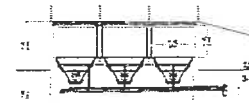
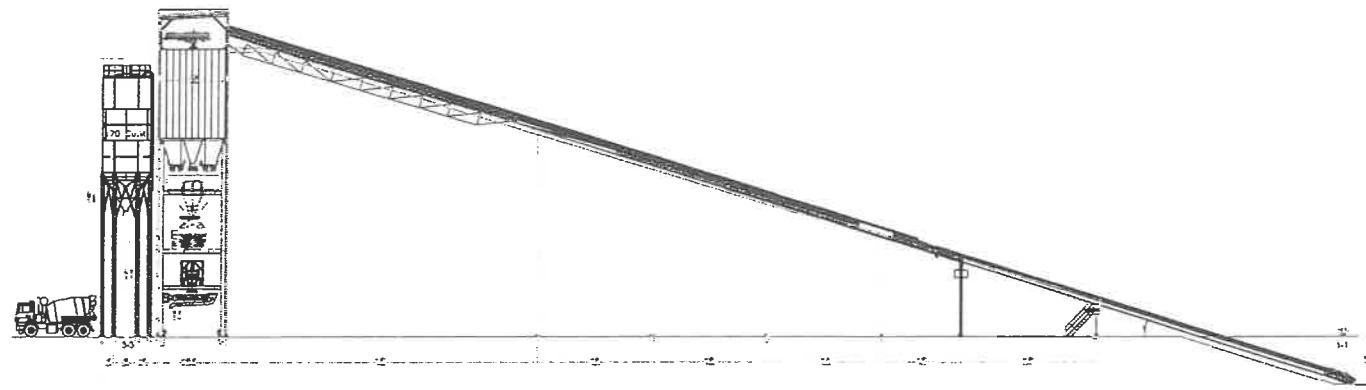
1. Section 11.2.3 (4) of the Zoning Bylaw is variance
from: 82 feet for maximum silo height
to: 108 feet for maximum silo height
2. Section _____ of the Zoning Bylaw is variance
from: _____
to: _____
3. Section _____ of the Zoning Bylaw is variance
from: _____
to: _____
4. Section _____ of the Zoning Bylaw is variance
from: _____
to: _____

- ☐ For each variance sought, please provide a rationale for the request in the space below (i.e. why is the variance being sought and why can't the bylaw standard be addressed?):

The top height of the silo is 108 feet making it impossible to meet the maximum height restriction in the zoning bylaw. _____

- ☐ A written description of the proposal, outlining the impact the proposed variance (if granted) would have on adjacent properties, and what would be done by the Applicant to reduce the impact.

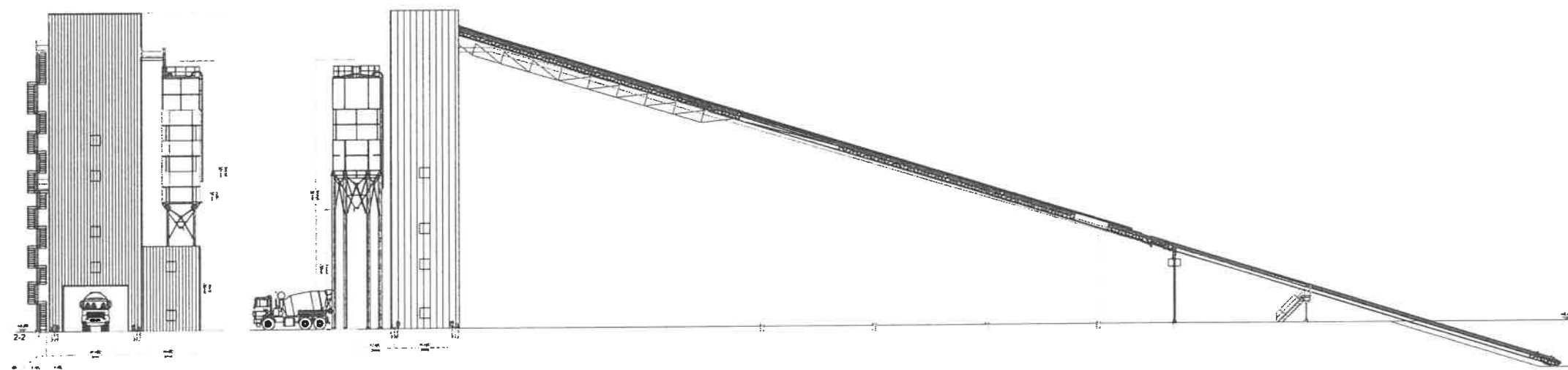
The impact on neighbouring properties would be minimal to the west and east side of the proposed lot has steep slopes, the south property line is a distance of 91.98 meters and has similar zoning. The north will either be rewilded over time or may be developed with similar uses as the subject property. There is very little that can be done to minimize the height of the silos as they are the height they are to accommodate trucks being able to run underneath them to load concrete. _____



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MCT Mercantoni Concrete Technology			
1-800-867-7700 (Toll Free) 1-800-867-7700 (Toll Free) 1-800-867-7700 (Toll Free) 1-800-867-7700 (Toll Free)			
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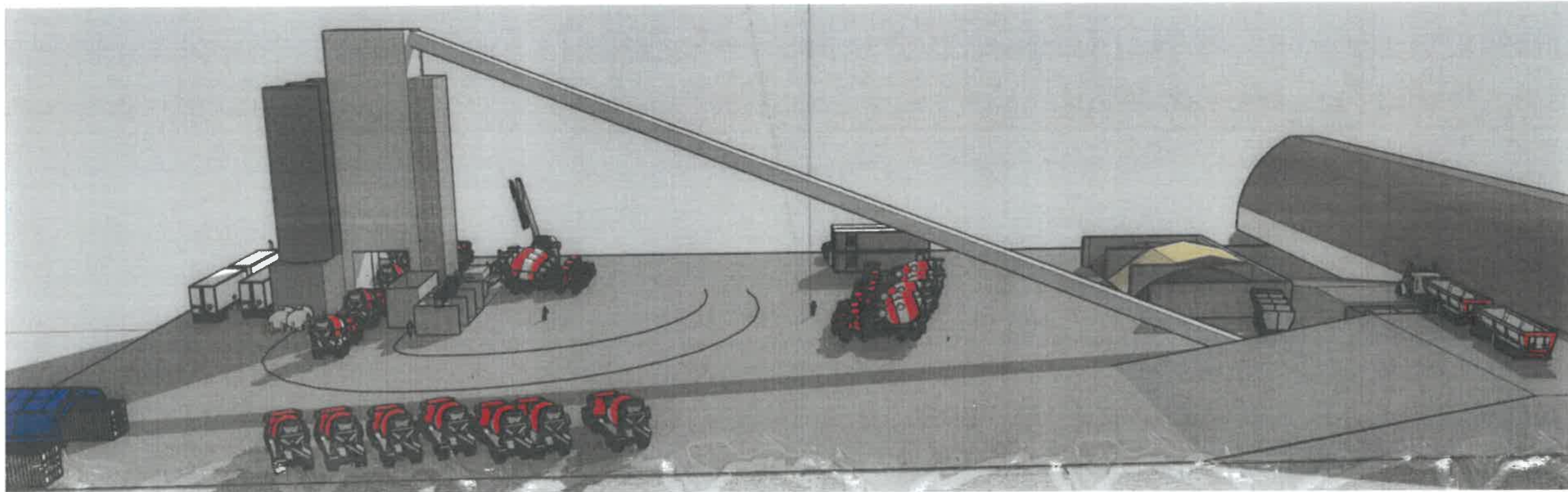


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District of Highlands

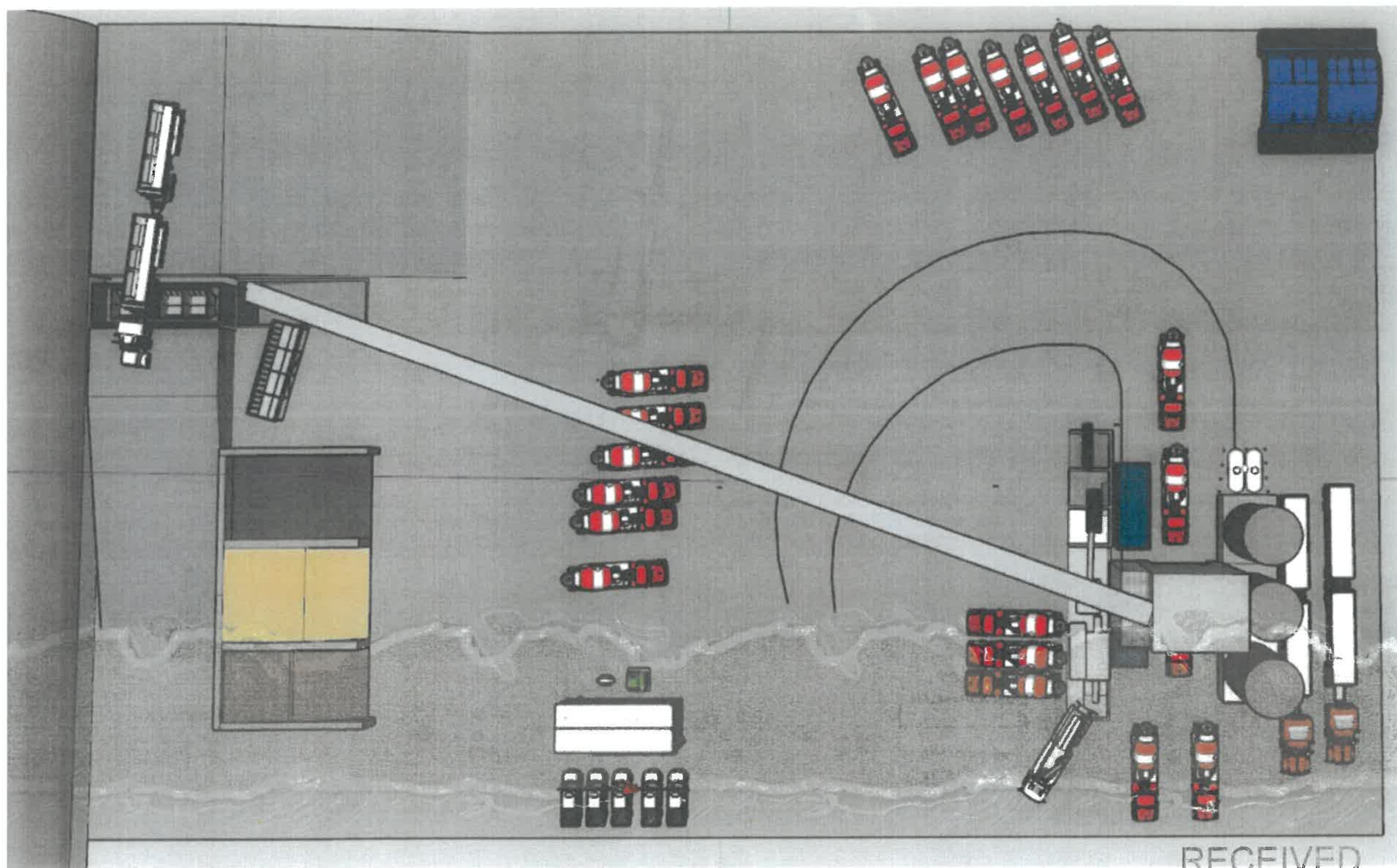
mst Mercantoni Concrete Technology		Mercantoni Concrete Technology 1-800-857-7777 www.mercantoni.com	
PROJECT: 10-10-2025			
DATE: 10-10-2025	BY: MCT	MCT	
S. GRASSI MEARELLI			
10-10-2025			



