



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**  
**BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4**  
 ph: 250-352-8165 fax: 250-352-9300  
 email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

**REFERRAL FORM**  
**DEVELOPMENT VARIANCE APPLICATION**  
**RDCK Planning File: V2104I**  
**Date: May 11, 2021**

**You are requested to comment on the attached DEVELOPMENT VARIANCE for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO June 11, 2021). If no response is received within that time, it will be assumed that your agency’s interests are unaffected.**

**LEGAL DESCRIPTION & GENERAL LOCATION:**

833 Trubetskoff, BRILLIANT, ELECTORAL AREA I  
 LOT 10 BLOCK 4 DISTRICT LOT 9 KOOTENAY DISTRICT PLAN 2938 (PID: 015-106-951)

**PRESENT USE AND PURPOSE OF PERMIT REQUESTED:**

The property is bounded by residential uses and Makayev Road to the east, and Trubetskoff Road to the west. An existing residence, and two accessory structures occupy the site. The existing accessory structures are proposed to be removed if the below requested variances are approved.

This Development Variance Permit seeks to vary Sections 701.7 and 701.8 of RDCK *Zoning Bylaw No. 1675, 2004*. The applicant is requesting to: increase the maximum height of an accessory building from 6.0 metres to 6.6 metres; and, increase the maximum gross floor area of an accessory building from 100 m<sup>2</sup> to 193 m<sup>2</sup> to permit the construction of an accessory building for a workshop and storage purposes.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
0.26 hectares (0.64 acres)	N/A	Suburban Residential (R1)	Suburban Residential (SR)

**APPLICANTS:** Vanessa Bloodoff and Marc Boudreau

**OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:**

If your Advisory Planning Commission plans to hold a meeting to discuss this Development Variance Permit application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

*“If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard.”*

**Please fill out the Response Summary on the back of this form. If your agency’s interests are ‘Unaffected’ no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.**

*Submitted Electronically*  
**Stephanie Johnson RPP MCIP, PLANNER**  
**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

- TRANSPORTATION  
 West Kootenay District Office, Nelson  
 HABITAT BRANCH  
 FRONT COUNTER BC (FLNRORD)  
 Nelson  
 Cranbrook

- REGIONAL DISTRICT OF CENTRAL KOOTENAY  
 DIRECTORS FOR:  
 A  B  C  D  E  F  G  H  I  J  K  
 ALTERNATIVE DIRECTORS FOR:  
 A  B  C  D  E  F  G  H  I  J  K  
 APC AREA I

- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING

INTERIOR HEALTH

- HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP

(FORESHORE DEVELOPMENT PERMITS)

- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)

- RDCK FIRE SERVICES
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

PLEASE INSERT COMMENTS ON REVERSE . . .

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), [info@rdck.bc.ca](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**FILE: V2104I APPLICANTS: Bloodoff**

Name:

