



Temporary Use Permit Application

Referral Form – RDCK File T2202C

Date: September 29, 2022

You are requested to comment on the attached TEMPORARY USE PERMIT for potential effect on your agency's interests. We would appreciate your response WITHIN 30 DAYS (Prior to: October 30, 2022). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

1686 Evans Road, Electoral Area 'C'
 BLOCK 199 DISTRICT LOT 9558 KOOTENAY LAND DISTRICT (PID: 016-470-028)

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

Temporary Use Permit to allow the construction of an accessory building and to allow four (4) shipping containers to remain on the subject property prior to the construction of a dwelling.

Once a primary use (i.e. dwelling) is established on the property the Zoning Bylaw would permit one (1) shipping container for use as an accessory building. The applicant has indicated that they intend to keep one of the shipping containers on the subject property permanently.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
1.97 hectares (4.88 acres)	N/A	Country Residential (R2)	Country Residential (RC)

APPLICANT: Marcus Anderson

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Temporary Use 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.

ZACHARI GIACOMAZZO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input type="checkbox"/> HABITAT BRANCH (Environment) <input checked="" type="checkbox"/> FRONTCOUNTER BC (MFLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input type="checkbox"/> REGIONAL AGROLOGIST <input type="checkbox"/> ENERGY & MINES <input type="checkbox"/> MUNICIPAL AFFAIRS & HOUSING <input checked="" type="checkbox"/> INTERIOR HEALTH, HBE TEAM <input type="checkbox"/> KOOTENAY LAKES PARTNERSHIP (FORESHORE DEVELOPMENT PERMITS)	REGIONAL DISTRICT OF CENTRAL KOOTENAY DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA 'C' <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input type="checkbox"/> RDCK RESOURCE RECOVERY
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<input type="checkbox"/> SCHOOL DISTRICT NO. <input type="checkbox"/> WATER SYSTEM OR IRRIGATION DISTRICT <input checked="" type="checkbox"/> UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	<input type="checkbox"/> RDCK REGIONAL PARKS INSERT COMMENTS ON REVERSE . . .
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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: T2202C APPLICANT: MARCUS ANDERSON

Name:

Date:

Agency:

Title:






RETURN TO: ZACHARI GIACOMAZZO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8153
Email: plandept@rdck.bc.ca

Temporary Use Permit (T2202C - Anderson)



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

-  Streams and Shorelines
-  Electoral Areas
-  RDCK Roads
-  Cadastre
-  Civic Address

Map Scale:

1:5,000

Date: July 14, 2022



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.

RE: TEMPORARY USE PERMIT APPLICATION

1686 Evans Road

LOT 199, DL 9558, B49

ROLL # 06217.000

Summary of Proposal

Seeking approval for temporary placement of two 20-foot and two 40-foot sea cans until a workshop is built, a building permit will be applied for this summer (2022) in hopes to get a foundation for the workshop completed before winter. The sea cans contain household furniture, tools, shop equipment, gym equipment and a classic car in parts currently being restored. We are planning on building a fence between the property and Evans Road so the sea cans are not visually disturbing to the road. Later plans include building a new home after the workshop is completed, this will likely be a couple years from now.

Thank you,

Marcus Anderson





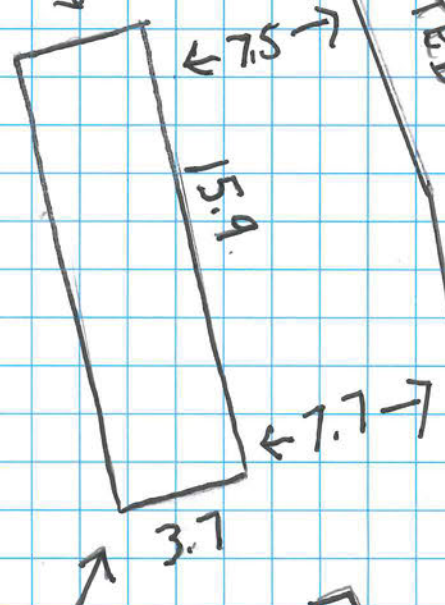
EVANS ROAD.

DAVIDS CREEK.

SLOPE.

UNCONSTRUCTED ROAD.

