



REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 Lakeside Drive, NELSON, BC V1L 5R4
 ph: 250-352-8165 fax: 250-352-9300
 email: plandep@rdck.bc.ca

REFERRAL FORM
DEVELOPMENT VARIANCE APPLICATION
RDCK Planning File: V2112G
Date: November 18, 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 December 23, 2021). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

5125 Highway 3, Electoral Area 'G'
 Lot 2, Plan EPP62870, District Lot 1237, Kootenay District, 21707 Pine Springs Manufactured Home Park

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

This application is being made to vary Section 9.5.1 of Regional District of Central Kootenay's Manufactured Home Parks Bylaw No. 1082, 1995 which states that 'No manufactured home or addition to a manufactured home shall be located within 4.5 metres of an adjacent manufactured home or addition'. The application is to vary this distance from 4.5m to 4.1m.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
Property is approx. 3ha Area affected is two units which is equivalent to about 750 sq/m.	N/A	N/A	Residential Multi Unit RMU

APPLICANT: GKS Investments

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.

Eileen Senyk, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

<p>TRANSPORTATION</p> <p><input checked="" type="checkbox"/> West Kootenay District Office, Nelson</p> <p><input type="checkbox"/> HABITAT BRANCH</p> <p>FRONT COUNTER BC (FLNRD)</p> <p><input checked="" type="checkbox"/> Nelson</p> <p><input type="checkbox"/> Cranbrook</p> <p><input type="checkbox"/> AGRICULTURAL LAND COMMISSION</p> <p><input type="checkbox"/> REGIONAL AGROLOGIST</p>	<p>REGIONAL DISTRICT OF CENTRAL KOOTENAY</p> <p>DIRECTORS FOR:</p> <p><input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K</p> <p>ALTERNATIVE DIRECTORS FOR:</p> <p><input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input checked="" type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K</p> <p><input checked="" type="checkbox"/> APC AREA G</p> <p><input checked="" type="checkbox"/> RDCK FIRE SERVICES</p> <p><input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES</p>
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- 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 BUILDING SERVICES
- RDCK UTILITY SERVICES
- RDCK RESOURCE RECOVERY
- RDCK REGIONAL PARKS

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, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
FILE: V2112G APPLICANT: GKS INVESTMENTS

Name:

Date:



Agency :

Title:

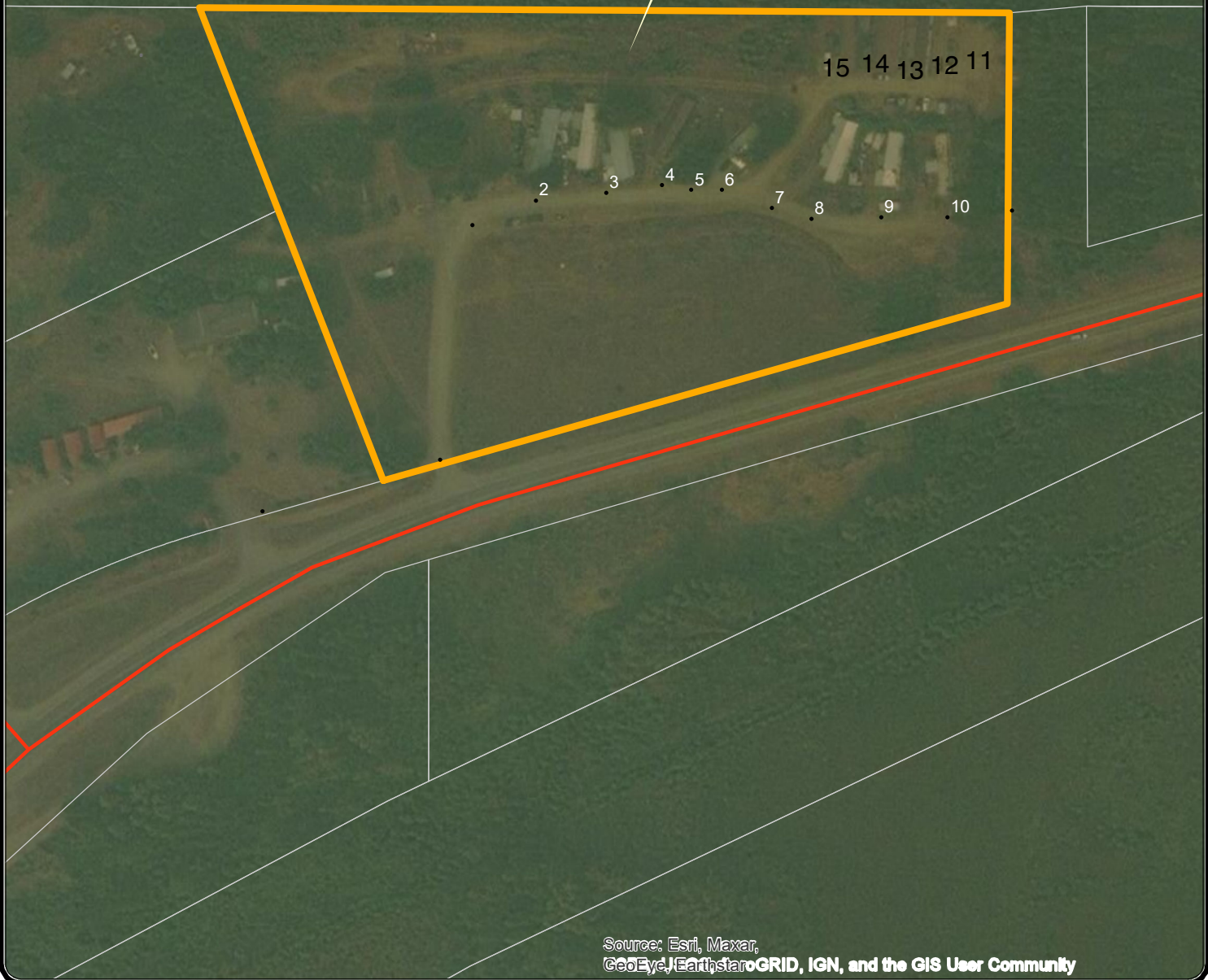
RETURN TO: EILEEN SENYK, PLANNER
DEVELOPMENT SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8190
Email: plandept@rdck.bc.ca