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MAY 13 2026

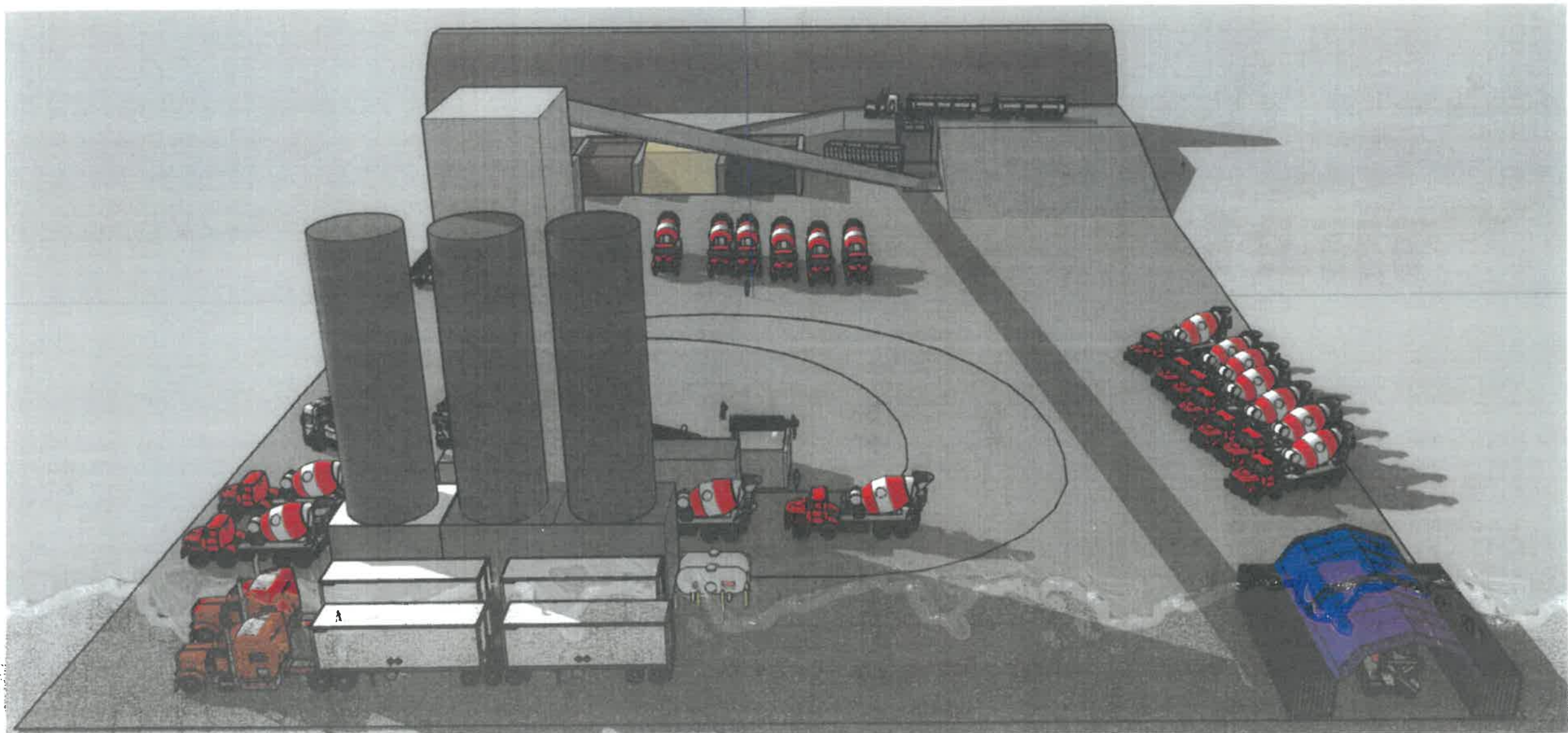
District of Highlands



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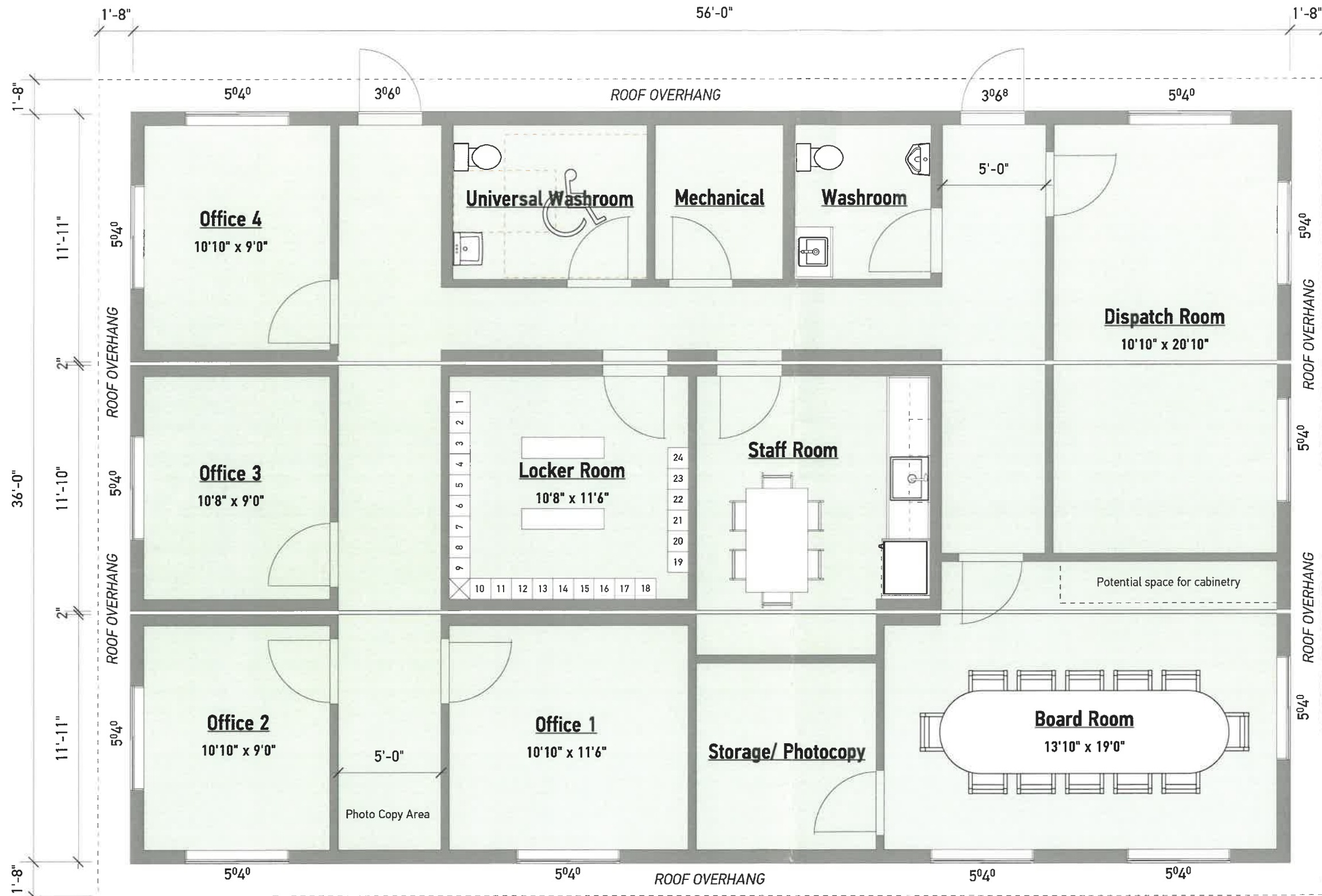
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1 ICL 36x56 Floor Plan
Scale: 3/16" = 1'-0"

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District of Highlands

In Partnership With:

ISSUE	DATE	ISSUE NOTE	BY

REVISION	DATE	REVISION NOTE	BY

NOTES
Preliminary Floor Plan - for client review only.

PROJECT
ICL Office
ADDRESS
TBD
CLIENT
Independent Concrete LTD
DRAWING
Sales Drawing 36x56



CIP MODULAR
1868 Fielding Rd
Nanaimo, BC V9X 1T5
sales@cipmodular.ca
250-753-8550
cipmodular.ca

PROJECT #	1724	OWS STATUS	
OWS DATE	3/21/2025	CAD FILE NAME	1724 ICL Office Feb 12 2025.vrx
PLOT DATE	2026-03-06	OWS #	
ORIGINAL SHEET SIZE	ASME B		
SCALE @ A1	1:1		
DRAWN	RV	CHECKED	RV
		OF	1

Sales-1



DISTRICT OF HIGHLANDS
DEVELOPMENT PERMIT WITH VARIANCE
NO. DVP-05-26

ISSUED TO: MILLSTREAM INDUSTRIAL PARK LTD.
MAILING ADDRESS: 2015 MILLSTREAM ROAD
VICTORIA BC V9B 6E2

1. The “Lands” are:

LOT A SECTION 4 HIGHLAND DISTRICT PLAN EPP40071
PID: 029-384-729 (“2015 Millstream Road”)

2. This Development Permit with Variance shall be solely to authorize:

Within the lands included in Development Permit Areas 4 (Regenerative Development) AND 6 (Promotion of Energy and Water Conservation and the Reduction of Greenhouse Gases): Site preparation for and construction of a concrete batch plant and associated buildings and structures. Activities include: building/construction and site grading.

3. The Lands described herein shall be developed substantially in accordance with the terms, conditions, and provisions of this permit. This includes specifically:

➤ **Attachment 1:** Site Plan and Office Building Elevations:

- “General Arrangement” for Project “Westshore Ready Mix Depot,” dated 2026/06/24 by Westmar Advisors
- “Preliminary Exterior Elevations – for client review only,” for Project “ICL Office,” plot date 2026-03-06

➤ **Attachment 2:** “Westshore Concrete Depot Stormwater Management Plan,” by SLR Consulting (Canada) Ltd., dated July 28, 2026

➤ **Attachment 3:** Guideline Check Sheet for Development Permit Area 4 – Purpose: Installation of a modern concrete processing plant and associated support structures, dated March 25, 2026.

➤ **Attachment 4:** Guideline Check Sheet for Development Permit Area 6 – Purpose: Installation of modern concrete processing plant, dated March 25, 2026.

➤ **Building Permit(s), issued as required under Building Regulation Bylaw**

4. This Permit is issued subject to compliance with all the Bylaws of the District applicable thereto, except as specifically supplemented or varied by this Permit. Specifically: **Highlands Zoning Bylaw No. 100, 1998 is varied as follows:**

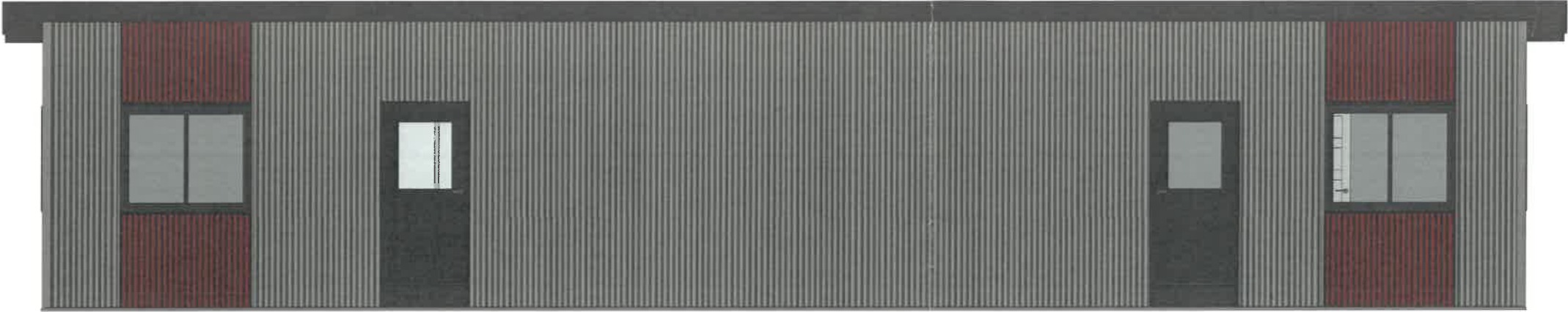
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TO: Section 11.2.3 (4): “The height of silo shall not exceed 33 metres (108 feet).”