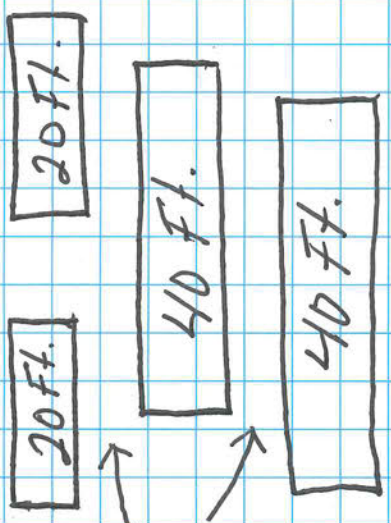
0 - Power Pole.



SEPTIC AS PER ROWP.

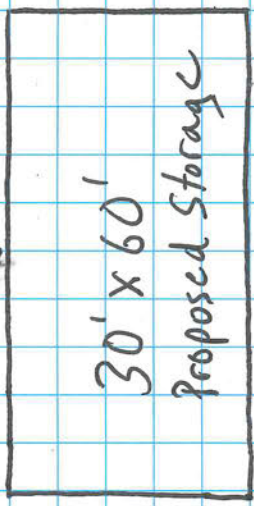
7.1M. DRIVEWAY.

Proposed Trees to block sea view.



10.5M.

North.



21M.