50 metres

-  Subject Property
-  Lot Lines

Subject Property
Unit Numbers Noted in White



Source: Esri, Maxar, GeoEye, Earthstar, IGN, and the GIS User Community

Bylaw Amendment Application RDCK File No. V2112G

Map Projection: UTM Zone 11 Map Datum: NAD83
Date Plotted: Monday, November 15, 2021

Proposal Summary

To: Whom it may concern

I have completed a Development Application form to apply for a development variance permit in regards to the Manufactured Home Parks Bylaw No. 1082 section 8.3 Ancillary Buildings.

I am the owner of the Pine Springs Mobile Home Park located at 5137 Highway 3 Salmo, BC and there has been a mobile home moved onto lot 12.

The placement of the mobile home is 13.5 feet (4.1 meters) from the mobile home situated on lot 11. The current bylaw setback is a distance of 14.5 feet (4.5 meters) between homes.

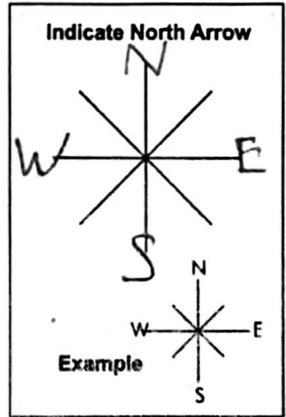
I am requesting approval for a setback variance in order to allow me to keep the mobile home where it is situated, and not have to move it.

Thank you for your consideration.

