

Development Variance Permit

V2307J (Horvath & Dollevoet)

Date: March 25, 2024

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

TO: Jonas Russell Horvath
Lexis Tori Dollevoet

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', '2' and '3':

Address: 2875 Broadwater Road

Legal: LOT 2 DISTRICT LOT 301A KOOTENAY DISTRICT PLAN 4417 EXCEPT PART INCLUDED
IN PLAN 5566

PID: 013-787-381

CONDITIONS

5. Development Variance

Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, Sections 701.7 and 701.8 are varied as follows:

1. Increase the maximum height of an accessory building or structure from 6.0 metres to 7.54 metres.
2. Increase the maximum gross floor area of an accessory building or structure from 100 m² to 101.1 m².

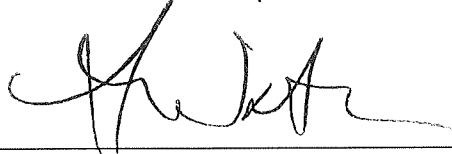
6. Schedule

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 180/24 passed by the RDCK Board on the 21st day of March, 2024.

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

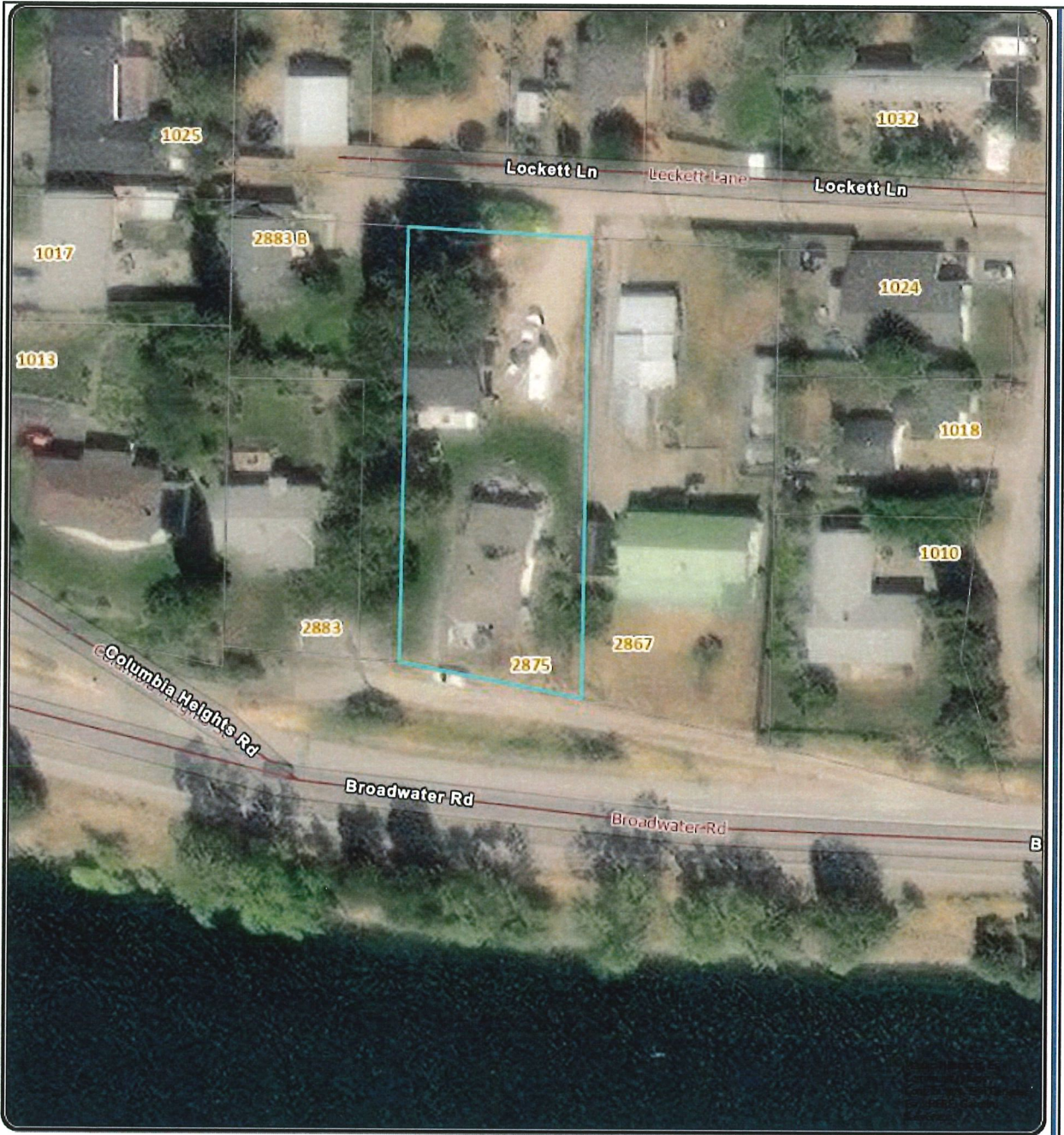


Aimee Watson, Board Chair



Mike Morrison, Corporate Officer

Schedule 1: Subject Property



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 Streets
-  Cadastre
-  Address Points

Map Scale:

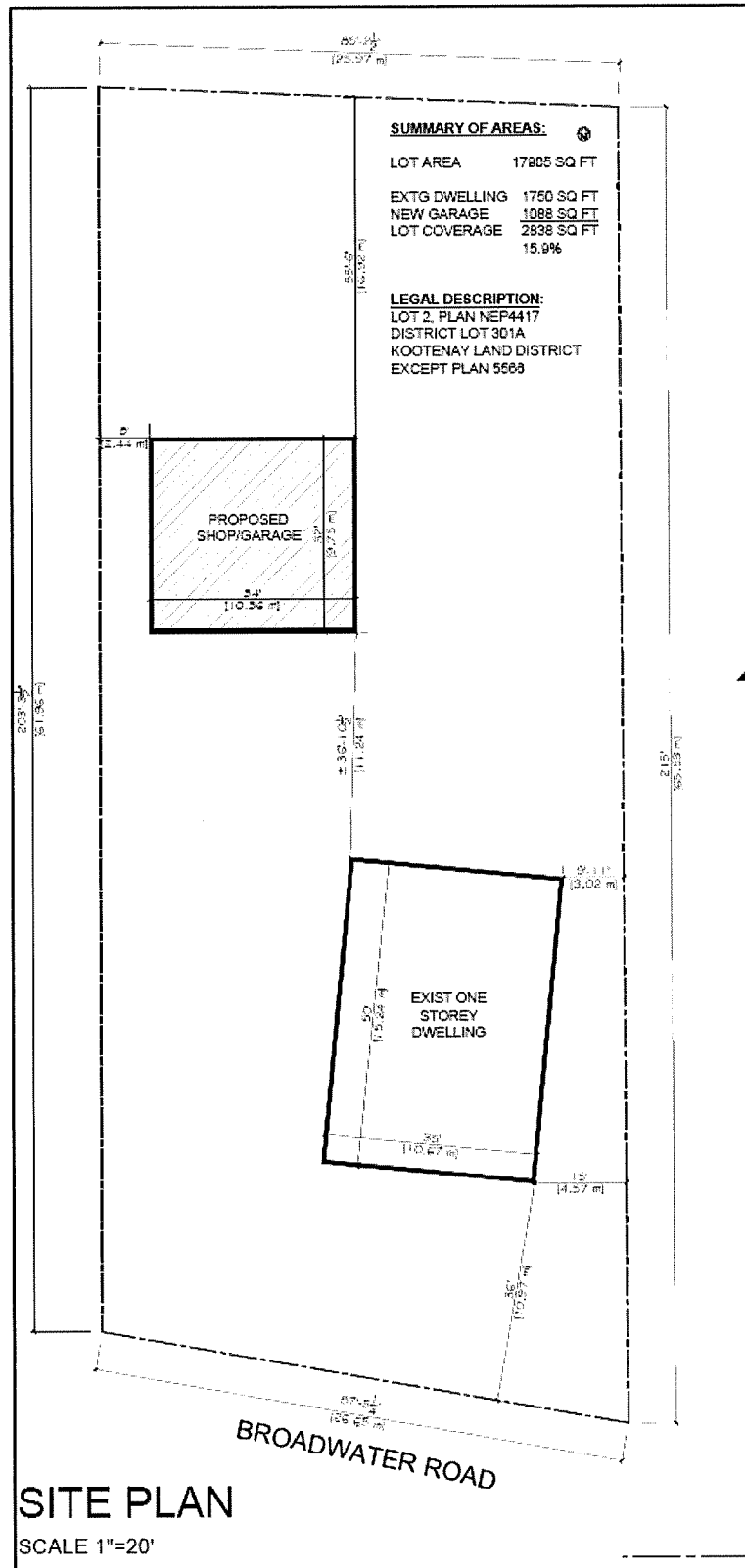
1:1,128

Date: September 28, 2023

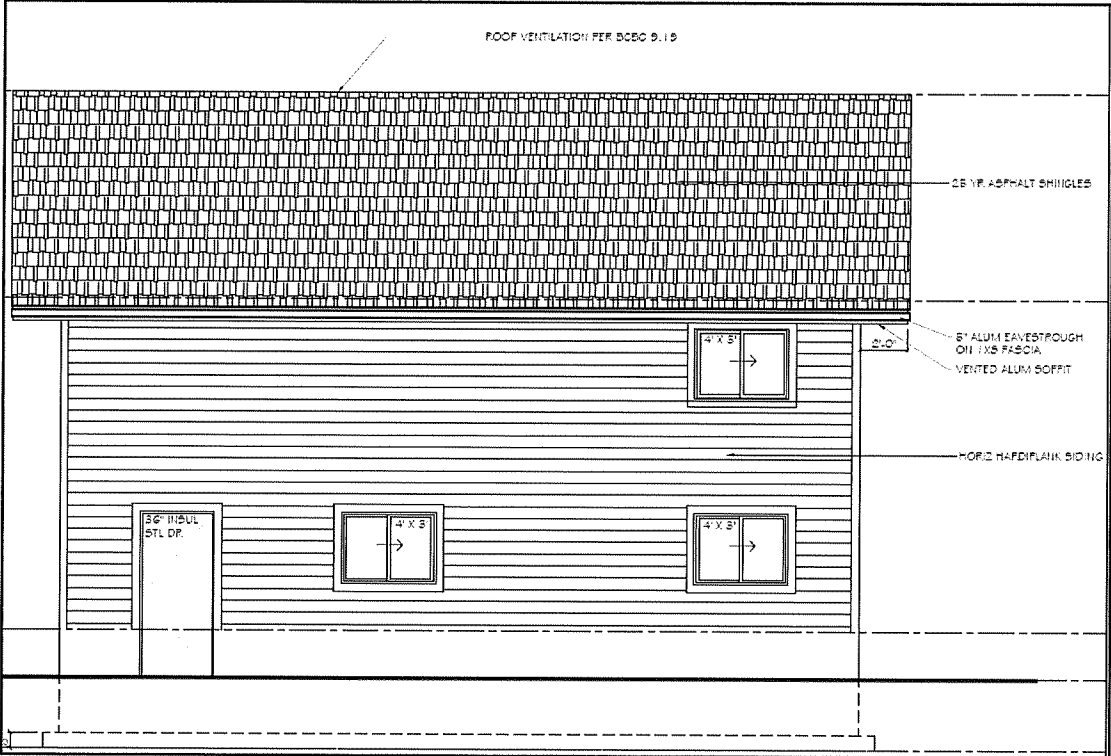


