

Development Variance Permit

V2309I (Sperling)

Date: April 22, 2024

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

TO: Terese Sperling and Arthur Sperling

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', '3' and '4':

Address: 2464 PASS CREEK ROAD

Legal: DISTRICT LOT 8430 KOOTENAY DISTRICT EXCEPT PART INCLUDED IN PLANS 12090 & 15269

PID: 016-449-312

CONDITIONS

5. Development Variance

Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004, Sections 2901.3, 2901.4, and 2901.6 b. are varied as follows:

Section 2901.3: FROM a Farm Residential Footprint of 2,500 m² TO a Farm Residential Footprint of approximately 3,800 m² to permit a Single Family Dwelling and additional permitted dwelling unit.

Section 2901.4: FROM a maximum depth of the Farm Residential Footprint of 60 metres to the Front Lot Line 60 metres TO allow a Farm Residential Footprint with a maximum depth of 200 metres from the Front Lot Line.

Section 2901.6 b.: FROM a maximum Gross Floor Area (GFA) of 90 m² for accessory dwelling unit **TO** permit an accessory dwelling with a maximum GFA of 136 m².

As shown on Schedules '1', '2', '3' and '4'.

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

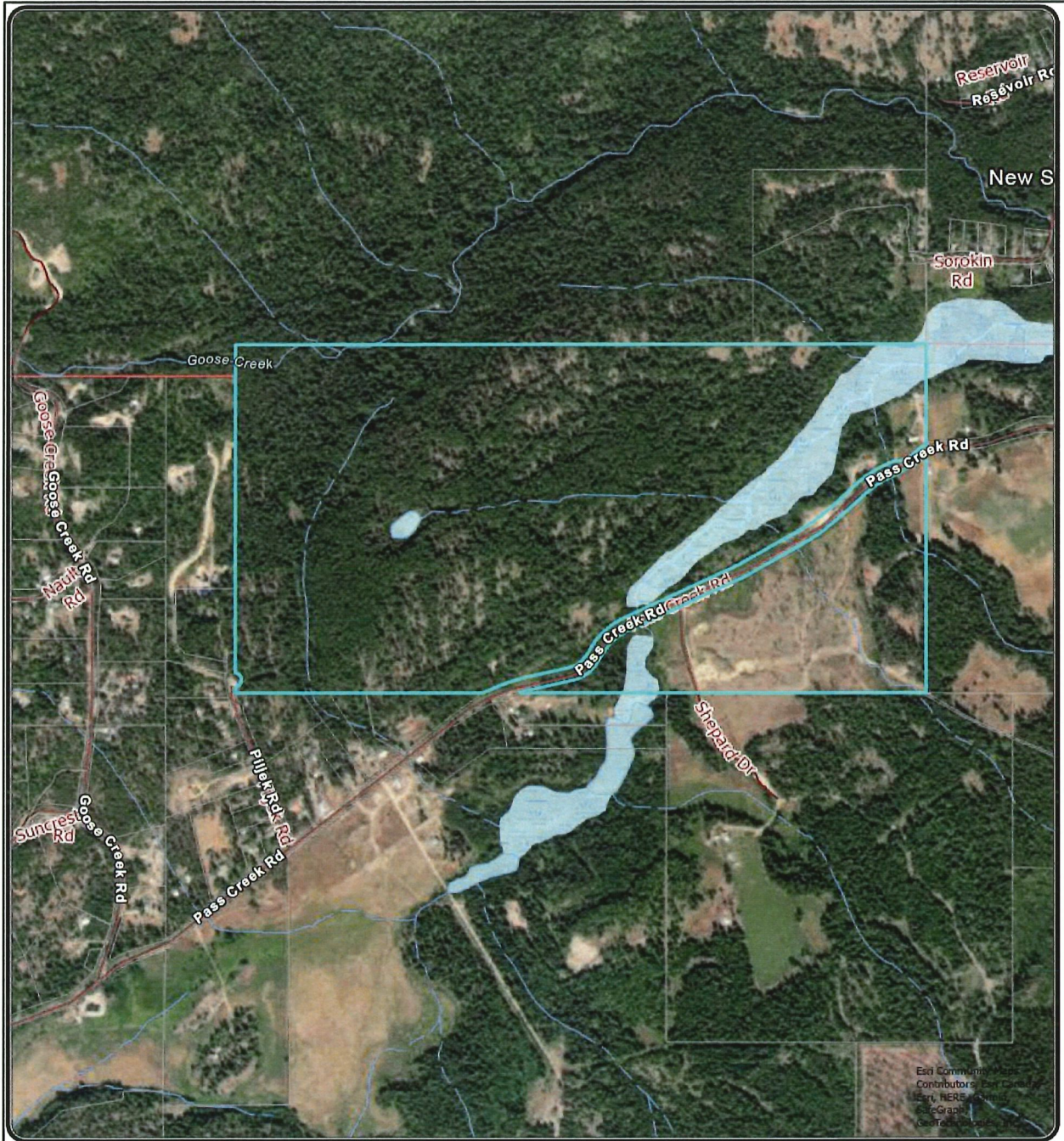
Authorized resolution 240/24 passed by the RDCK Board on the 18th day of April, 2024.