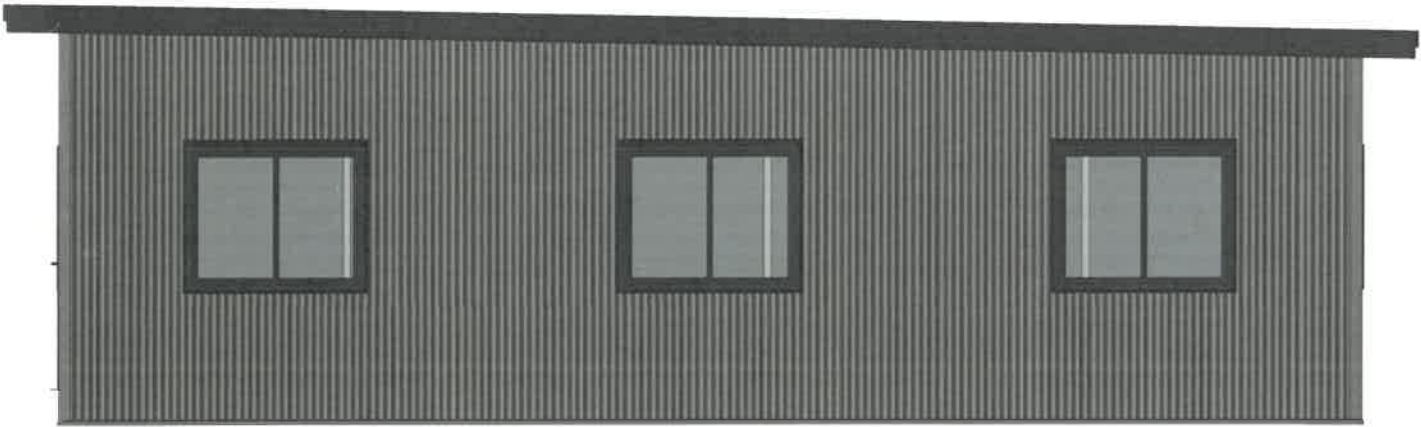
5. If the Permit Holder does not substantially start the development permitted by this Permit within **24** months of the date of this Permit, the Permit will lapse.

RESOLUTION PASSED BY THE COUNCIL OF THE DISTRICT OF HIGHLANDS
THE XX DAY OF XXXX, 2026.

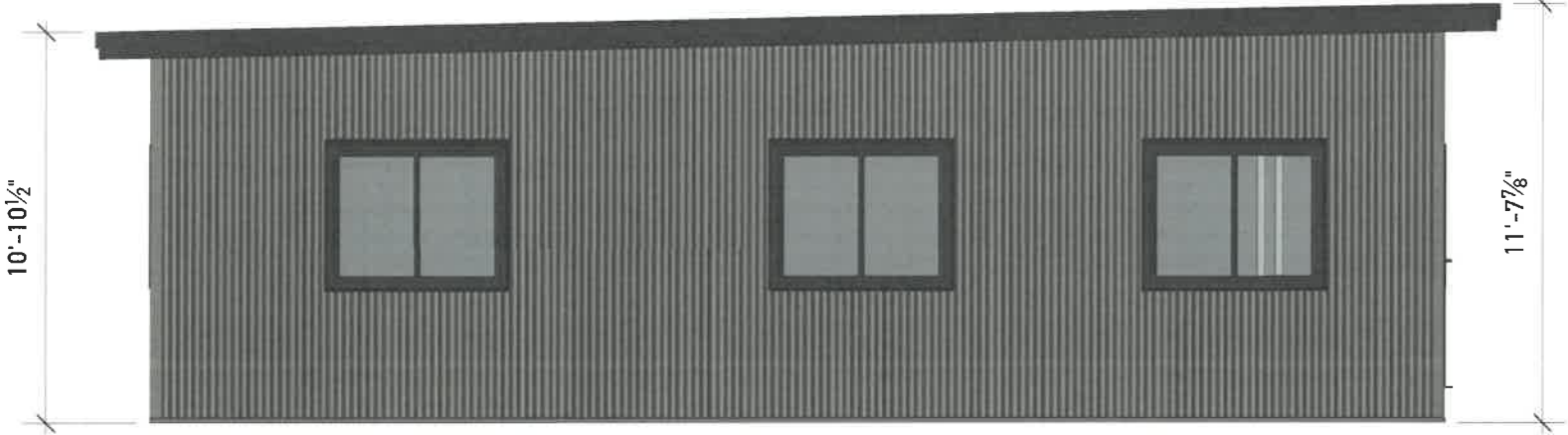
Sarah Jones
Chief Administrative Officer



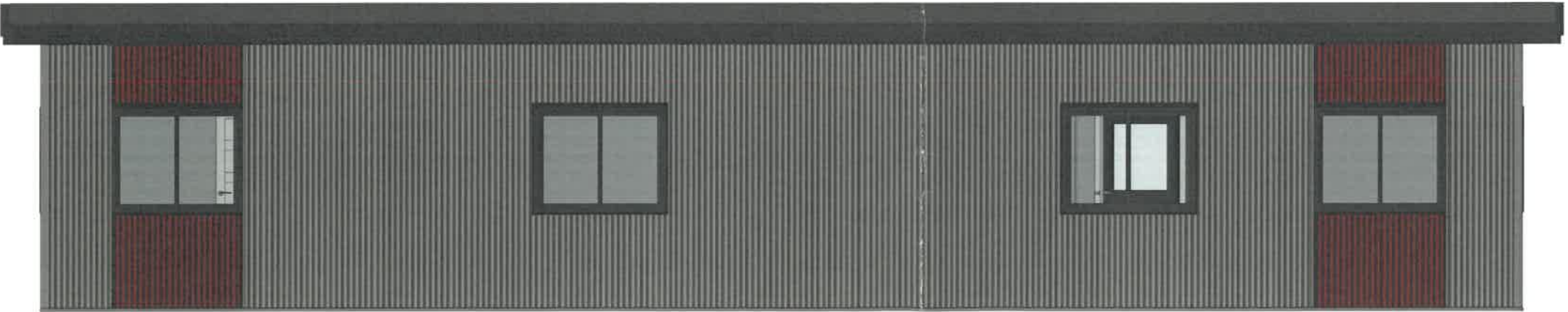
1 North Exterior Elevation
Scale: 3/16" = 1'-0"



2 West Exterior Elevation
Scale: 3/16" = 1'-0"



3 South Exterior Elevation
Scale: 3/16" = 1'-0"



4 South Exterior Elevation
Scale: 3/16" = 1'-0"

NOTES			
Preliminary Exterior Elevations - for client review only.			
PROJECT			
ICL Office			
ADDRESS			
TBD			
CLIENT			
Independent Concrete LTD			
DRAWING			
Sales Drawing 36x56			
CIP MODULAR CIP Modular 1868 Fielding Rd Nanaimo, BC V9X 1T5 sales@cipmodular.ca 250-753-8550 cipmodular.ca			
PROJECT #	1724	OWG STATUS	
OWG DATE	3/21/2025	CAD FILE NAME	1724 ICL Office Feb 12 2025 vdw
PLT DATE	2026-03-06	OWG #	REVISION
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SCALE # A1	1:1		
DRAWN	RV	CHECK	RV
		OF	1

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District of Highlands

Sales-2



Westshore Concrete Depot Stormwater Management Plan

**719 Spills Connector, within 2015 Millstream Road,
Highlands, BC**

Westshore Ready Mix (Ralmax Properties Ltd.)

343 Bay Street, Victoria, BC V8T 1P5

Prepared by:

SLR Consulting (Canada) Ltd.

303 - 3960 Quadra Street, Victoria, BC V8X 4A3

SLR Project No.: 205.030260.00001

Client Reference No: 4013

July 28, 2026

Revision: 1

Revision Record

Revision	Date	Prepared By	Checked By	Authorized By
0	February 9, 2026	Lisa Sykes	Korene Torney	Alana Duncan
1	July 28, 2026	Lisa Sykes	Korene Torney	Alana Duncan



Statement of Limitations

This report has been prepared by SLR Consulting (Canada) Ltd. (SLR) for Westshore Ready Mix (Ralmax Properties Ltd.) (Client) in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this report to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes. Copying or distribution of this report, in whole or in part, for any other purpose other than as aforementioned is not permitted without the prior written consent of SLR.

Any findings, conclusions, recommendations, or designs provided in this report are based on conditions and criteria that existed at the time work was completed and the assumptions and qualifications set forth herein. SLR may have used artificial intelligence (AI) in the preparation of this document. Should SLR use AI, any information and analysis resulting therefrom will be reviewed for accuracy.

This report may contain data or information provided by third party sources on which SLR is entitled to rely without verification and SLR does not warranty the accuracy of any such data or information.

Nothing in this report constitutes a legal opinion nor does SLR make any representation as to compliance with any laws, rules, regulations, or policies established by federal, provincial, territorial, or local government bodies, other than as specifically set forth in this report. Revisions to legislative or regulatory standards referred to in this report may be expected over time and, as a result, modifications to the findings, conclusions, or recommendations may be necessary.



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Appended Figures

DWG 26-010-C02: Site Servicing Plan

Appendices

Appendix A Example Field Form



Acronyms and Abbreviations

BCAWQG	British Columbia Approved Water Quality Guidelines, May 2025
CALA	Canadian Association for Laboratory Accreditation
CSR	Contaminated Sites Regulation (CSR), B.C. Reg. 375/96, includes amendments up to B.C. Reg. 171/2025, October 27, 2025.
ENV	BC Ministry of Environment and Parks
GA	General Arrangement Drawing
NTU	nephelometric turbidity unit
O/W Separator	Oil/Water Separator
Ralmax	Ralmax Properties Ltd.
SDS	Safety Data Sheets
SP	Sampling Points
SLR	SLR Consulting (Canada) Ltd.
SOP	Standard Operator Procedure
SWMP	Stormwater Management Plan
TSS	Total Suspended Solids
TDG	Transportation of Dangerous Goods Act
WRM	Westshore Ready Mix



1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) was retained by Westshore Ready Mix (WRM) to prepare a Stormwater Management Plan (SWMP) and Standard Operating Procedure (SOP) for the Westshore Ready Mix Concrete Depot located at 719 Spills Connector, District of Highlands, BC (herein referred to as “the site”). The site is located within the Millstream Industrial Park (MIP), located at 2015 Millstream Road. WRM is owned by Ralmax Properties Ltd. (Ralmax).

The purpose of this document is to define standardised procedures for monitoring and sampling stormwater and process water at the site and manage stormwater so that detrimental effects to the environment and public health are minimized.