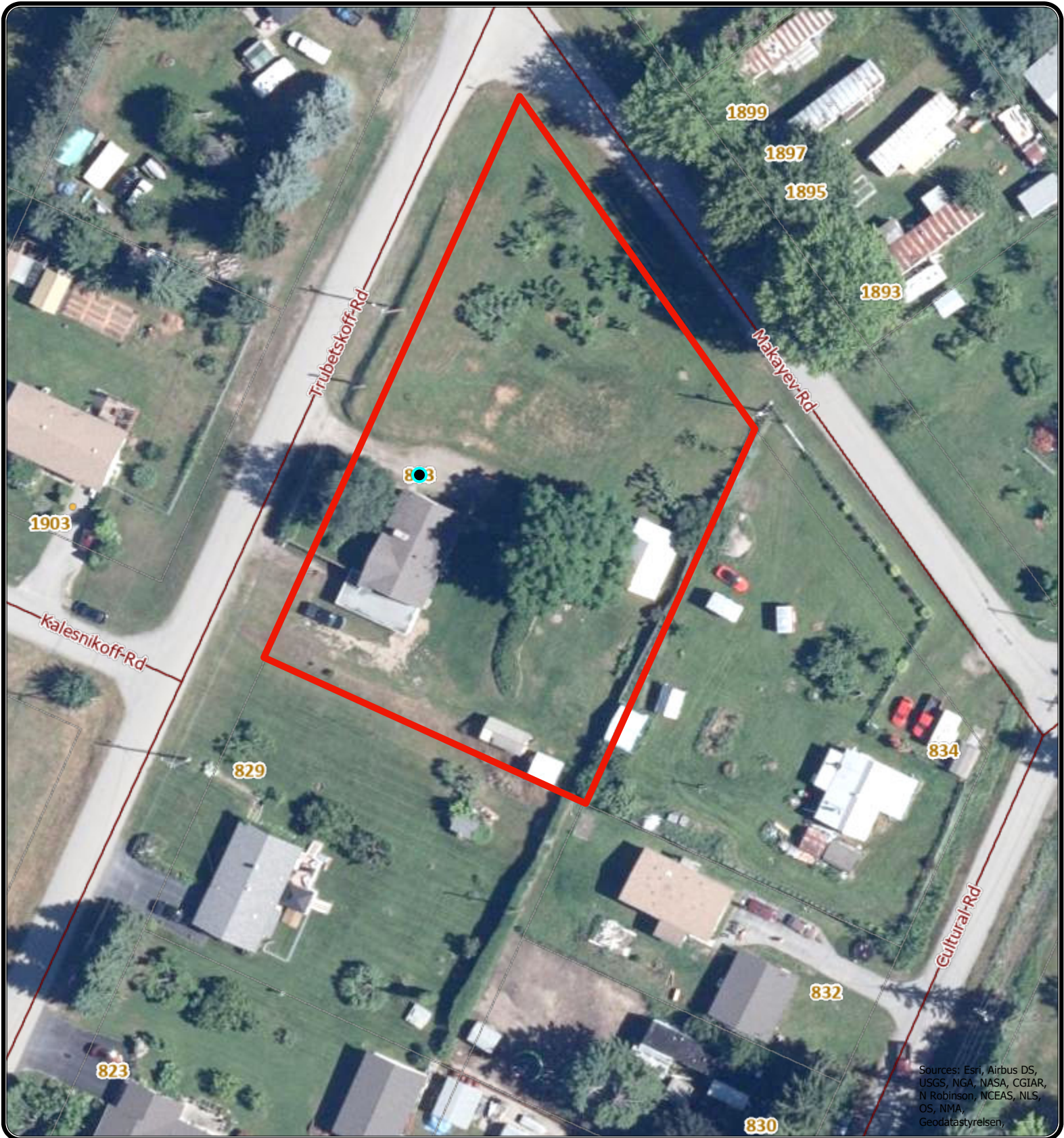
Date:

Agency:

Title:

RETURN TO: STEPHANIE JOHNSON RPP MCIP, PLANNER  
DEVELOPMENT SERVICES  
REGIONAL DISTRICT OF CENTRAL KOOTENAY  
BOX 590, 202 LAKESIDE DRIVE  
NELSON, BC V1L 5R4  
Ph. 250-352-8175  
Email: [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

# RDCK Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



REGIONAL DISTRICT OF CENTRAL KOOTENAY  
 Box 590, 202 Lakeside Drive,  
 Nelson, BC V1L 5R4  
 Phone: 1-800-268-7325 www.rdck.bc.ca  
 maps@rdck.bc.ca