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

- Wetlands
- Streams and Shorelines
- Lakes and Rivers
- Electoral Areas
- RDCK Streets
- Cadastre

Map Scale:

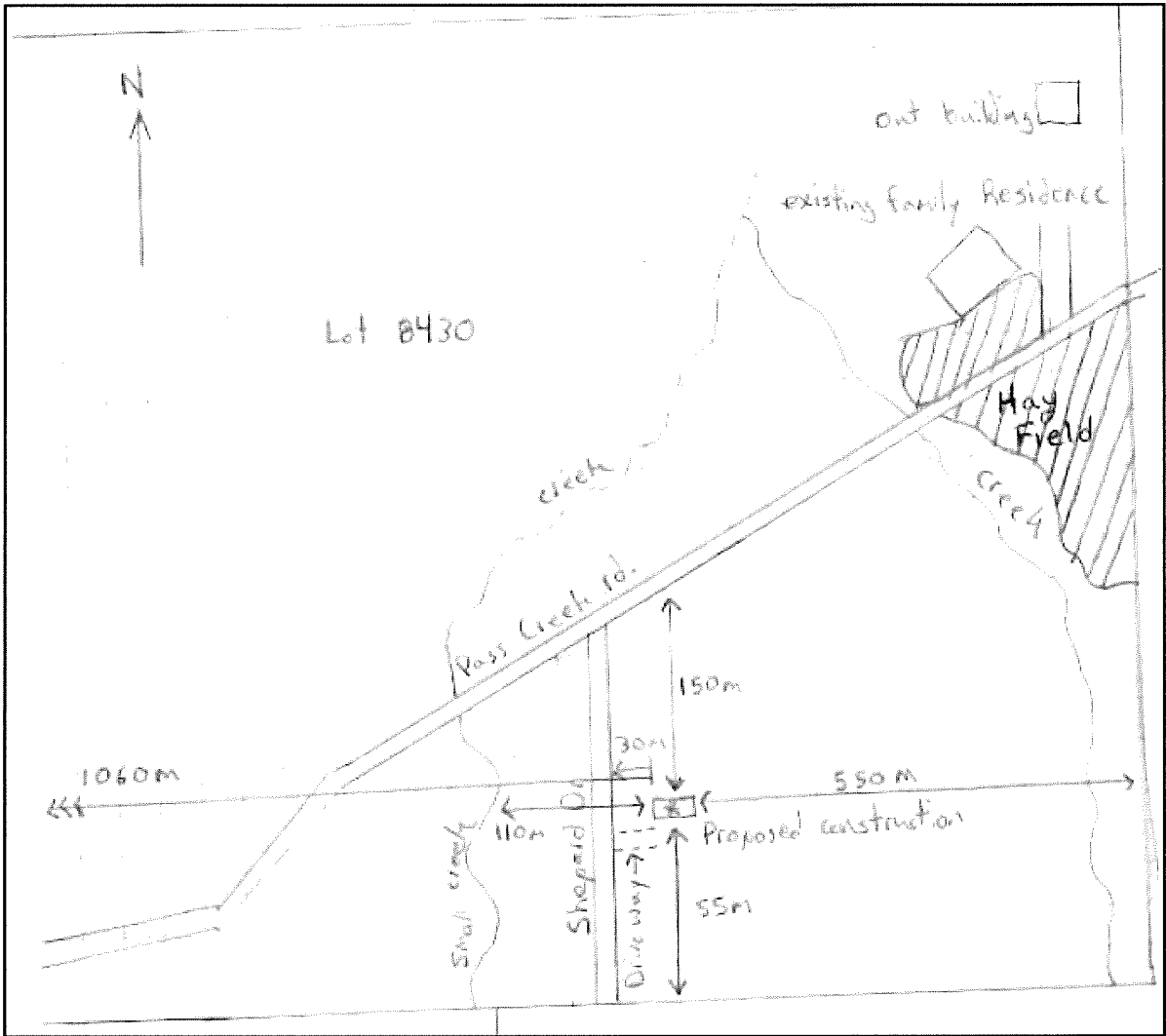
1:18,056



Date: October 24, 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: Conceptual Farm Residential Footprints



Schedule 4: Dwelling Unit Plan

CUSTOM PRINT

FRONT SIDE ELEVATION

FRONT END ELEVATION

BACK END ELEVATION

BACK SIDE ELEVATION

5/12 ROOF PITCH
12" SIDEWALL EAVES.
16" FRONT'S REAR EAVES
27'W X 54'L = 1458 sqft

NOTES: MODULINE ASSUMES NO RESPONSIBILITY FOR THE SEPARATION, SEGMENT OR DOOR/WINDOW PENETRATIONS, REQUIREMENTS, CONSULT YOUR LOCAL BUILDING OFFICIAL OR ENGINEER OF RECORD TO COMPLY

Any readings and construction are concept only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the work. Moduline Industries expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All positions of appliances, counters, fixtures, finishes, lighting, plumbing fixtures, seals, floor coverings and other matters of detail are conceptual only and are not necessarily included in each line. Consult your Purchase Agreement and the Offering Documents for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction.

<p>MODULINE PENTICTON P.O. BOX 190 1175 RAILWAY STREET PENTICTON, B.C. V2A 6K3 (250) 483-8122</p>	CUSTOMER: _____								
	DEALER: _____	SA	A						TITLE: A004080-A/B
	DATE: _____	SEA	B						DRAWING NO: 014156B - 27C05402
		C							DRAWN BY: RGS
									DATE: 09/25/23

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