2.0 Facility and Operations Introduction

WRM is a concrete batch plant located at 719 Spills Connector, a strata lot within 2015 Millstream Road, District of Highlands, BC. Besides transporting concrete from the plant to various client locations, all operations occur within the limits of the property.

For the purpose of this document “WRM” refers to any worker operating on or around the concrete plant regardless of whether they are employed by WRM or by a subcontractor.

3.0 Site Description

The site is a 11,455 m² lot and is largely level with limited vegetation on site. A General Arrangement (GA) Drawing for the Site, prepared by Westmar Advisors, is attached. The GA Drawing provides a plan view depiction of stormwater control infrastructure and designated monitoring and sampling points.

3.1 Key Site Zones

- **Production Zone (2,585 m² area)** — Dedicated area for all concrete handling, truck loading and mixer operations, all hard surfaced with concrete. All runoff from this area is directed to internal catchment ponds and subsequently pumped in the concrete reclaimer. This closed loop system ensures 100% reuse of water from the production pad is reused into the concrete production.
 - **Reclaimer / Concrete Recycling System** — Located adjacent to the washout tanks, with piping to a reclaimed-water storage tank. The reclaimer outlet connects directly to the water storage for reuse in truck wash and concrete production.
- **Service / Vehicle Zone (6,224 m² area storm/reuse zone)** – largest zone on the site is all hard surfaced with a combination of asphalt and concrete. Water collected in this zone should not encounter cement. This area will discharge to drainage point (DP-1).
 - **Large Catch Basin and Grit Chamber** — Positioned at the entrance to the storm treatment train, receiving runoff from the Service/Vehicle Zone. Designed for efficient desludging and maintenance access.
 - **Stormwater Holding Tank** (approximately 300 m³ of storage)— A lined settling basin positioned downslope of the grit chamber, equipped with a valve connected to the pH probe (SP-1).



- **Oil/Water Separator (O/W Separator)** — Installed at the stormwater connection point at roadway (Spills Connector). Includes an oil collection port and access for pumping.
- **Rain Garden / Clean Runoff Infiltration Zone** (1,000 m²) - Receives clean roof runoff from the elevated driveway on the west side of the site to a rain garden. Designed for infiltration and biological treatment. Rain garden has an elevated catch basin (CB) to contain water and allow for storm water surge. In high storm events water will be discharged to the existing storm drain on roadway (Spills Connector) (final discharge to DP-2).
- **Permeable Zone (1,189 m²)**, includes aggregate storage area as well as the septic field. Covers 10.2% of the site.
- **Sampling Points (SP):**
 - o **SP-1:** Final discharge prior to stormwater main connection (continuous pH sensor location).
 - o **SP-2:** Reclaimer discharge (for internal reclaimed water quality checks).
- **Final Storm Connection / Outfall (DP-1)** — DP-1 will have a dedicated oil/water separator prior to tying into the existing Millstream Industrial Park 450 mm stormwater main at the site boundary at Spills Connector. Includes sampling point SP-1 for final discharge monitoring.
- **pH Monitoring and Automatic Diversion** — Continuous pH probe and an automated diverter valve. If pH or other parameters exceed trigger thresholds, flow is diverted to the holding tank for re-treatment, this is located at SP-1.
- **Access and Maintenance Routes** — Clearly defined access lanes for desludging trucks and O/W separator maintenance are shown around each treatment feature.

4.0 Site Monitoring and Sampling Standard Operating Procedure

4.1 Purpose

This SOP establishes standardized procedures for monitoring and sampling stormwater and process water at the WRM plant (Unit 719 – 2015 Millstream Rd, Highlands, BC). This document is intended to provide guidance to assure and facilitate environmental compliance during the plant operations.

This is intended to be a “living” document that will be revised as determined by WRM’s Site Manager to accommodate change of operations and local conditions. A revision number will identify the subsequent SWMP documents.

4.2 Responsibilities

This document details responsibilities for all site personnel, environmental contractors, and laboratory providers involved in water quality monitoring, sampling, field measurements and chain-of-custody documentation for samples at the site.

- **Site Manager:** Responsible for ensuring SOP implementation, maintenance of records, and notifications to regulators in the event of exceedances.



- **Plant Operator:** Perform routine monitoring, collect samples, maintain field instruments, and initial sample screening.
- **Third-party Lab:** Use of a Canadian Association for Laboratory Accreditation (CALA) accredited laboratory to complete analyses for TSS, pH and Hydrocarbons.

4.3 Regulatory Considerations

The primary regulatory requirement for this site is the BC Ministry of Environment and Parks (ENV) Code of Practice for Concrete & Concrete Products¹ (Concrete Code of Practice). The Concrete Code of Practice regulates air quality and any silo emissions and water quality of any water discharge.

4.4 Environmental Sampling and Reporting

Environmental sampling activities establish a structured approach for tracking and reporting environmental performance at the site. The sampling will support ongoing compliance by documenting conditions, verifying that operational controls are functioning as intended, and identifying any deviations from required practices.

All sampling methodology will follow the Concrete Code of Practice, and the British Columbia Field Sampling Manual.

4.4.1 Monitoring Locations

The following inspections shall occur to meet the requirements of the Concrete Code of Practice. The stormwater system will be monitored at various points in the system, including SP-1, SP-2 and daily visual inspections of the catchment ponds, washout tanks and sumps.

- **SP-1 (Final Discharge DP-1 at Spills Connector):** continuous pH; monthly grab samples for total suspended solids (TSS) and total extractable hydrocarbons (TEH).
- **SP-2 (Reclaimer Discharge):** TSS and pH testing to allow for reuse of high solids water.
- **On-site visual inspections:** Daily inspection of catchment ponds, oil sheen presence, washout tanks, and sumps.

4.4.2 Parameters and Methods

- Sampling of the following parameters may be required, as determined by the discharge criteria.
 - **pH:** continuous online probe at SP-1; spot-check with handheld pH meter during site inspections.
 - **Total Suspended Solids (TSS):** laboratory analysis. Minimum detection limit ≤ 5 mg/L preferred.
 - **Total Extractable Hydrocarbon (TEH) (C₁₀-C₃₀):** laboratory analysis.

¹ Code of Practice for the Concrete and Concrete Products Industry, B.C. Reg 329/2007



- **Median Lethal Dose (LC50) (Toxicity Testing):** laboratory analysis defined as at 100% concentration, shall not kill more than 50% of the rainbow trout in a 96-hour LC50 rainbow trout bioassay.

4.4.3 Sampling Frequency and Triggers

- The plant operator will perform all routine monitoring, sample collection, and record keeping.
- **SP-1:**
 - o Monthly laboratory testing for TSS, TEH; and
 - o Continuous pH monitoring.
- **SP-2:** Continuous monitoring for specific gravity.
- **Event-based:** Sampling within 24 hours of any overflow, visible sheen, pH alarm, spill, or pre-discharge after prolonged storage. Sampling parameters will be dependent on circumstances of the triggering event. Depending upon event based results and duration of discharge, if any, the need for toxicity testing will be evaluated in consultation with a qualified environmental profession (QEP).

4.5 Sample Collection Procedure (Grab Samples)

- 1 Wear appropriate PPE: safety vest, safety boots, gloves, eye protection.
- 2 Prepare sample labels showing site ID, SP number, date, time, sampler name, and required analyses.
- 3 Fill lab supplied pre-cleaned bottles according to lab instructions.
- 4 Fill bottles to required headspace for each parameter (e.g., acid preservative for metals if required). Avoid air bubbles for organics tests (i.e., TEH).
- 5 Place bottles in cooler with ice and maintain chain-of-custody to the lab. Deliver to lab within holding time (TSS: typically 24–48 hours depending on method).
- 6 Record all sampling information on a field form. An example field form is included in Appendix A.

4.6 Continuous pH Monitoring

- A calibrated industrial pH probe will be installed at SP-1 with data logger and local alarm.
- Calibrate the pH probe monthly, and maintain calibration logs.
- Automatic diversion triggers if pH < 6.5 or > 9.0; the automated valve closes the outfall and diverts flow to holding tank; site operator notified by alarm.

4.7 Field Screening and Visual Inspection

- **Daily inspections:** walk-through visual checks for sediments, sheen, blocked sumps, evidence of washout or leaks. Record observations in the daily logbook with photographs when non-conformance observed.
- **Immediate response:** if sheen observed at any sampling location, immediately collect sample and isolate/disconnect outfall if necessary; notify Site Manager.



4.8 Laboratory Selection and Chain-of-Custody

- Use an accredited lab CALA or equivalent.
- Maintain chain-of-custody forms for each sample; ensure sample arrival temperatures are recorded.

4.9 Water Quality Requirements

Water from SP-1 may be discharged to the existing stormwater main when the capacity of the storage tank is reached. The following water quality guidelines shall be met prior to discharge, as per the Concrete Code of Practice:

Table A: BC Concrete Code of Practice Authorised Discharge Criteria

Parameter	Criteria
pH	6.5 – 9.0
Total Suspended Solids (TSS)	No more than 75 mg/L
Total Extractable Hydrocarbons (TEH) (C ₁₀ -C ₃₀)	No more than 15 mg/L
Median Lethal Dose (LCpH50)	At 100% concentration, shall not kill more than 50% of the rainbow trout in a 96-hour LC50 rainbow trout bioassay.

Collection and sampling of water quality samples from SP-1 will occur on a monthly basis at a minimum, when discharge to storm is occurring. Water quality sampling is not required during months when discharge to storm is not occurring.

- If contamination is suspected or confirmed with laboratory sample results, no discharge to storm is permitted. The exceedance protocol will be as follows: stop discharge, divert to the holding tank, resample, notify regulators if required, and implement corrective measures (desludge catchment basins, repair infrastructure, adjust treatment).
- Signs of suspected contamination may include the following but are not limited to:
 - Chemical, oily or unusual odour;
 - A visible sheen;
 - Visibly cloudy or turbid; and
 - Water treatment system is malfunctioning.

4.10 Fuel and Hydrocarbon Usage

The following vehicles and equipment contain oil and fuel onsite:

- The hydraulic system on the mixing chamber of the plant.
- Conveyor and reclaimer gear boxes.
- Concrete trucks (sixteen in total).
- A front-end loader (one in total).



General mitigation measures for fuel and hydrocarbon handling and storage include the following:

- Hazardous materials including Dangerous Goods, as defined under the Transportation of Dangerous Goods Act (TDG), used during operations will be stored and handled to avoid spills and to allow for containment and recovery of spills in accordance with all applicable legislation and regulation;
- No fuel is stored onsite. If storage is required, single-walled drums/totes shall have secondary containment or double-walled tanks shall be used. Secondary containment must meet be CSA or ULC approved, no more than 5 years old if made of plastic and properly identified using WHMIS labels.
- Ensure spill response materials are available for all concrete trucks and equipment onsite;
- Maintain the contents of the spill kits. A list detailing the contents of the spill kit will be kept in all spill kits;
- Personnel on site are knowledgeable in the procedures of the spill prevention and are adequately trained to respond to hazardous material spills and emergencies on site at all times;
- A copy of the spill prevention and response will be present in the office and in spill kits;
- Minimize the amount of fuels and hazardous materials stored on site through pre-emptive scheduling; and
- Safety Data Sheets (SDS) will be kept in the site office or equivalent and updated accordingly.

Concrete admixtures will be present onsite. These shall be stored in a contained area and according to the above requirements.

