



# Development Variance Permit Application

Referral Form – RDCK File V2209C

Date: August 18<sup>th</sup>, 2022

You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO September 22, 2022). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

**LEGAL DESCRIPTION & GENERAL LOCATION:**

1401 Evans Road  
Lot 10 District Lot 1005 Kootenay District Plan 14651 (PID 010-386-360)

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

The property is used for residential purposes. The proposal is to build an accessory building 223 square metres in size. The maximum allowable gross floor area (GFA) in the Country Residential zone is 200 square metres. The purpose of the building is vehicle storage.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
0.82 ha	N/A	Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 Country Residential (R2)	Electoral Area 'C' Comprehensive Land Use Bylaw No. 2317, 2013 Country Residential (CR)

**APPLICANT:** Robert and Ana Bohn

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

If your Advisory Planning Commission plans to hold a meeting to discuss this Development 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

- MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
- HABITAT BRANCH (Environment)
- FRONTCOUNTER BC (MFLNRORD)
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING

- 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
- APHC AREA C
  - RDCK FIRE SERVICES
  - RDCK EMERGENCY SERVICES

- INTERIOR HEALTH, HBE TEAM
- 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](mailto:info@rdck.bc.ca), or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

**RESPONSE SUMMARY**  
**FILE: V2209C APPLICANT: Robert and Ana Bohn**

**Name:**

**Date:**

**Agency:**




**Title:**

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



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**

-  Subject Property
-  Lot Lines
-  RoadRange

Map Scale:  
1:2000



0 15 30 60 Meters



Date:  
Thursday, August 18, 2022

Spatial Reference:

Path:  
K:  
\\RDCKDepartments\Planning\DVP\V2209C\V2209C\V22

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



## ***PROPOSAL SUMMARY***

July 21, 2022

To whom it may concern:

In the matter of building permit number **BP 27139**- civic address 1401 Evans Road, West Creston, we the owners ( Robert and Ana Bohn) request an variance on the size of the accessory building in which we have applied for a building permit. We have been informed that the requested size of the building exceeds the zoning size by 23 square meters . The variance would give us a total shop area of 2400 square feet (40x60).

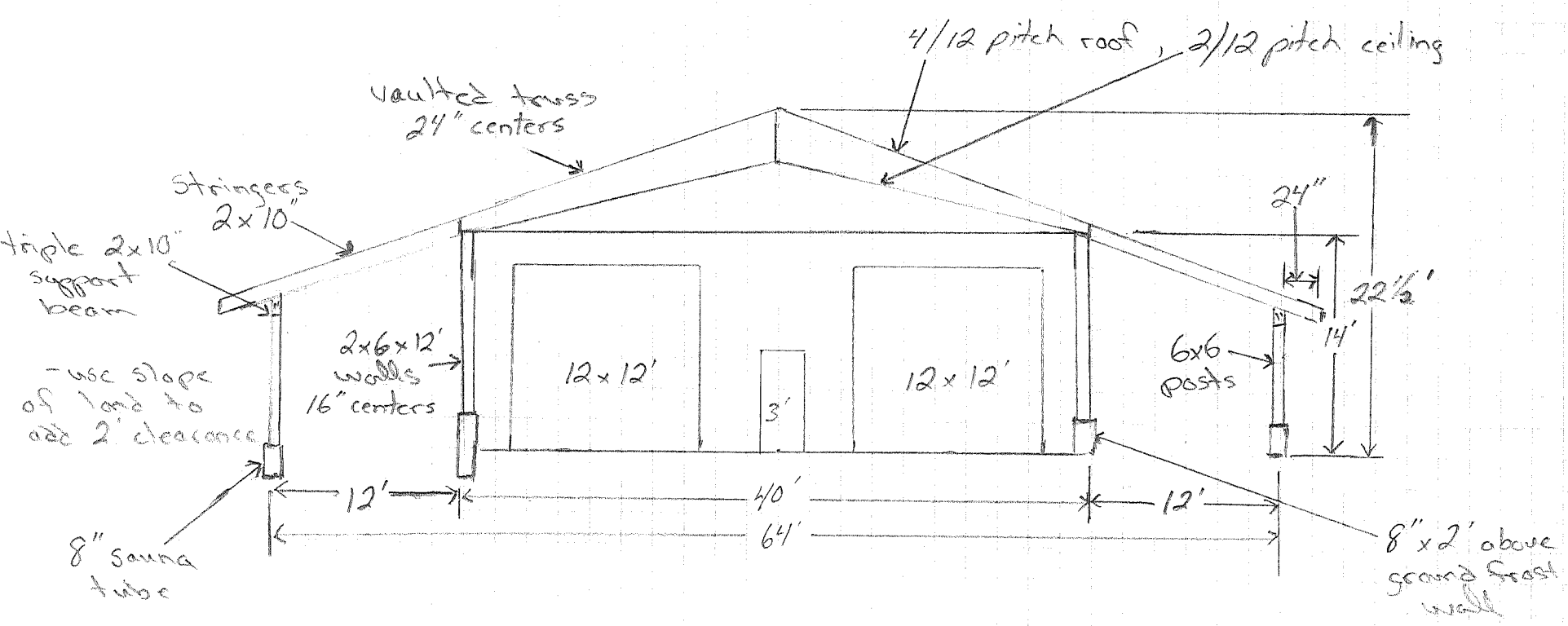
We require the extra square meters in order to be able to back our truck and boat into the building as one unit specially in the winter months as we winter fish. This will allow us to park the unit indoors and allow it to thaw as well as perform any maintenance to the unit. Furthermore, we will also be using the space to store several vintage/classic vehicles , utv's , motorcycles and snowmobiles.