### Legend

- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

### Map Scale:

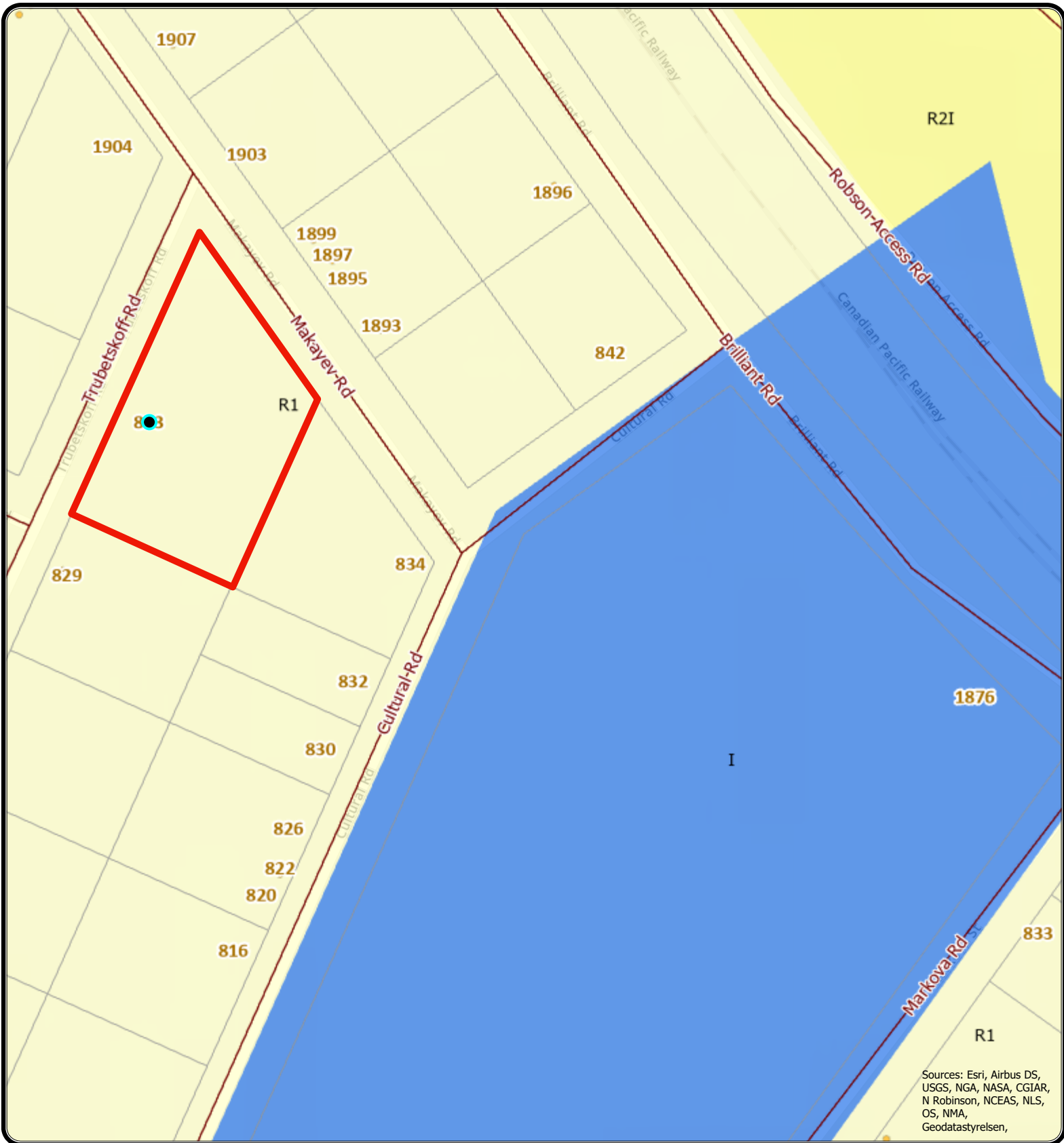
1:1,128

Date: May 11, 2021



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

# RDCK Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,



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## Zoning Class

- Institutional
- Residential 1
- Residential 2

## Legend

- Electoral Areas
- RDCK Roads
- Cadastre
- Civic Address

## Map Scale:

1:2,257

Date: May 11, 2021



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

**From:** [Marc Boudreau](#)  
**To:** [GRP\\_PlanDept](#)  
**Cc:** [Zachari Giacomazzo](#); [Vanessa Bloodoff](#)  
**Subject:** 833 Trubetskoff Rd. Variance application  
**Date:** March 29, 2021 3:19:39 AM  
**Attachments:** [ATT00001.png](#)  
[ATT00002.png](#)  
[ATT00003.png](#)  
[ATT00004.png](#)  
[Shop\\_idea\\_4.png](#)  
[Shop\\_idea\\_3.png](#)  
[Shop\\_idea\\_2.png](#)  
[Shop\\_idea\\_1.png](#)  
[833 Trubetskoff \(R1\).pdf](#)  
[909 Zoning Amendment Accessory Site Coveareage.pdf](#)  
[833 Trubetskoff \(R1\).pdf](#)  
[2020-Development\\_Application\\_Form\\_833 Trubetskoff \(R1\).pdf](#)