4.11 Reporting and Record Keeping

- All records will be maintained on site for at least 5 years. Records will include:
- name of the person performing the sampling and analysis;
- name of the person making the record;
- date of the sampling and the analysis;
- date on which the record was made;
- procedures used in performing the sampling or analysis, as the case may be;
- inspection logs;
- pH calibration logs;
- sample collection and results;
- chain-of-custody;
- desludging manifests,
- maintenance records; and



- staff training logs.
- Examples of field inspection logs are included in Appendix A.

4.12 Maintenance of Monitoring Equipment

- **pH probes:** Clean and calibrate monthly; replace sensors in accordance with manufacturer's recommended schedule.

4.13 Training

- Annual environmental awareness training will be conducted for all operators covering: washout procedures, spill response, sample collection basics, and daily inspection checklists. Attendance records will be kept.

4.14 Revision History

- SOP should be reviewed annually or after any major process changes, incidents, or regulator requests.

5.0 Conclusion

The stormwater management system at Westshore Ready Mox incorporates robust infrastructure and monitoring protocols designed to ensure regulatory compliance and environmental protection. The SWMP provides clear guidance for sampling, monitoring, and corrective action. With proper implementation, the facility will minimise risk associated with stormwater discharges.

6.0 Closure

Regards,

SLR Consulting (Canada) Ltd.

Alana Duncan, BES, MBA, P.Ag.
Senior Project Manager

Korene Torney, P.Geo., PMP
Senior Scientist

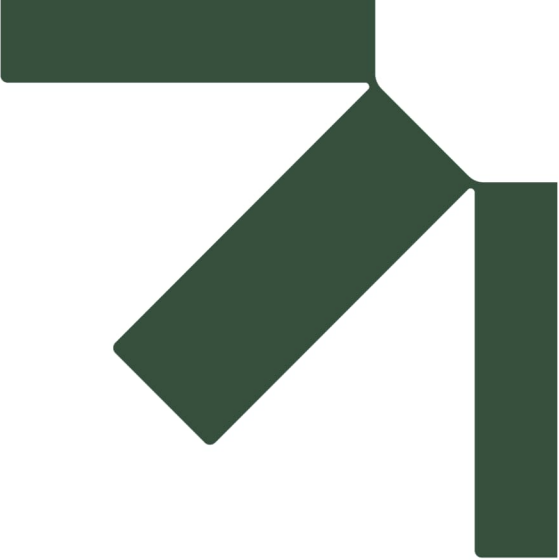
The Association of Professional Engineers and Geoscientists of the
Province of British Columbia SLR Consulting (Canada) Ltd. Permit to Practice #1001562



7.0 References

- Fisheries and Oceans Canada (DFO). 1992. Land Development Guidelines. Available at: LDG.DOC. 1992.
- Ministry of Environment and Parks (ENV). 2007. Environmental Management Act Code of Practice for the Concrete and Concrete Products Industry. Available at: Code of Practice for the Concrete and Concrete Products Industry. 2007.
- Ministry of Environment and Parks (ENV). 2014. Develop With Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia. BC Ministry of Environment. Available: Develop with Care 2014 - Province of British Columbia. 2014.
- Ministry of Environment and Parks (ENV). 2021. Guidelines for Industry Emergency Response Plans. Available at: Guidelines for industry emergency response plans - Province of British Columbia. 2021.
- Ministry of Environment and Parks (ENV). Last updated May 2024: B.C. Field Sampling Manual. Available at: BC Field Sampling Manual.





Figures

Westshore Concrete Depot Stormwater Management Plan

719 Spills Connector, within 2015 Millstream Road, Highlands, BC

Westshore Ready Mix (Ralmax Properties Ltd.)

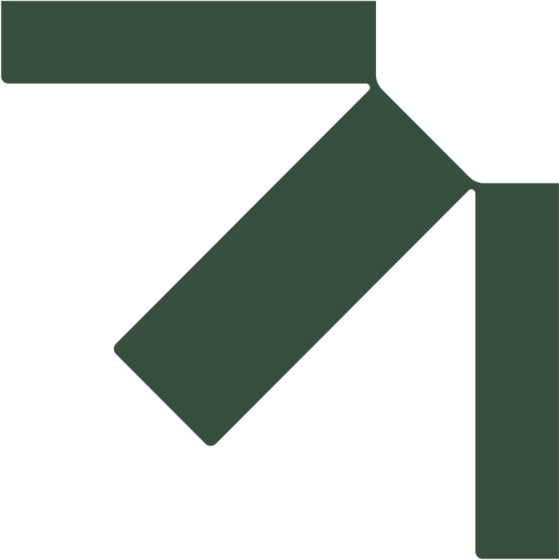
SLR Project No.: 205.030260.00001

July 28, 2026



1:250 

[illegible]



Appendix A Example Field Form

Westshore Concrete Depot Stormwater Management Plan

719 Spills Connector, within 2015 Millstream Road, Highlands, BC

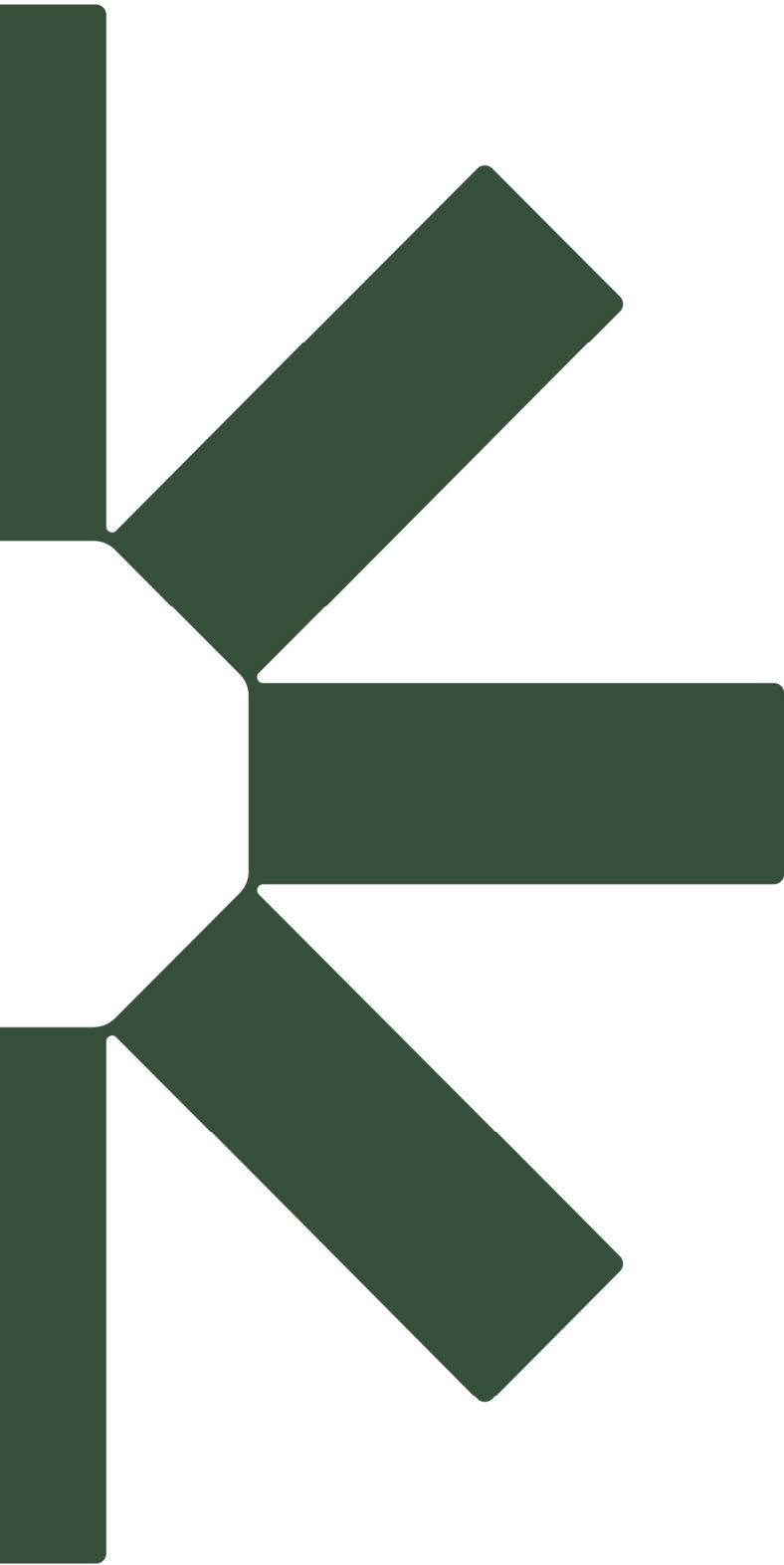
Westshore Ready Mix (Ralmax Properties Ltd.)

SLR Project No.: 205.030260.00001

July 28, 2026

Example Storm Water Sampling Record

Project No.:								Parameter Meter:
Site Name:								Sampling Equipment: (make/model/serial number)
Site Address:								Other Equipment:
Date:								Notes:
Weather:								Logged by:
Sample ID	Sample Location	UTM Zone:		Sample Analysis Parameters	Sample Time	Temperature (°C)	pH	Comments
		Northing	Easting					



Making Sustainability Happen

Guideline Check Sheet
Development Permit Area 4 –
REGENERATIVE DEVELOPMENT

RECEIVED
MAY 13 2026
District of Highlands



Date: March 25, 2026

Application No: DVP 01-26

Address: Unit 718 - 2015 Millstream Road

Purpose of Project: Installation of a modern concrete processing plant.

Directions: *Fill out the form and explain how you meet each guideline.*

General Information: Development Permit Area #4

Area Affected

Lands designated as “Regenerative Development” on Map 2.1, attached below, are designated as Development Permit Area No. 4.

Purpose

- To promote greenhouse gas emissions reduction.
- To promote energy and water conservation.
- To regulate the form and character of commercial and industrial development.
- To protect the natural environment, its ecosystems, and biological diversity.

Objectives

- Prioritize environmental restoration through well-designed redevelopment.
- Support regenerative site design and construction outcomes.
- Sensitive integration of new development with the existing community and environmental context.

Specific Exemptions

Development Permits are not required in Development Permit Area No. 4 for:

- Minor alterations to the design and finish of the exterior of a building or structure that do not change the character of the development.
- Buildings, additions, structures and equipment less than 10m² in floor area.

Justification

The main purpose of this Development Permit Area is to support climate action. Land uses, activities and on-site programming can impact the climate either positively or negatively. Integrating natural assets and ecological values in any development proposal is critical. Moreover, facilitating developments that utilize innovative technologies to reduce greenhouse gas emissions and conserve energy and water is also key to climate action.

This development permit authority supports the provincial government's broader action on climate change, including the requirement for local governments to have greenhouse gas reduction targets and policies and actions in official community plans and regional growth strategies and help meet their B.C. Climate Action Charter commitments.

Additionally incorporating the Form and Character Guidelines into a project's design will encourage the creation of contextual and compatible architecture, high-quality pedestrian realms, and sustainable and resilient design, and will contribute to placemaking and design excellence in Development Permit Area No. 4.

Guidelines

Development Permits issued in Development Permit Area No. 4 shall be in accordance with the following guidelines:

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
<i>Sustainability, Ecology, and Rewilding</i>					
1.	Prioritize the use of previously disturbed sites and preserve sensitive ecological areas, such as forests with mature trees, rocky outcrops, creeks, and wetlands.	x			Lot has previously been disturbed and will not affect sensitive areas
	a. Establish buffer zones or areas of non-disturbance which will remain free of development and prevent built-environment encroachment on natural areas.	x			Area will not encroach on natural areas as has been previously disturbed.