Thank you for your consideration in this matter.

Robert and Ana Bohn

Front view.

Robert and Anna Bolin  
Lot 10, Plan NEP 14651, DL 1005, KLD  
1401 Evans Rd. West Coonston



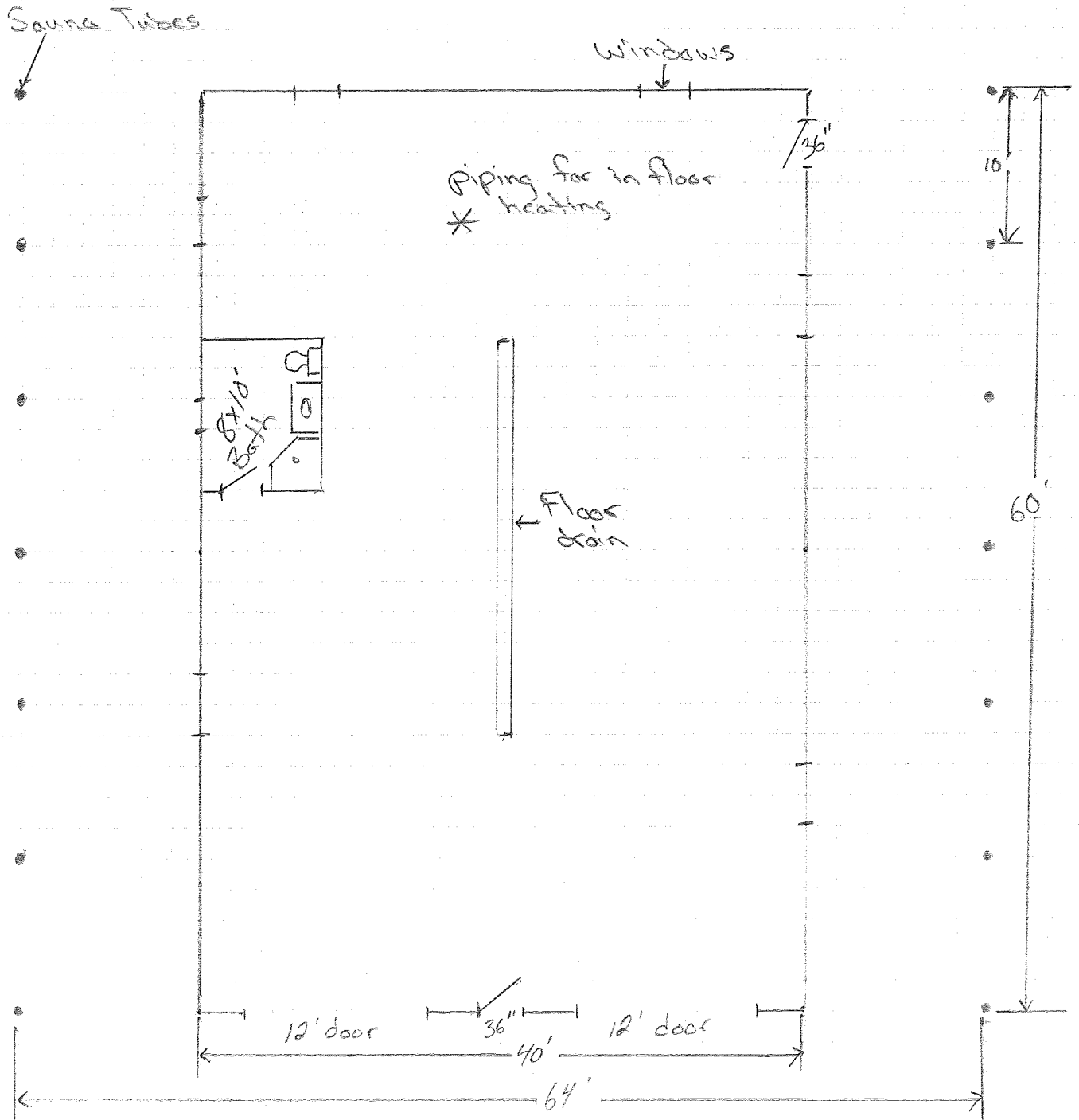
Scale:  $\square = 2'$

# Floor Plan

Robert and Anna Bohm

lot 10, Plan NEP 14651, DL 1005, KLC