Gordon Skulnec
GKS Investments Inc
Pine Springs
gks@live.ca
250-464-1226

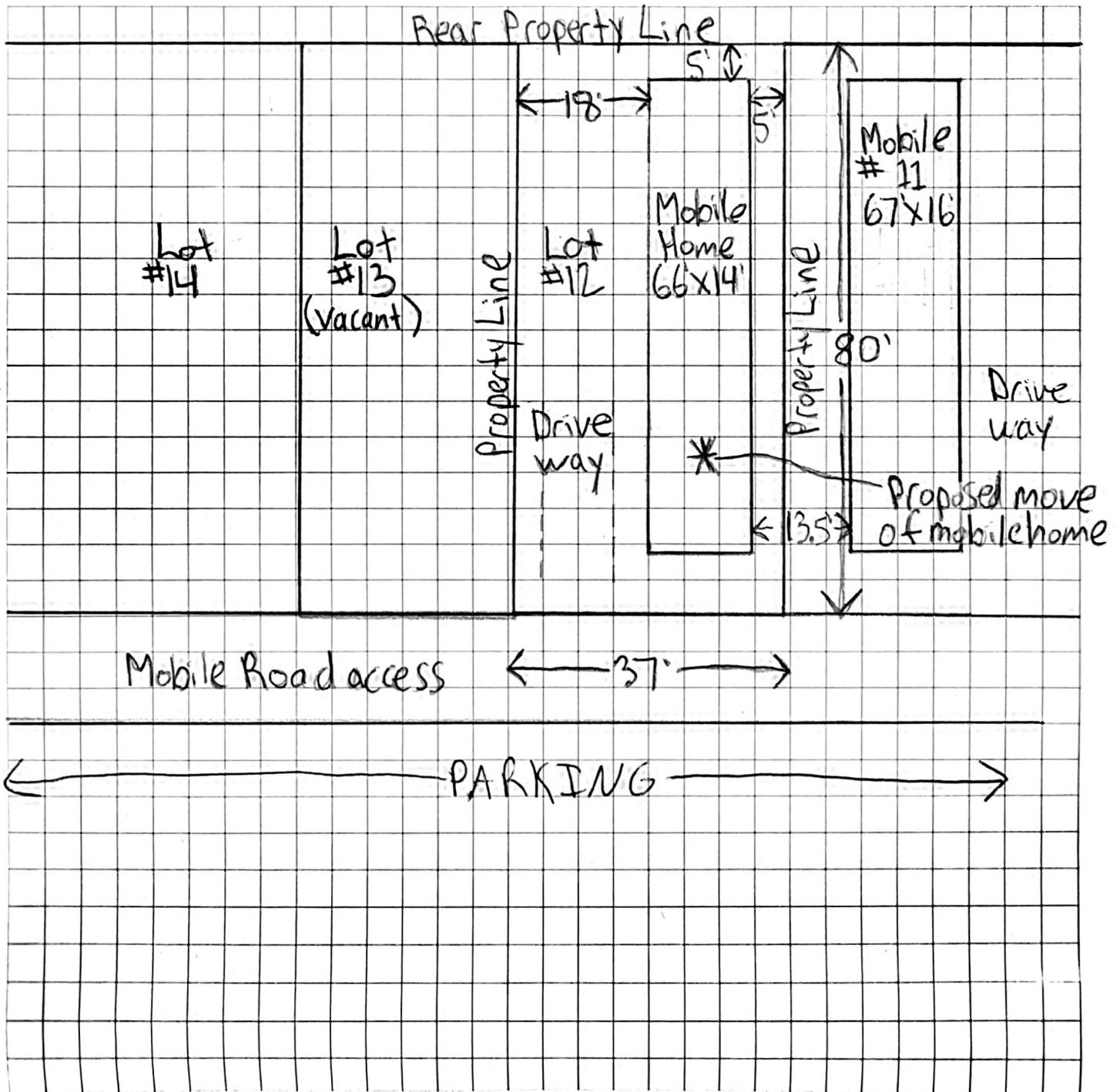
SITE PLAN

Owner's Name: GKS Investments Inc.
Legal Description: Lot 2 D/L 1237 Plan EPP62780
PID: 030-120-110
Civic Address: 12-5137 Highway 3 Salmo, B.C. V0G1Z0



AN INCOMPLETE SITE PLAN WILL DELAY YOUR PERMIT

Scale: 1/4" = 5 ft



- (d) have a minimum of one (1) screen opening for each 50 square metres (530 ft²) and each with minimum area of 0.1 square metres (1 ft²) for the purpose of providing cross ventilation beneath the manufactured home. In no case shall there be fewer than two (2) screen openings.

9.5. Setbacks and Height

- (1) No manufactured home or addition to a manufactured home shall be located within 4.5 metres (14 ft.6 in.) of an adjacent manufactured home or addition;
- (2) No part of a manufactured home, or an addition to it, or accessory structure shall be located;
 - (a) within 2 metres (6 ft. 6 in.) of an internal access road right of way or a common parking area; and
 - (b) within 1.5 metres (5 ft.) of the rear or side lines of a manufactured home site.
- (3) No buildings or structure in a manufactured home park shall exceed 7.5 metres (25 ft.) in height.
- (4) Notwithstanding Section 9.5(1), the minimum setback of a carport on a manufactured home site shall be 3 metres (10 ft.) to an adjacent manufactured home or addition.

9.6. Additions

- (1) Additions to a manufactured home, exclusive of a carport or sundeck, shall not be larger in area than 50 percent of the floor area of the manufactured home.
- (2) All attached or accessory structures such as porches, sunrooms, additions and storage facilities shall be factory prefabricated units or of an equivalent quality and shall be painted or pre-finished so that the design and construction complement the main structure.
- (3) All attached or accessory buildings or structures shall require a building permit unless otherwise exempted by the provisions of this bylaw.
- (4) A building permit is not required for the construction of a deck where the entire top surface of the deck is .6 metres (2 ft.) or less above the adjacent ground level.
- (5) A deck that complies with the provisions of subsection (4) hereof may be located on any portion on a Manufactured Home Site, with the following exceptions.