The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

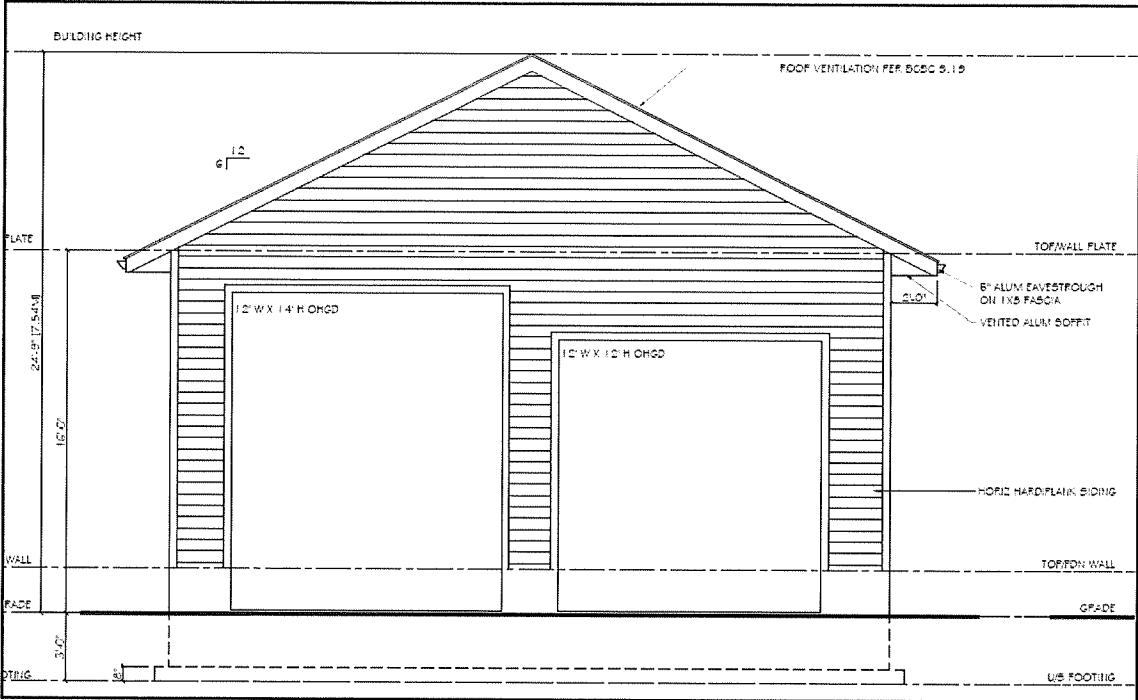
Schedule 2: Site Plan