Guideline		Yes?	No?	N/A ?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
2.	Incorporate landscaping that prioritizes native and adaptive non-native plant species and provides a wide range of food sources for insects, birds, and other wildlife.	x			Landscaping will be incorporate in the disposal field in addition to other areas where reasonable.
	a. Clearly define ecological restoration strategies that account for the surrounding ecosystem and the impacts of past site disturbances.	x			Restoration of natural areas as part of development
	b. Consider additional habitat restoration strategies, such as nesting boxes, green roofs, bioswales, and rewilding.	x			Green spaces will be added in disposal field and additional greenspace to promote natural habitats
3.	Establish wildlife corridors and exterior green infrastructure to connect fragmented habitats and promote biodiversity.	x			Green spaces to be included to promote biodiversity.
4.	Minimize grading and excavation to reduce soil erosion and habitat disruption.	x			Minimal grading required for site use.
5.	Implement soil erosion and sediment control measures to prevent site degradation during and after construction activities and to protect surface and groundwater quality.	x			Soil erosion will be minimal as most of the area consists of rock faces and gravel base. Surface and groundwater will be captured for use in plant.
6.	Utilize strategies to control and eradicate invasive plant species including monitoring native species over time.	x			Invasive species are not present on lease space.

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
Stormwater Management					
7.	Use primarily landscape-based stormwater management best practices, such as rain gardens, swales, permeable surfaces, and green roofs, in order to:	x			Stormwater to be captured and stored and used for operations in addition to use for greenspaces and permeable surfaces to be included in plan.
	a. Mitigate the impacts of past site disturbances.	x			Site disturbances to be incorporated into plan.
	b. Minimize the effective impervious area (EIA) on site. <i>i. Best practices suggest an EIA target of less than 10% of the total site area.</i>	x			Impervious surfaces will be used as necessary and stormwater will be captured and used from this area
	c. Protect and enhance surface water and groundwater quality and quantity.	x			Surface & ground water will be protected by best practices
	d. Manage average rainfall events.	x			Rainfall will be captured and stored where able
	e. Limit underground stormwater management systems.	x			Stormwater management will have a storage tank for use
8.	Plant native and adaptive non-native drought-tolerant trees and plant species that are resilient to future climate projections and that maximize ecosystem services.	x			Native plants will be used where appropriate.
Energy Efficiency					
9.	Use exterior design strategies to enhance buildings' energy efficiency and performance, such as:				
	a. Designing buildings with a simplified form, using simple shifts in massing and fewer complex junctions to minimize building envelop heat loss.	x			Prefab building to suit others in immediate area
	b. Using heat exchangers and/or similar technologies for heating and cooling.	x			Will use where appropriate
	c. Employing passive solar design strategies, such as exterior shading devices, to optimize solar gain in winter (and less in summer).	x			Passive solar designs will be used where possible
	d. Optimizing natural ventilation opportunities.	x			Natural ventilation will be used where appropriate

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
10.	Design buildings to include or be 'ready' for on-site exterior renewable energy systems by including, for example:	X			Renewable energy will be used where appropriate
	a. On-site power generation (e.g., solar photovoltaics) and battery storage.	X			Solar energy will be used if appropriate
	b. Conduit from electrical panels to rooftop areas for solar panels.				Conduits will be installed if feasible
	c. Adequate space and structural support for the future installation of, for example, solar photovoltaic panels and battery storage.	X			Solar energy will be supported in future where feasible
11.	Use durable exterior designs to extend the lifespan of buildings and reduce the need for frequent replacements.	X			Prefab building with metal siding
12.	Maximize the use of healthy and non-toxic finishes on buildings' exteriors.	X			Prefab building with metal siding
General Architectural Design Where appropriate and relevant to the use and function of the building:					
13.	Orient primary building façades and entries to the fronting street or open space to create street edge definition and activity.	X			Buildings will be fronting the street where appropriate.
14.	Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street' with additional glazing and articulation on primary building façades.	X			Windows will be at street level to create active frontage
15.	Design buildings and site features to the human scale through the use of exterior architectural features, details, and site design elements that are human-proportioned and oriented toward pedestrian activity.	X			Pedestrian activity will be minimal as site safety is the first priority
16.	On larger sites, seek to create a unified and cohesive appearance and architectural character while introducing variation in façade treatments.	X			Building exterior to be similar to other structure on overall site.

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
17.	Use muted colours chosen from a palette representative of Highland's natural surroundings where a visual accent is warranted to optimize energy efficiency.	x			Muted colours to be used on office structure. Plant structure will be as per equipment colours with chance for painting in future.
18.	Provide weather protection for high-use areas, such as primary building entrances, exterior stairs, and active building frontages.	x			Weather protection will be used in building entrances, exterior stairs and high use areas.
19.	If high use, public spaces are created, consider integrating public art on-site to generate interest and activity and reflect the unique natural, Indigenous, industrial, or settler history of the Highlands.		x		Site will be specific use with limited public access
20.	Where possible, use site planning and landscape design to minimize noise impacts.	x			Landscape design will be used to minimize noise.
21.	Employ wayfinding, lighting, and universal accessibility principles to appropriate site areas, such as primary building entrances and pedestrian routes.	x			Universal accessibility and lighting to be used in site areas primarily for site safety
22.	Design building entrances to be well-defined, visible, and clearly lit.	x			Building entrances will be clearly lit and well defined
Site Planning					
23.	Ensure that site planning and design achieve favourable microclimate outcomes through strategies such as:	x			Site planning will consider safety first and microclimates where applicable
	a. Locating outdoor spaces to maximize sunlight throughout the year.	x			Sunlight exposure will be throughout the day in outdoor spaces
	b. Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter.	x			Vegetation will include evergreen and deciduous plantings
	c. Using building mass, trees, and planting to buffer winds.	x			Plantings will buffer winds from the south. Structures and other natural features to buffer winds from east and west.

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
24.	Design buildings, structures, and additions with consideration for the relationship of adjacent buildings, open areas, the efficiency of the circulation system, and compatibility with surrounding development.	x			Buildings and plant will be situated so there is appropriate space for the circulation system.
25.	Site and design buildings visible from roads so that their office and/or retail portion of the building is oriented towards the road.	x			Office will be orientated towards the road.
26.	Integrate loading areas into the design of the building.				
27.	Locate accessory uses (such as loading, garbage collection, utilities, and parking access) away from public view and not in conflict with public circulation patterns.	x			Accessory uses will be located to the back of the site.
Landscape Design and Open Space					
28.	Use Crime Prevention through Environmental Design (CPTED) principles to support public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.	x			Lighting and landscape design will not encourage crime and will allow for natural surveillance.
29.	Avoid blank, windowless walls along streets or other public open spaces.	x			Landscaping to be on the front facade of the office building.
30.	Where large retaining walls are unavoidable, utilize terracing with integrated landscaping, including regularly spaced trees/hedging along the base that covers 75% or more of the visible portion of the wall from public spaces.	x			Large retaining walls will not be used on the site except where appropriate for product storage.
31.	Design attractive, engaging, functional and efficient on-site exterior open spaces.	x			Exterior spaces to be landscaped where appropriate.
32.	Use landscaping as a privacy buffer and define private, semi-private, common/shared, and public outdoor areas.	x			Landscaping will be used where appropriate.
33.	Integrate Pest Management measures for landscape design and maintenance.	x			Pest management will be considered in landscape design.

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
34.	Design communal outdoor areas to foster social interaction and a sense of community and provide outdoor employee amenities area such as lunch and break areas.	x			Outdoor spaces will encourage social interaction.
Screening & Fencing					
35.	Garbage and recycling materials should be in containers that are weatherproof, non-combustible, and animal-resistant within the boundaries of each site.	x			Garbage and recycling materials will be in traditional containers and within the lease space.
36.	Integrate service areas, dumpsters and garbage containers, recycling containers, utility kiosks and areas, and service or mechanical apparatus into the landscape or exterior building design and screen with fences, walls, gates, or landscaping from public view.	x			Services areas will be integrated into the plant and service area design and will be out of view of the public.
	a. Ensure these areas do not impact public open spaces or pedestrian pathways.	x			Service area will be out of public view
	b. Ensure these areas are clearly shown on site plans.	x			Service area will be clearly marked on site plan
37.	Locate mechanical equipment, such as the outdoor components of heat pumps and air conditioners, vents, and service areas to minimize impacts on adjacent residential buildings by avoiding proximity to windows, doors, and usable outdoor spaces.	x			Mechanical equipment will be located as appropriate for plant and to the rear of the office building.
38.	Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g., by locating windows and balconies to minimize overlook and direct sight lines into adjacent units) and protection from light trespass and noise.	x			No residential buildings exist in this area of the property.

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
39.	In cases where publicly visible parking is unavoidable, screen parking using strategies such as:		x		Private site not visible to public
	a. Landscaping and tree planting space.	x			Landsaping will be incorporated into site
	b. Trellises.		x		Safety hazard for site use
	c. Grillwork with climbing vines.	x			Will be used where appropriate
	d. Other attractive screening with some visual permeability.	x			Screening will be used if not a safety issue for site
	e. Incorporating a buffer or setback from the public to adjacent neighbourhoods.		x		Adjacent sites are within a private industrial site
40.	Integrate perimeter landscaping of similar character with the natural landscape and the landscaping of adjacent development for streetscape continuity.	x			Similar landscaping will be used as adjacent lot
41.	Maintain a wide natural buffer along Millstream Road, and additional landscape treatment and berming to attenuate noise, improve aesthetics, and reduce impacts of noise, odour, or shadow.	x			Natural buffer will be maintained along Millstream Road
42.	Fence designs will be appropriate to their function and location, with consideration for both landscape design and sustainability principles.	x			Chain link fencing as per adjacent lots
	a. Where appropriate (e.g., perimeter lot fences), fences should be designed to facilitate the movement of wildlife (e.g., with a small gap at ground-level).	x			Fencing will have a small gap at the bottom for wildlife
	b. Fences visible to the public should be screened by landscaping.	x			Site is inside the industrial park not visible to the public
	c. Materials will be of sufficient quality, size, and strength.	x			Fencing will be chain link as per adjacent lots
43.	Fence designs – including elevations, materials, and related construction details – will be submitted as part of a landscape plan.	x			Fencing to be chain link as per adjacent lots

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
Signage and Lighting					
44.	Signs may not contain or utilize any flashing, blinking intermittent or moving light as a source of illumination.	x			Signs will not contain a moving light source
45.	Locate signage below the roofline, and integrate signage with the building façade through colour and graphic style.	x			Signage will be located on the structures
46.	Integrate dark sky principles across site and building designs.	x			Lighting will be downward facing
	a. Ensure top-mounted light fixtures are fully shielded and directed away from residential or wildlife areas.	x			Top mounted lighting will be directed away from wildlife areas
	b. When top-mounted light fixtures are not feasible, use visors or other directional control devices to prevent spillage of light into the night sky.	x			Visors will be used when top mounted lighting is not appropriate.
	c. Ensure on-site lighting and signs do not produce glare on neighbouring roads, properties, or the night sky.	x			On-site lighting will not produce glare on night sky or neighbouring roads
Parking					
47.	Avoid locating off-street parking between the front façade of a building and streets, open spaces, or pedestrian circulation routes.	x			Parking for crew will be to the side of the office and away from pedestrian routes.
48.	Where appropriate, divide large parking lots into smaller parking areas with well-integrated landscape pockets to avoid large expanses of paved areas and to provide easy accessibility to buildings.	x			Office and crew parking will be separate with landscaping incorporated where appropriate
49.	Where practical, utilize landscaped swales adjacent to parking areas to maximize canopy coverage and provide cooling, GHG capture, air quality enhancement, urban habitat, stormwater capture, filtration, and infiltration.	x			Landscaped swales will be used where appropriate for site usage