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Good afternoon,

This letter of intent is in support of my request for a variance of the current RDCK building bylaw 1675, 20004. My desire is to build one large accessory building on the far South side of the lot. We feel this location will have the least visual/scenic impact for neighbours and the community of Brilliant. The proposed shop will be 52 feet wide (E/W), 40 feet long (N/S) (2080 sqft/193m<sup>2</sup>), and will fit well within the setbacks outlined in 605-1. That being said, this does not fall within the RDCK's building bylaw (Development Regulations section 701-8) as this is twice the size of a single accessory building, but it does stay within the total maximum gross floor area of multiple accessory buildings (200m<sup>2</sup>) (701-9). I entertained the concept of building a large storage shop, as well as a second work shop, but it is not ideal or economical. Construction of two accessory buildings would entail the development of a completely separate foundation, independent slab, an additional wall, frame work for truss assemblies, roofing materials and utilities (HVAC/plumbing/electrical). The current proposed height of the structure will need to be considered as well. I am hoping to build at 21' 8" (6.6m), which is 0.6m above 701-7. We believe the location on the lot won't impact neighboring views.

A few years ago, the Village of Fruitvale had a similar situation arise where a gentleman was initially restricted from building a sizeable shop near the elementary school. But the village amended the bylaw and now the sizing of accessory buildings is governed by 14% of the lot. Gauging the size of this lot (0.64 acres), the proposed shop (2080sqft), and suburban residence (~1700sqft), this will only occupy roughly 13% of the lot. This falls well under the allowable 33% coverage of all buildings itemized in 701-3. I have attached this amended bylaw as a reference.

The community of Brilliant has various styles of homes with detached or attached garages, none of which are quite like the vision I have. I have attached reference photos of similar buildings that I am considering to use for the actual design/plans. Our goal is to finish this shop using stone veneers, and modern aluminum cladding to be complimented with large windows, bright wood trims and finishes. Some of the attached photos do have vibrant colours, but our goal will be to have a more neutral finish to flatter the other houses in the area. We do appreciate, that at first glance, the shop looks much larger than the primary residence. Our goal over the next few years will be to apply

the same concept/design to the house, and to add value to the community.

I hope the above appeases the requirements for pre-assessment and the board considers this variance. We are anticipating this new workshop will be roughly 150 thousand dollars. But until I get a firm answer on sizing details I won't be able to get a full design completed and proper estimates completed. We will be taking possession of the house in July and considering what the board decides, we will likely begin building this fall. This property has been in my soon to be wife's family for almost 40 years now and we plan to make this our forever home. Vanessa was raised in Brilliant and works for the complex in Castlegar for the RDCK. Her parent's are very excited about us moving down the road from them and have already begun discussing this proposed shop with our neighbours. They have had good feedback so far and don't think anyone would object.

We appreciate you taking the time to read through this, please let me know if I am missing anything. The above dimensions are a starting point for me, and if you would like to review onsite or in person please let me know. We will require the title search, and we

Thanks again for your time, regards.

We are proposing to build a large shop on the property. This is currently outside of the RDCK's current allowable sizing. We are requesting to build a 60' x 40' shop, that will have a total height (at the gable) of 21' 8". We are flexible on the shops final location, and if the RDCK would rather position it differently we are more than willing to accommodate. We are planning to leave 15' from the property closest to this addition (834 Cultural rd.). But once again, this setback can be increase to ensure the neighbor is satisfied. If this exemption if this exemption is approved, we will be looking at building this shop in the fall of 2021. This shop will have a value of approximately \$100,000.00. Secondly, once accepted, we will involve a professional engineer for design drawings as well as a completed geo-technical survey to ensure we meet all codes and standards.



