



REGIONAL DISTRICT OF CENTRAL KOOTENAY

DEVELOPMENT VARIANCE PERMIT

Planning File No. V2103G

Date: August 19, 2021

Issued pursuant to Section 498 of the *Local Government Act*

TO: Erin Potulicki

ADMINISTRATION

1. This Development Variance Permit (DVP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this DVP, and any plans and specifications attached to this Permit that shall form a part thereof.
3. This DVP is not a Building Permit.

APPLICABILITY

4. This DVP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1' and '2':

Address: 107 Cherry Street, Electoral Area 'G'

Legal: Parcel A (see R12862) Block 11 District Lot 1242 Kootenay District Plan 640
(PID 012-466-484)

CONDITIONS

5. Development Variance

Electoral Area 'G' Land Use Bylaw 2452, 2018 Section 19.6, Section is varied as follows:

From: 2.5 metres (rear lot line setback)

To: 0 metres, as measured from the roofline (rear lot line setback)

And

Electoral Area 'G' Land Use Bylaw 2452, 2018 Section 19.8, Section is varied as follows:

From: 6 metres (maximum height of accessory building or structure)

To: 7 metres (maximum height of accessory building or structure)

Subject To: suitable clearance to electrical service entry.

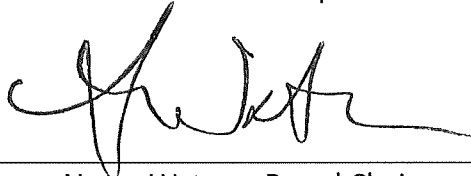
6. Schedule

If the holder of the DVP does not substantially start any construction or does not register the subdivision with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

7. Other

Authorized resolution 619/21 passed by the RDCK Board on the 19th day of August, 2021.

The Corporate Seal of
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
was hereunto affixed in the presence of:



Aimee Watson, Board Chair

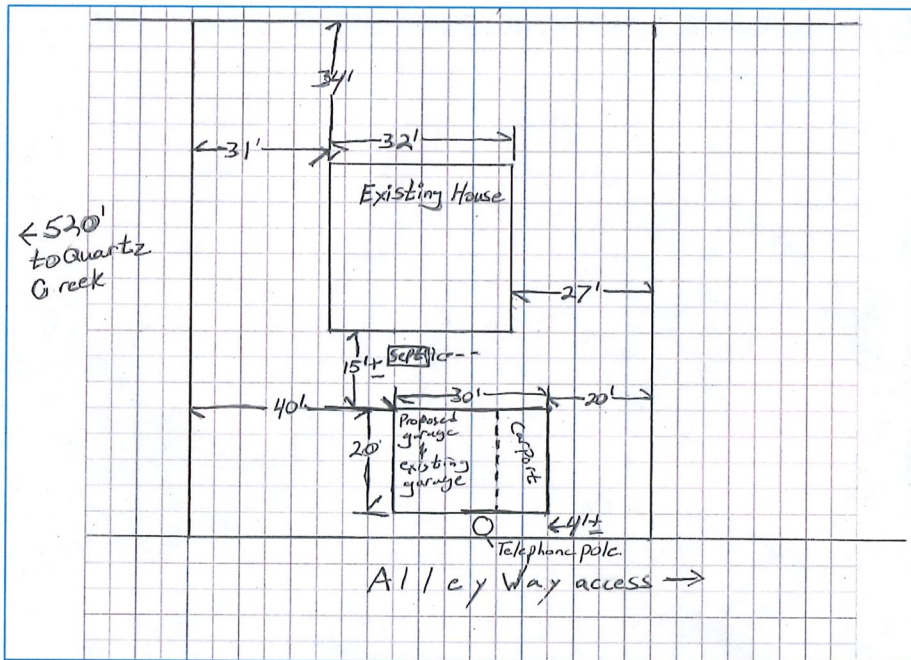


Mike Morrison, Corporate Officer

Schedule 1: Subject Property



Schedule 2: Site Plan



DISTRICT LOT 12366, KOOTENAY DISTRICT, PLAN 14472, the RDCK Building Department has confirmed that the building permit has been obtained and the deficiencies associated with the construction has been rectified.

Carried

Moved and seconded,
And Resolved:

- 617/21 That the Board APPROVE the issuance of Temporary Use Permit T2003F to Shannon and Raymond Ellis for the property located at 2771 Greenwood Road, Electoral Area F and legally described as LOT C DISTRICT LOT 787 KOOTENAY LAND DISTRICT PLAN 2367 (PID: 015-328-520) for a period of one year.

Carried

Moved and seconded,
And Resolved:

- 618/21 That the Board APPROVE the issuance of Development Variance Permit V2003F-10121.000-MCCORMICK to Rhoderick McCormick and Logan Lerner for the property located at 3605 Whitelock Road, Electoral Area F and legally described as DISTRICT LOT 12803, KOOTENAY LAND DISTRICT (PID: 009-608-371) to vary under the Agriculture Four (AG4) Zone Section 3002 'Cannabis Regulations', sub-sections (4) and (5) of Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 as follows:

1. The maximum footprint of any building or structure for the purposes of cannabis micro cultivation, cannabis micro processing or cannabis nurseries FROM 250 m2 TO 412 m2; and
2. The maximum gross floor area of any building or structure for the purposes of cannabis micro cultivation, cannabis micro processing or cannabis nurseries FROM 600 m2 TO 786 m2.

Carried

Moved and seconded,
And Resolved:

- 619/21 That the Board APPROVE the issuance of a Development Permit V2103G to Erin Potulicki for the property located at 107 Cherry Street, Electoral Area G and legally described as PARCEL A (see R12862), BLOCK 11, DISTRICT LOT 1242, KOOTENAY DISTRICT PLAN 640 (PID 012-466-484) with the following Development Variance under Section 19.6 of Electoral Area 'G' Land Use Bylaw No. 2452, 2018 FROM 2.5 metres TO 0 metres and Section 19.8 of Electoral Area 'G' Land Use Bylaw No. 2452, 2018 FROM 6 metres TO 7 metres, subject to suitable clearance to electrical service entry.

Carried

Moved and seconded,
And Resolved:

- 620/21 That the Board APPROVE the issuance of Development Variance Permit V2104I- 07319.268 to Vanessa Bloodoff and Marc Boudreau for the property located at 833 Trubetskoff Road, Electoral Area I and legally described as LOT 10 BLOCK 4 DISTRICT LOT 9 KOOTENAY DISTRICT PLAN 2938 PID: 015-106-951 to vary Section 701.8 of Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 as follows:

1. The maximum gross floor area of an accessory building from 100 m2to 156 m2.