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
50.	Consideration may be given to the replacement of parking stalls with transportation demand management practices (e.g., transit passes, carshare) as recommended by a Parking Study.		X		Limited customer parking as site will be used as an industrial site.
51.	Where appropriate to site uses and activities, provide secure, weather-protected bicycle and human-powered vehicle parking and amenities, including:	X			Provisions will be made for bicycle parking and storage
	a. Covered short-term parking in well-lit and highly visible locations, such as near primary building entrances.		X		Covered parking not appropriate for site safety
	b. Facilities such as showers and lockers to support cycling and other forms of active transportation.	X			Will accommodate as appropriate
	c. Ample space and consideration for cargo bikes and other larger forms of human-powered vehicles	X			Will provide space for cargo bikes as needed
Transportation and Mobility					
52.	Provide electric bicycle and vehicle charging infrastructure in line with District, Regional, or Provincial requirements and best practices.	X			Vehicle and bicycle charging infrastructure will be provided where appropriate
53.	Where appropriate to site uses and activities, create enhanced pedestrian routes, including weather protection on buildings and street frontages.	X			Pedestrian traffic will be clearly marked for employees for safety reasons
54.	Provide support for car-share, carpool, bike-share, and other transportation-sharing models.	X			Various transportation modes will be accommodated

Guideline Check Sheet

Development Permit Area 6 – Energy and Water Conservation and Reduction of Greenhouse Gases

RECEIVED
MAY 13 2026
District of Highlands



Date: March 25, 2026

Application No: DVP-01-26

Address: Unit 718 - 2015 Millstream Road

Purpose of Project: Installation of a modern concrete processing plant and associated support structures

Area Affected:

All of the District of Highlands, including single family residential, commercial and industrial, is designated as Development Permit Area #6.

Circumstances Affected

- Any construction requiring a building permit for a building, or an addition, 50m² or larger once completed
- Any development requiring a Development Permit
- Subdivision of land

Guidelines

The following guidelines are intended to meet the **Objectives** and should be considered collectively, choosing the best “mix” for each unique situation.

Objectives

- To guide development in a manner that conserves energy and water.
- To guide development in a manner that reduces greenhouse gas (GHGs) emissions.

Guideline		Does it meet the Objectives			How are you addressing the guideline
		Yes?	No?	N/A?	
FOR BUILDINGS:					
ENERGY CONSERVATION					
Building Orientation and Access to Sunlight					
a.	Buildings should be located, oriented and designed to facilitate the retention of passive solar heat (e.g. larger south facing and smaller north facing windows), reduce heat loss and support natural ventilation	x			Building will be situated with larger south facings windows
b.	Whenever possible encourage building massing/shape to improve the passive solar performance of the structure, recognizing that a more compact form and a longer shape along an east/west axis is more appropriate for maximizing passive heat gain	x			Building shape is best layout for use and is as compact as possible.
c.	Reduce the energy consumption of electric lighting by maximizing opportunities for the distribution of natural daylight into a buildings' interior spaces (excluding the use of skylights).	x			Natural lighting in buildings will be maximized as best as possible.
d.	Avoid the use of heavily tinted or reflective glazing that reduces solar heat gain but also reduces the penetration of daylight	x			Heavily tinted glazing will not be used
e.	Placement and retention of deciduous trees is encouraged such that these trees provide summer-season shading, and winter-season solar access	X			Landscaping will provide summer shade and winter solar access
f.	Encourage the design of on-site landscaping and screening to minimize negative shading impacts on the potential for solar thermal or photovoltaic systems	x			Landscaping to take advantage of shading impacts

Guideline		Does it meet the Objectives			How are you addressing the guideline
		Yes?	No?	N/A?	
Roof Design					
g.	Roof overhangs and window placement should be coordinated to provide cooling and shade during the summer and solar access for passive heating in the winter	X			Roof overhangs and window placement will be designed to provide shade during summer and solar access during winter where feasible.
h.	Roof surfaces should be designed to accommodate solar energy collection devices				Flat topped roof to allow for solar panels.
i.	Skylights are only encouraged if the benefit of natural daylight penetration is sufficient from an energy perspective, to outweigh their heat loss due to low insulation value		X		Roof will be used for solar panels where applicable.
j.	Consider light tubes as a passive light source, without unwanted solar gain or heat loss		x		See "i" above
k.	Green roofs are especially encouraged where they can be shown to reduce heating and cooling needs, enhance biodiversity, reduce fire hazards, or realize other benefits		X		See "i" above
Efficient and Renewable Energy					
l.	For alternate wall systems designed to achieve higher "R" values or higher thermal mass than the standard in the BC Building Code, calculation of the total floor area should not include additional wall thickness used to compensate for higher levels of insulation		X		Prefab building with standard wall systems
m.	Strongly support the installation of on-site renewable energy systems wherever feasible (e.g. solar thermal hot water, solar photovoltaic (PV) panels, low-noise heat pumps, and low-noise micro turbines)	X			Heat pump to be used where feasible
n.	Design mechanical systems to enable interconnection with future sustainable energy systems. For example, this means a conduit to allow for solar or wind power installations, or district energy systems (within the Highlands Servicing Area)	x			Mechanical systems will allow for future enhancements
o.	Encourage the recovery of available waste heat resources as a strategy to preheat incoming ventilation or domestic potable water supply	X			Waste heat will recovered where possible.

Guideline		Does it meet the Objectives			How are you addressing the guideline
		Yes?	No?	N/A?	
Outdoor Areas					
p.	Snow management should be premised on sound design principles and not be reliant on the integration of heat trace devices. Heated driveways, stairs, or pedestrian walkways are discouraged, where not justified to accommodate people with mobility challenges	x			Snow management as per traditional methods.
q.	While still supporting safe pedestrian mobility, all outdoor lighting should minimize wattage and be directed downward with full cut-off fixtures	x			Outdoor lighting will be downward facing and allow for pedestrian mobility.
r.	The control of all outdoor lights with motion detectors or timers is encouraged	x			Motion detection lighting where appropriate.
s.	Outdoor lighting should be well designed to protect natural night skies and avoid light pollution	x			Lighting will not pollute night skies.
Materials Management					
t.	Recycling infrastructure and animal-proof storage areas are encouraged, especially for composting and organics recycling	x			Recycling infrastructure will be protected from animals.
u.	Reuse existing building materials where practical		x		Prefab structures
v.	Wherever practical, new building materials should be: a. Sourced locally or regionally to reduce transportation requirements whenever possible, b. Durable for the intended use and last for the life cycle of the building, and c. Non-toxic (in manufacturing process and once in use).	x			Prefab office structure produced on the island. Plant produced elsewhere.
w.	Encourage construction waste diversion planning as part of the development process, including the identification of designated areas for the collection of recyclable materials during construction	x			Minimal construction waste as building is prefab
Preferred Transportation Choices					
x.	Design which includes bicycle storage and easy access racks is encouraged	x			Bicycle storage will be provided where appropriate.

Guideline		Does it meet the Objectives			How are you addressing the guideline
		Yes?	No?	N/A?	
LANDSCAPING: WATER CONSERVATION					
a.	Landscaping design should preserve existing native vegetation, and use non-invasive plant species suited to the local climate, requiring minimal irrigation. Measures should include: i. Incorporating drought-tolerant, native plants and other xeriscaping techniques to minimize the need for landscape irrigation. ii. Maximizing the use of topsoil or composted waste for finish grading to assist in infiltration and to increase the water holding capacity of landscaped areas (30cm is the recommended minimum). iii. Maximizing the use of mulch layers above soil for all landscape planting areas; and utilizing rainwater capture systems for appropriate end uses where possible.	x			Drought tolerant plants will be used where appropriate. Rainwater will be captured to help water landscape areas.
b.	Incorporate edible landscaping where possible		x		Edible landscaping not appropriate
c.	Use or manage stormwater and building water discharge on site. Site and building design measures should include: i. Maximizing pervious surfaces to enhance stormwater infiltration opportunities by reducing building footprints, paved parking areas and pedestrian pathways. ii. Incorporating stormwater capture and storage measures including bioswales and rain gardens for infiltration.	x			Building water discharge and stormwater will be used in raingardens and solid waste disposal field.
d.	Utilize automated control systems where temporary or permanent mechanical irrigation systems are required	x			Automated systems will be used as appropriate.

Guideline		Does it meet the Objectives			How are you addressing the guideline
		Yes?	No?	N/A?	
FOR SUBDIVISION:					
ENERGY CONSERVATION AND GHG REDUCTIONS					
Parcel Orientation and Access to Sunlight					
a.	Parcels should be subdivided and oriented to take advantage of opportunities for improving passive solar heating, reducing heat loss and supporting natural ventilation. Plans need to explain how these aspects are achieved			X	
b.	Lot layout should minimize negative shading impacts on surrounding properties			X	
c.	Whenever possible encourage lot layout permitting building massing/shape to improve the passive performance of the structure, recognizing that a more compact form and a longer shape along an east/west axis maximizes passive heat gain			X	
Renewable and Alternative Energy					
d.	Encourage lot layouts that enable interconnection with future District energy systems in those areas identified as having potential for such systems			X	
Preferred Transportation Choices					
e.	Neighbourhood design and subdivision layout needs to include human/active transportation choices such as short pedestrian connections to adjacent roads			X	

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EW109663

FORM C (Section 233)
Province of British Columbia

Page 1 of 5 pages

GENERAL DOCUMENT - PART 1 (This area for Land Title use)**BURNS SERVICES**

1. APPLICATION:

CLAY & COMPANY, Barristers & Solicitors,
837 Burdett Avenue P.O. Box 961,
Victoria, B.C., V8W 2S4 (Phone: 386-2261)

CLIENT NO.: 10155

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF THE MORTGAGED LAND:

(PID)

009-862-358

(Legal Description)

Section 4, Range 3 West, Highland District, except part shown coloured red on Plan attached to DD13124, except part shown outlined in red on Plan 626R, and except part in Plan 18272

3. NATURE OF INTEREST:

Description

CovenantDocument Reference
(page and paragraph)
Entire Document

Person Entitled to Interest

4. TERMS: Part 2 of this Instrument consists of (select one only):

(a) Filed Standard Charge Terms

(b) Express Charge Terms

(c) Release

XXXX

D.F. No.:

Annexed as Part 2

There is no Part 2
of this Instrument

A section of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S):

MILLSTREAM INDUSTRIAL PARK LTD. (Inc. No. 339501)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

DISTRICT OF HIGHLANDS

1980 Millstream, Victoria, B.C., V9B 6H1

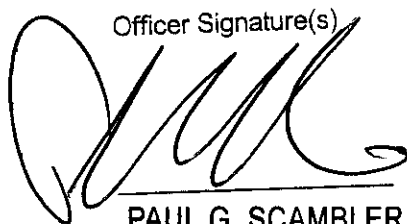
01 04/08/16 14:57:11 01 VI 595090
CHARGE \$64.75

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the property 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.