1401 Evans Rd West Creston



Scale:  $\square = 2'$

# Cross Section

Robert and Ana Bohn

Lot 10, Plan NEP 14651, DL 1005, KLD

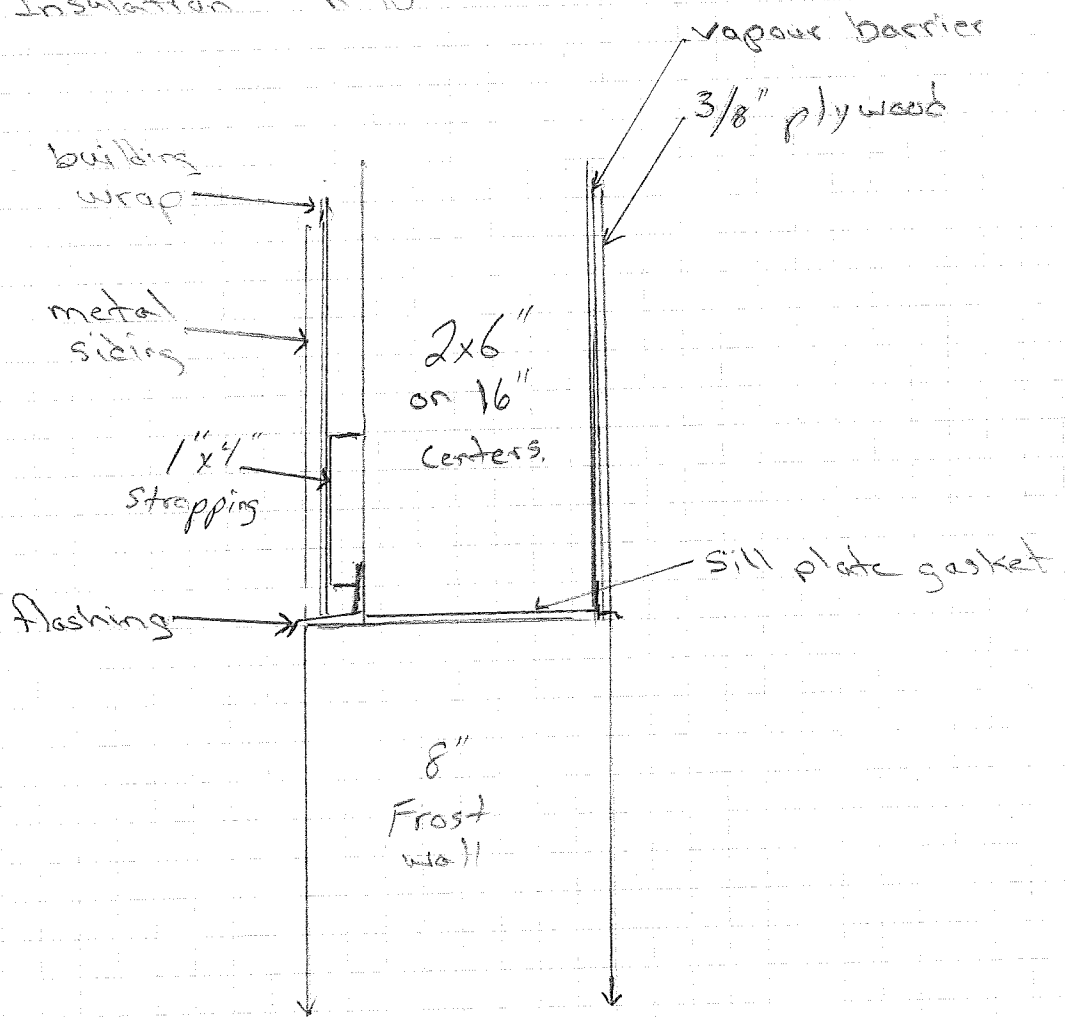
1401 Evans Rd. West Creston

Exterior Roofing - metal

Interior Roofing - metal

Wall Insulation - R20

Ceiling Insulation - R40



Scale:  $\square = 1"$