1686 EVANS ROAD.
Lot 199
District Lot 9558
Plan B49.
Roll # 06217.000

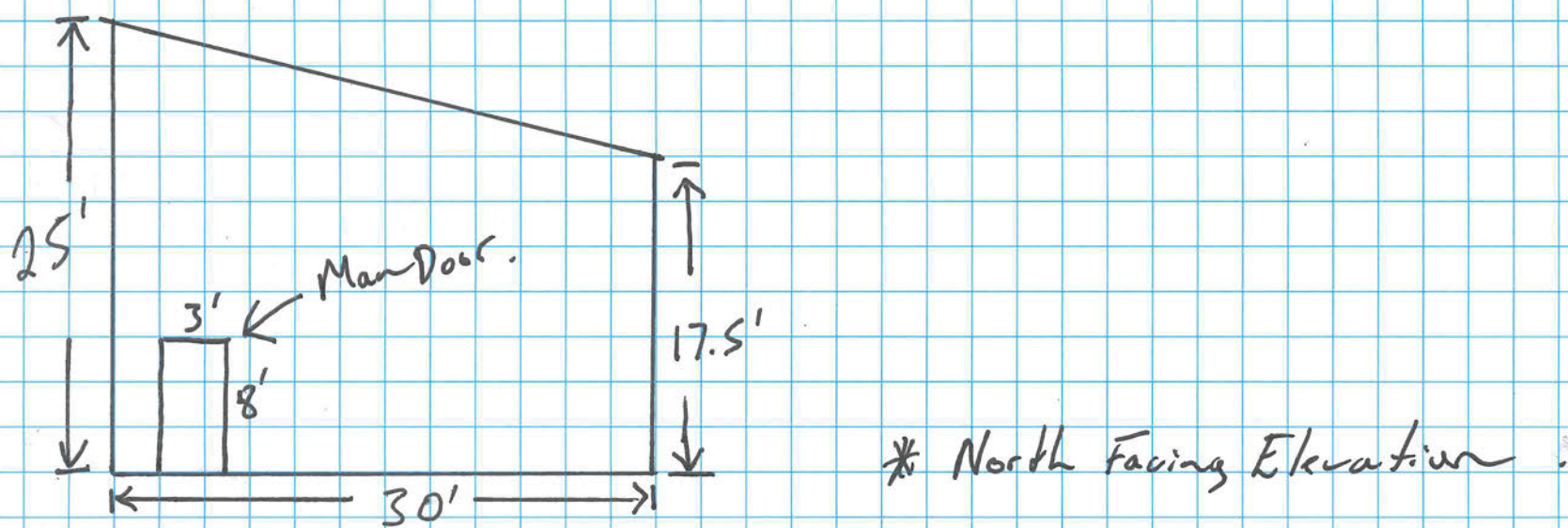
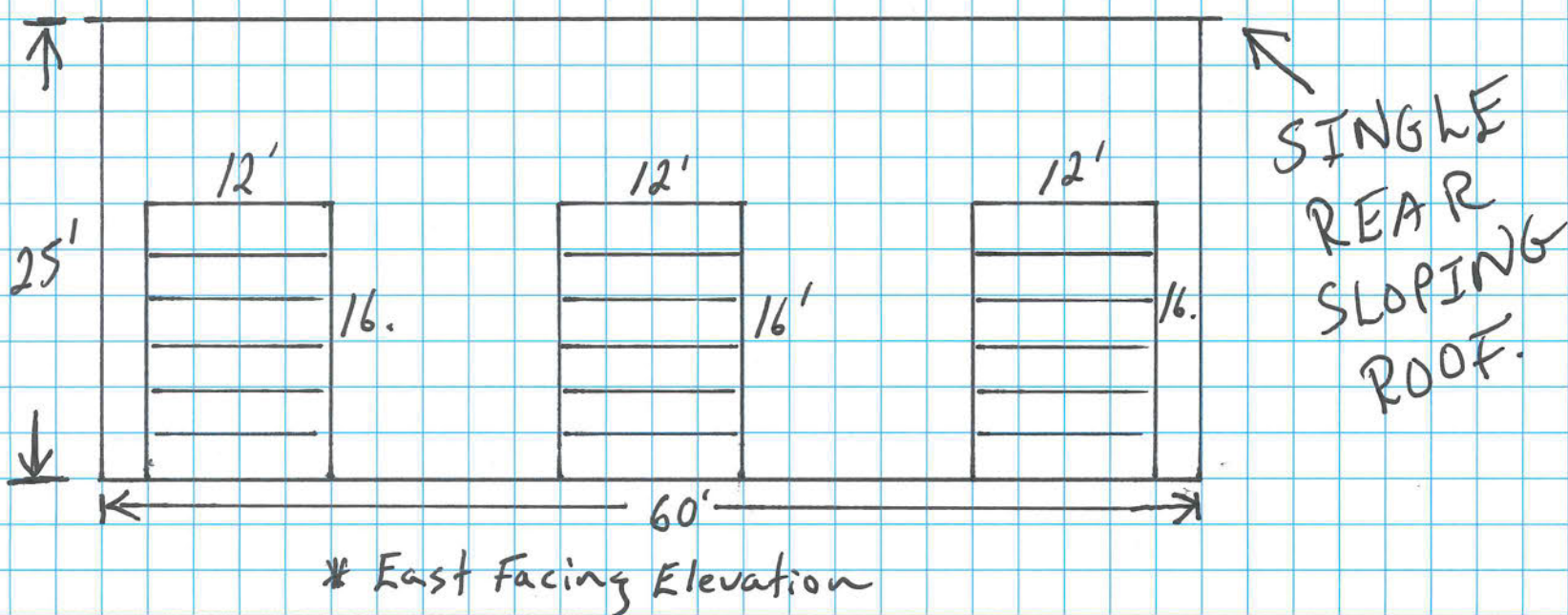
1686 EVANS ROAD.

Lot 199, District Lot 9558

Plan B49.

Roll # 06217.000

* 30' x 60' Proposed Storage Building.



* 2 x 6 Wood Construction -> All Walls.

* Steel Roof.

* Steel Siding.

* Steel Doors.

* Roof Truss as per Manufacture Engineering.

19.0 COUNTRY RESIDENTIAL (R2)

Permitted Uses

1. Land, buildings and structures in the Country Residential (R2) zone shall be used for the following purposes only:

Dwellings:

- One-family
- Two-family

Horticulture

Accessory Uses:

- Accessory Buildings or Structures
- Accessory Tourist Accommodation
- Day Care Facility
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Horticultural Produce
- Accessory Dwelling
- Portable Sawmills (for processing of materials harvested on-site only)

Development Regulations

2. The minimum site area for each permitted use shall be one (1) hectare.
3. The minimum parcel size for a parcel subdivided for a relative under Section 514 of the Local Government Act, with the approval of the Interior Health Authority, shall be 0.8 hectares.
4. The maximum site coverage permitted shall be 50 percent of the lot area.
5. The keeping of farm animals shall comply with the requirements of Section 17.0 (78).
6. Portable Sawmills shall be located a minimum of 30 metres from any property line.
7. *Removed by Bylaw 2749.*
8. The maximum height of any accessory building or structure shall not exceed 8 metres.
9. The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.
10. The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