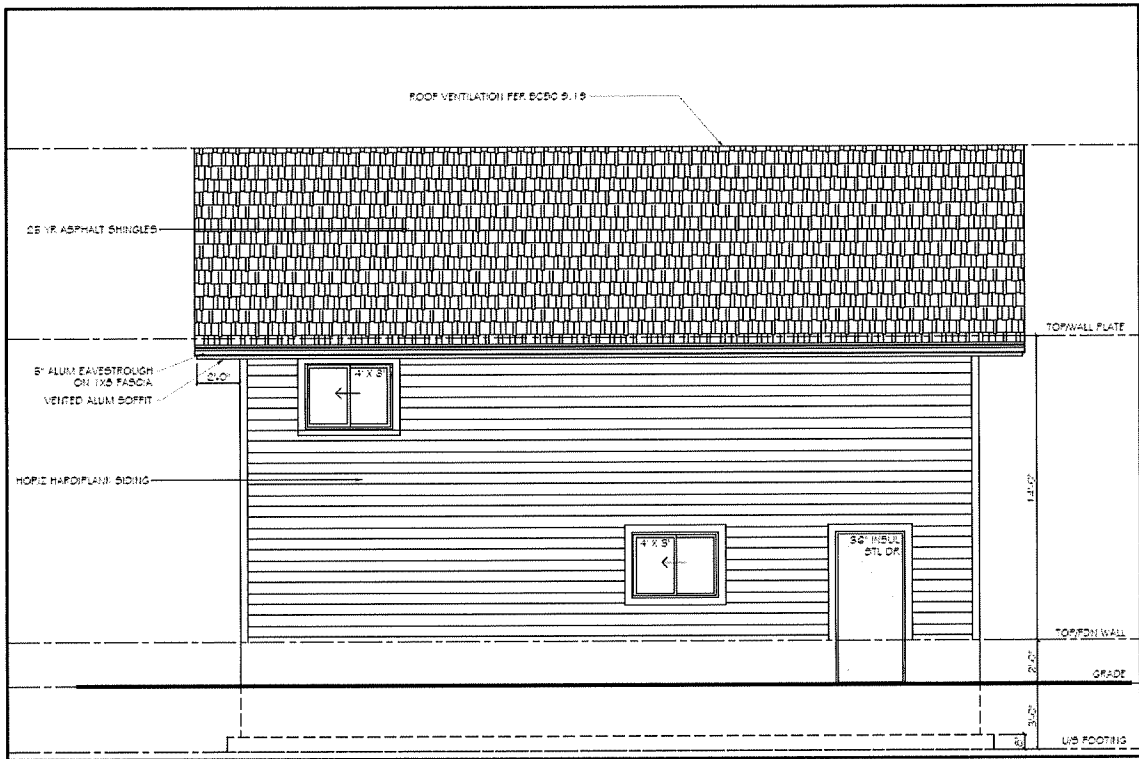
Schedule 3: Building Elevations



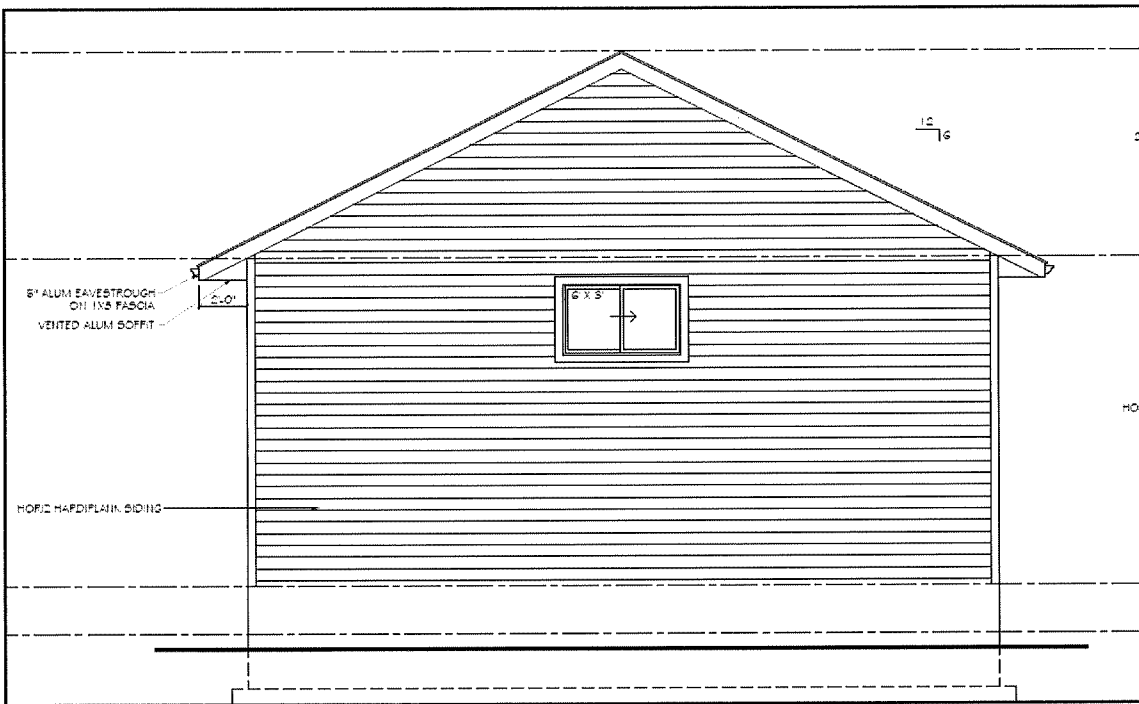
Building Elevation – North



Building Elevation – East



Building Elevation – South



Building Elevation – West