EXECUTION DATE


Officer Signature(s)**PAUL G. SCAMBLER, Q.C.**
BARRISTER & SOLICITOR
837 Burdett Avenue
Victoria BC V8W 1B3

Y	M	D
04	08	13

MILLSTREAM INDUSTRIAL PARK LTD.
by its Authorized Signatory:-

Print Name:

A.G. Wells

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.

LAND TITLE ACT**FORM D****EXECUTIONS CONTINUED**

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the property 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)

Denny Grace
Municipal Clerk.

EXECUTION DATE

Y	M	D
04	07	29

DISTRICT OF HIGHLANDS
by its Authorized Signatory:-

Paul & Samuel Roessingh
Print Name: MAYOR

A Commissioner for taking oaths and
affidavits in the Province of British Columbia.

District of Highlands
1980 Millstream Road
Victoria, B.C., V9B 6H1

Bruce Woodbury
Administrator

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.

PART 2 - EXPRESS CHARGE TERMS**RESTRICTIVE COVENANT**

THIS AGREEMENT is made this 13 day of June 2004.

BETWEEN:

MILLSTREAM INDUSTRIAL PARK LTD.
(Inc. No. 339501)
837 Burdett Avenue
Victoria, B.C., V8W 2S4

(hereinafter called the "Covenantor")

OF THE FIRST PART**AND:**

DISTRICT OF HIGHLANDS
1980 Millstream Road
Victoria, B.C., V9B 6H1

(hereinafter called the "Covenantee")

OF THE SECOND PART**WHEREAS:**

- A. The Covenantor is the registered owner of or has an equity of redemption in all and singular that certain parcel and tract of land and premises situate, lying and being in the District of Highlands, in the Province of British Columbia, more particularly known and described as:

P.I.D. 009-862-358

Section 4, Range 3 West, Highland District, except part shown coloured red on Plan attached to DD13124, except part shown outlined in red on Plan 626R, and except part in Plan 18272

- B. Section 219 of the Land Title Act provides that there may be registered as a charge against the title to land a covenant, inter alia, whether of a negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, in favour of a Regional District or the Crown;
- C. The Covenantor has agreed to enter into a Restrictive Covenant on the terms and conditions hereinafter contained pursuant to Section 219 of the Land Title Act.

NOW THEREFORE THIS AGREEMENT WITNESSETH that pursuant to Section 219 of the Land Title Act, and in consideration of the sum of One Dollar (\$1.00) now paid to the Covenantor by the Covenantee (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto hereby covenant and agree each with the other as follows:

1. The Covenantor covenants and agrees with the Covenantee that the Covenantor does hereby covenant with the Covenantee not to make, place, erect or maintain, subsequent to the date hereof, any building or structure in, under or upon that portion of the lands comprised within the covenant area, being that portion of the Grantor's property contained within the heavy black outline of a Reference Plan of Covenant over part of Section 4, Range 3 West, Highland District, Plan VIP 11431, prepared by D.R. Carrier, BCLS, on the 17th day of June 2004, a copy of which is attached hereto, without the written consent of the Covenantee first had and obtained.

Page 4 of 5 pages

2. The Covenantor shall, at the expense of the Covenantor, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances that may have been registered against the title to the said lands in the Victoria Land Title Office, save and except those specifically approved in writing by the Covenantee or in favour of the Covenantee.
3. The covenant set forth herein shall charge the said lands pursuant to Section 219 of the Land Title Act and shall be covenants, the burden of which shall run with the said lands. It is further expressly agreed that the benefit of all covenants made by the Covenantor herein shall accrue solely to the Covenantee and that this Agreement may only be modified or discharged by agreement of the Covenantee pursuant to the provisions of Section 219 of the Land Title Act.
4. The Covenantee covenants to surrender and release this Restrictive Covenant in the event the Covenantor constructs, or causes to be constructed, a roadway over a portion of the covenant area to provide access to adjacent lands to the satisfaction of the Covenantee, forthwith upon the completion of the construction of the said road.
5. The Covenantor hereby covenants to execute all such further deeds, plans, conveyances or assurances whatsoever for the purpose of realizing and fulfilling the covenants herein granted.
6. This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, assigns and successors in title.

IN WITNESS WHEREOF the Covenantor and Covenantee have executed this Agreement as of the day and year first before written.

MILLSTREAM INDUSTRIAL PARK LTD.

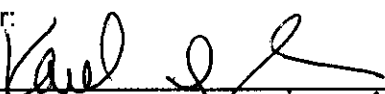
per:



Authorized Signatory

DISTRICT OF HIGHLANDS

per:



Authorized Signatory *Karel Roessingh*
MAYOR



Bryce Woodbury
Administrator

REFERENCE PLAN OF COVENANT OVER PART OF SECTION 4, RANGE 3 WEST, HIGHLAND DISTRICT

(PREPARED PURSUANT TO SECTION 99(1)(a) OF THE LAND TITLE ACT)

B.C.O.S. 928.043



PLAN VIP 77431

Deposited in the Land Title Office of Victoria, B.C., this

day of _____, 2004.

Registrar

PLAN VIP70242

SECTION

RANGE 3 WEST
RANGE 2 WEST
4
5

SECTION

AREA = 3.88 ha

SECTION

4

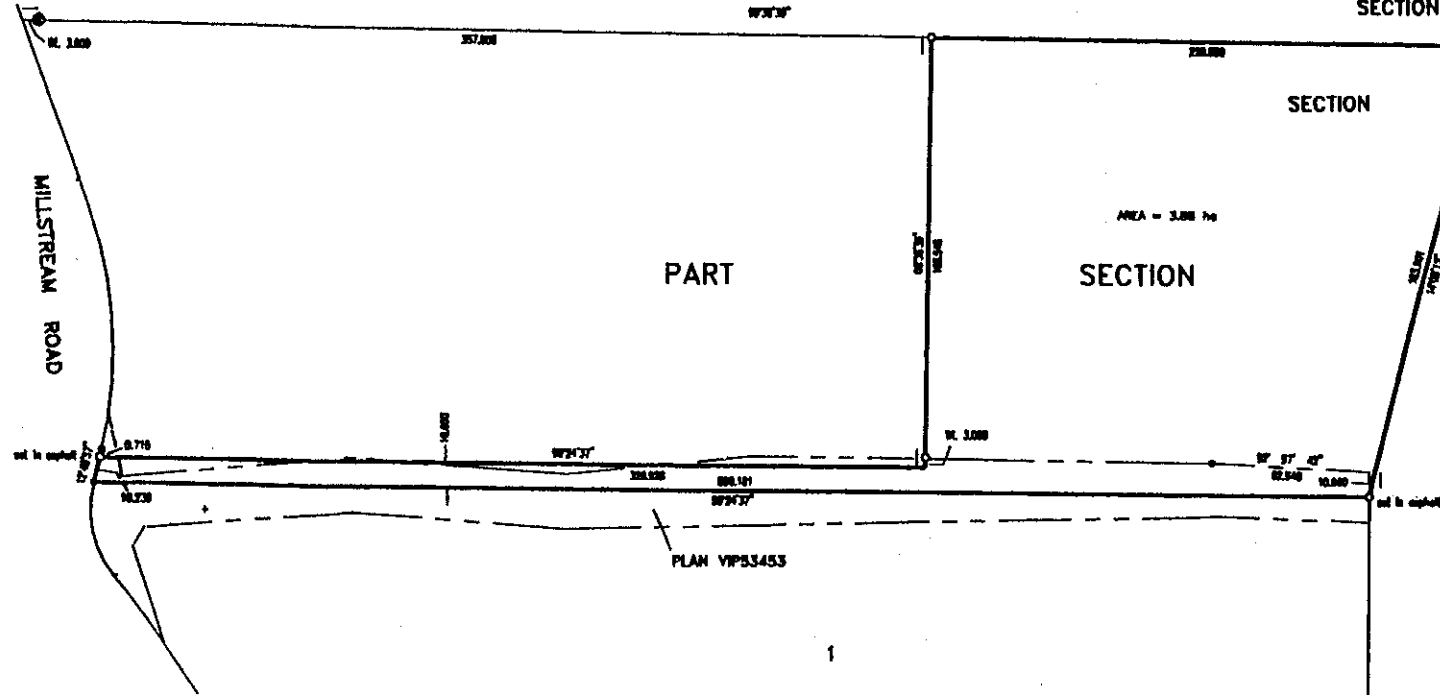
Legend

- Standard Iron Post set
- Standard Iron Post found
- ⊙ Standard Capped Post found

All distances shown are in metres

Bearings are magnetic and derived from Plan VP70242

END OF DOCUMENT



PART

PLAN VIP3453

PLAN 18272

REMAINDER

PLAN 626R

SECTION

3

SECTION

PLAN 53467

J.E. ANDERSON & ASSOCIATES
B.C. Land Surveyors - Consulting Engineers
Victoria and Nanaimo, B.C. phone 727-2214
Fax: 72088

This plan has within the
Capital Regional District.

I, D.R. Corrie, a British Columbia Land Surveyor,
of Victoria, in British Columbia, certify that I was present
at and personally supervised the survey as represented by
this plan and that the survey and plan are correct.
The field survey was completed on the

17th day of JUNE, 2004.

The plan was completed and checked and the checklist filed
under #18856, on the

18th day of JUNE, 2004.

B.C.L.S.

C:\PROGRAM FILES\ACAD2000\22088CON.DWG DBL

Land Title Act**FORM 11(a)**

(Section 99(1)(e), (j) and (k))

16 AUG 2004 14 57

EW109663

**APPLICATION FOR DEPOSIT OF REFERENCE
OR EXPLANATORY PLAN (CHARGE)**

VIP77431

I, PAUL G. SCAMBLER, Agent of MILLSTREAM INDUSTRIAL PARK LTD. the owner of a registered charge, apply to deposit Reference Plan of Covenant over Part of Section 4, Range 3 West, Highland District (P.I.D. 009-862-358 - Section 4, Range 3 West, Highland District, except part coloured in red on Plan attached to DD13124, except part shown outlined in red on Plan 626R, and except part in Plan 18272).

I enclose:

01 04/08/16 14:57:03 01 VI 585090
PLANS \$54.00

1. The Reference Plan of Covenant.
2. The reproductions of the Plan required by Section 67(s) (see below).
3. Fees of \$54.00.

DATED this 13th day of August 2004.

BURNS SERVICES
SIGNATURE

NOTE: (i) Under section 67(s) the following reproductions of the plan must accompany this application:

- (a) one blue linen original (alternatively white linen or original transparencies).
- (b) one duplicate transparency.
- (c) one whiteprint is required as a worksheet for the land title office.

(ii) The following further requirements may be necessary:

- (a) If the parent property is in an Agricultural Land Reserve, a release is required unless the parent property is less than 2.0 acres (app. .8094 hectares) or where, for permitted uses, an approving officer has signed the plan under section 1(1)(a) and (b) of the Subdivision and Land Use Regulation (B.C. Reg. 7/81) under the *Agricultural Land Commission Act*.
- (b) Where a notice respecting a grant under the *Home Purchase Assistance Act* is endorsed on title, an extra white print must accompany the application, unless the *Ministry of Lands, Parks and Housing* agrees otherwise in writing. This extra print must contain the following endorsement:

"The eligible residence as defined by the *Home Purchase Assistance Act* is located on lot [number] created by this plan.

B.C.L.S. or solicitor for the owner"

- (c) Controlled access approval must be evident on the plan where parent property adjoins a highway that is designated as a controlled access highway.
- (d) Where the plan refers to a restrictive covenant to be made under section 219, the instrument containing the covenant must be tendered with the plan.