Accessory Dwelling

11. Subject to compliance with the requirements of the Province for sewage disposal and water supply, one (1) accessory dwelling per lot is permitted as an accessory use to a single family dwelling subject to the following:

- a. the minimum site area for the accessory dwelling shall be the same as for a two-family dwelling, depending on level of servicing;
 - b. a maximum gross floor area of 90 square meters (m²);
 - c. the accessory dwelling shall not be a vehicle; and/or
 - d. the accessory dwelling shall have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.
12. The minimum separation distance between an accessory dwelling, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
 13. One (1) additional off-street parking space shall be provided for an accessory dwelling.
 14. Accessory dwellings shall not be used as tourist accommodation.

48. Accessory tourist accommodation camping operations shall only be permitted on lots 1.2 hectares or larger;
49. Subject to the requirements of the Interior Health Authority, accessory tourist camping operations shall be required to provide washroom facilities and may offer full or partial hook-ups, laundry facilities and other similar facilities;
50. Accessory tourist camping operations shall not include recreation centres, marinas, boat launches, retail stores and other similar facilities.

Storage

51. Except in the M2 and M3 zones, no lot may be used as a junkyard, auto wrecking yard or for the outdoor storage of more than two (2) wrecked vehicles on any R1, R2, R5 and R6 zoned lot or more than six (6) wrecked vehicles on any R3, R4 and AG zoned lot.

Uses Permitted in All Zones

52. The following uses shall be permitted in any zone:
 - a. Ecological and archeological conservation areas retained in their natural state;
 - b. Passive recreation for informal, low intensity recreation activities such as walking, hiking and biking trails and wildlife viewing platforms;
 - c. Park established by the Regional District of Central Kootenay, Provincial or Federal Government;
 - d. Park established by Section 510 of the Local Government Act where the land is dedicated as park by a plan deposited in the Land Title Office;
 - e. Fire Halls; and
 - f. Unattended Public Utility Buildings and Structures.

Shipping Containers

53. Shipping containers shall be permitted for use as accessory buildings subject to the requirements that the maximum number of shipping containers for storage or other accessory use permitted on a lot at any one time shall be limited to:
 - a. none for lots zoned R1, R5, R6 or ER;
 - b. one (1) for lots zoned R2 or CS;
 - c. two (2) for lots zoned R3, R4, AG, C1, C2, C3, M1 or M2; and
 - d. unlimited in other zones.
54. Any shipping container placed on a lot as an accessory building must comply with site coverage, siting, size and setback requirements for that zone.

55. Any shipping container used as an accessory building must be screened from view from the roadway(s) and adjacent residential properties using a landscape screen of a height no less than 2.5 metres.

Parking Space Requirements

56. Off-street parking spaces for each building and use shall be provided in accordance with the following:
 - a. application of regulations;
 - b. the Ministry of Transportation standards for required parking spaces will apply when dealing with matters that are within its jurisdiction, such as highway access permits; and
 - c. Regional District standards will apply with respect to the location, design and construction of the parking spaces. Regional District standards with respect to the required number of spaces will also apply in any situations where the Ministry of Transportation standards are lower, or where the Ministry of Transportation has no jurisdiction.

General Provisions

57. Space for the off-street parking and loading of motor vehicles in respect of a class of building or use under this bylaw must be provided and maintained in accordance with the provisions of this bylaw except where the buildings and structures are intended to be accessed exclusively by hiking, skiing, snowmobile, horseback, boat or aircraft.
58. The number of off-street parking and loading spaces for motor vehicles required for any use or class of building is calculated according to the table contained in this section. In cases of mixed uses, the total requirements for off-street parking or off-street loading will be the sum of the requirements for the various uses calculated separately unless otherwise permitted. Required off-street parking spaces for one use will not be considered as required off-street parking spaces for any other use.
59. In reference to a building or use permitted under this bylaw which is not specifically referred to in the table below, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar class of building or use that is listed.
60. Where the calculation of the required off-street parking or loading space results in a fraction, one parking space must be provided in respect of the fraction.
61. Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 metre of length of such seating shall be deemed to be one seat.