**Marc Boudreau** | Superintendent - Kootenay Division

**CIMS Limited Partnership**

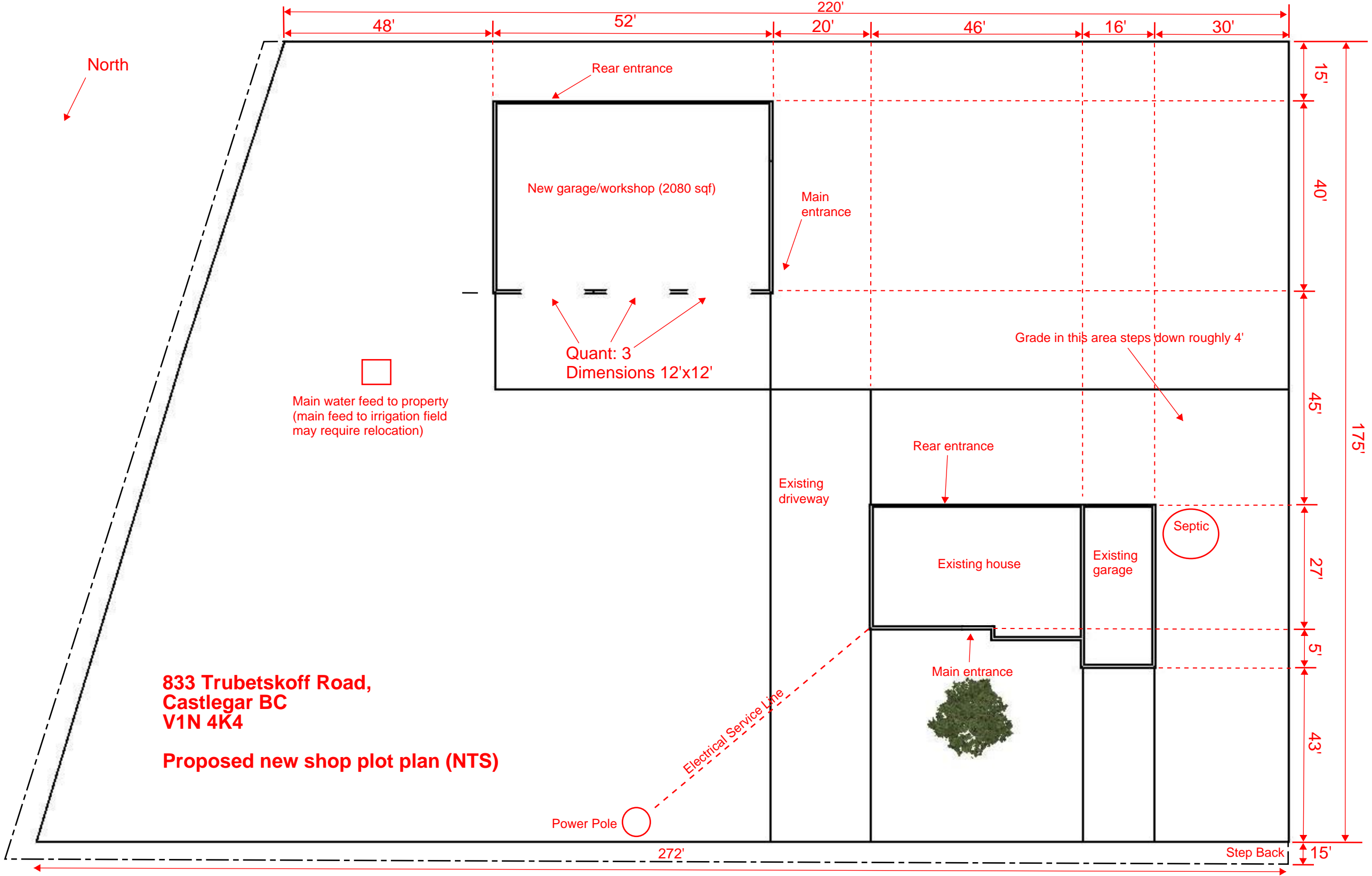
**T** 250.362.5222 | **M** 250.231.3033

   [www.cimsltd.com](http://www.cimsltd.com)

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the intended recipient, please contact us and delete or destroy this communication.





North

48'

52'

220'

20'

46'

16'

30'

15'

40'

45'

27'

5'

43'

175'

Rear entrance

New garage/workshop (2080 sqf)

Main entrance

Quant: 3  
Dimensions 12'x12'

Grade in this area steps down roughly 4'

Main water feed to property  
(main feed to irrigation field  
may require relocation)

Rear entrance

Existing driveway

Existing house

Existing garage

Septic

Main entrance

833 Trubetskoff Road,  
Castlegar BC  
V1N 4K4

Proposed new shop plot plan (NTS)

Power Pole

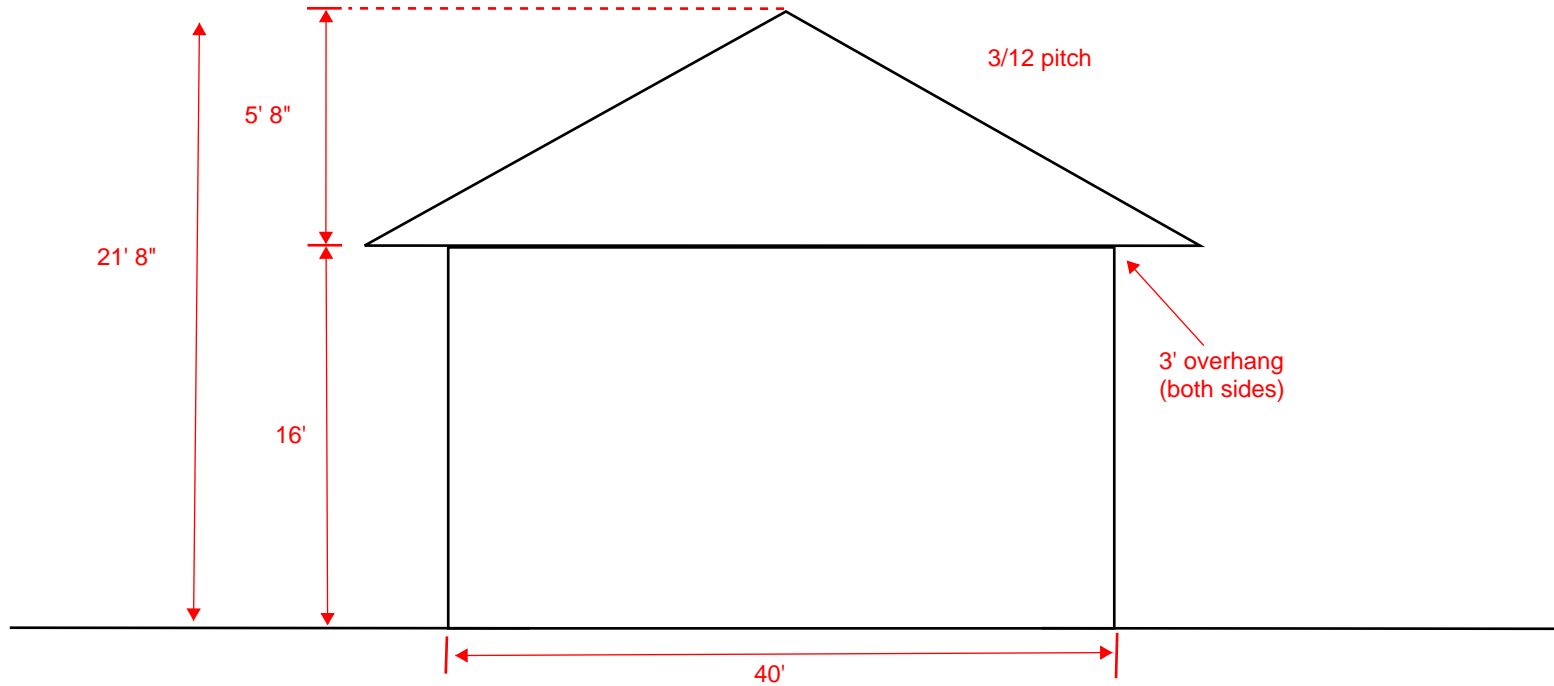
Electrical Service Line

272'

Step Back

15'

Shop



Side view of proposed shop (Looking SE)

**DIVISION 7          SUBURBAN RESIDENTIAL (R1)**

**Permitted Uses**

700 Land, buildings and structures in the Suburban Residential (R1) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

**Development Regulations**

701

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	700 square metres	0.2 hectare	1.0 hectare
Two-Family Dwelling	1,000 square metres	0.4 hectare	1.0 hectare

- 2 The maximum site coverage is 50 percent of the site area.
- 3 Buildings and structures shall not cover more than 33 percent of the site area.
- 4 The keeping of farm animals shall comply with the requirements of section 613 except that under all circumstances swine shall not be kept on any lot.
- 5 Farm animals and poultry shall be caged, fenced or housed at all times.
- 6 No principal building may exceed ten (10) metres in height.
- 7 The maximum height of any accessory building or structure shall not exceed 6 metres.
- 8 The maximum gross floor area of any accessory building or structure shall not exceed 100 square metres.

- 9 The cumulative gross floor area of all accessory buildings or structures shall not exceed 200 square metres.
- 10 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 11 Landscape screens or fences not exceeding a height of one (1) metre may be sited on any portion of a lot.
- 12 Fences not exceeding a height of two (2) metres may be sited to the rear of the front lot line setback or exterior side setback on a lot.