



Development Variance Permit

V2410B (McGinn)

Date: August 13, 2024

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

TO: Janice and Gregory McGinn

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: 4560 – 44th Street, Canyon

Legal: PARCEL A (REFERENCE PLAN 113289I) LOT 145 DISTRICT LOT 812

PID: 012-254-991

CONDITIONS

5. Development Variance

Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013, Section 23.5 is varied as follows:

From:

The maximum depth of the Farm Residential Footprint shall not exceed 60.0 metres measured from the Front Lot Line

To:

The maximum depth of the Farm Residential Footprint shall not exceed 151.0 metres measured from the Front Lot Line

Electoral Area 'B' Comprehensive Land Use Bylaw No. 2316, 2013, Section 23.6 is varied as follows:

From:

The Maximum Gross Floor Area of the Single Detached Housing is 300.0 square metres.

To:

The Maximum Gross Floor Area of the Single Detached Housing is 323.0 square metres.

As shown on Schedules '1' and '2'

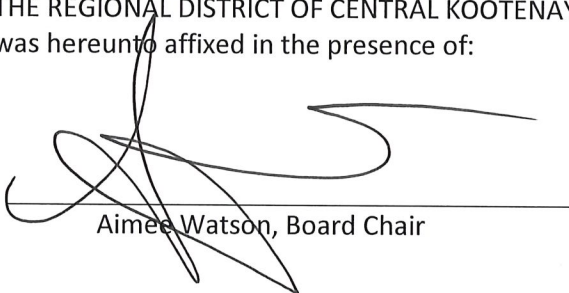
6. Schedule

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 **518/24** passed by the RDCK Board on the 12 day of September, 2024.

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

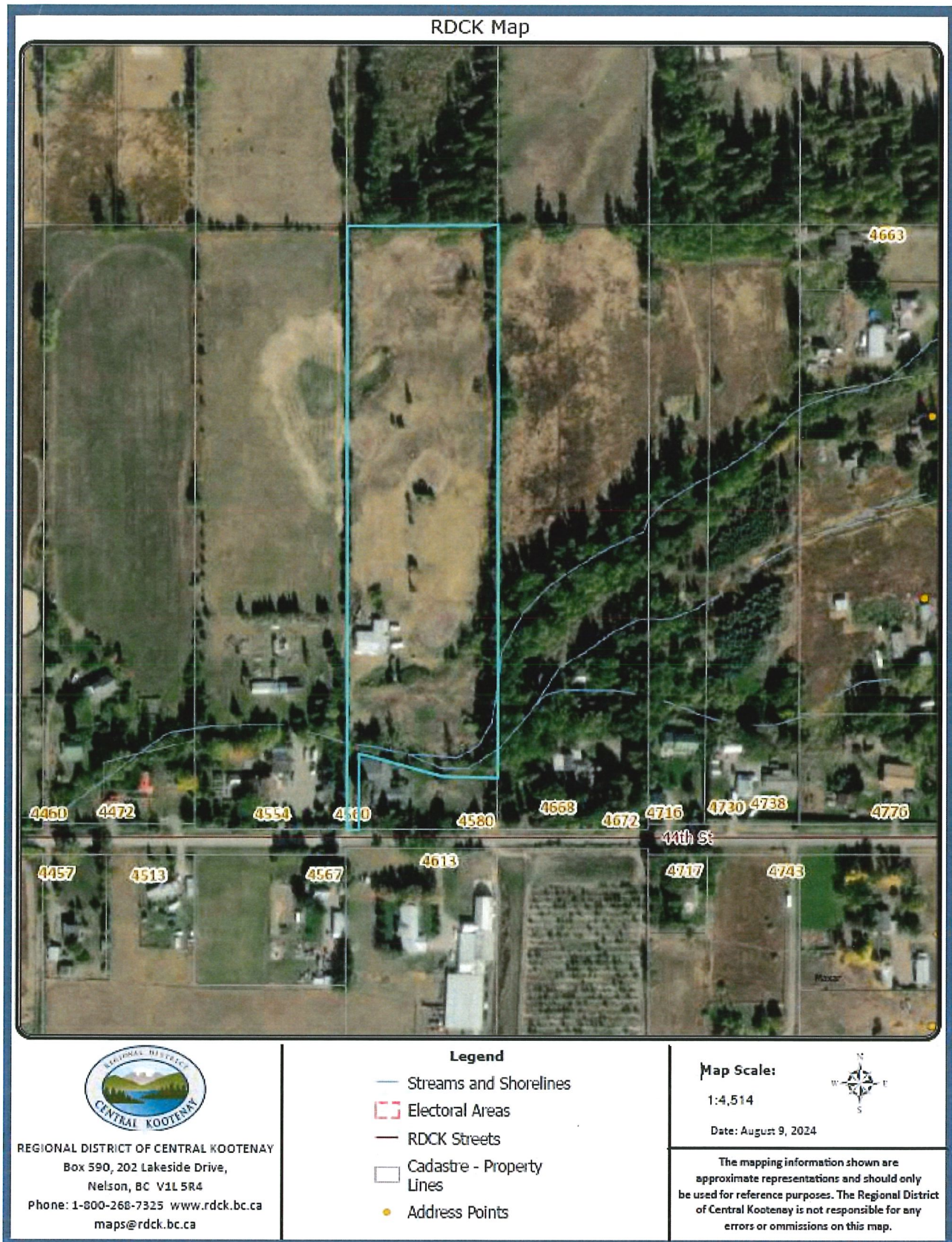


Aimee Watson, Board Chair

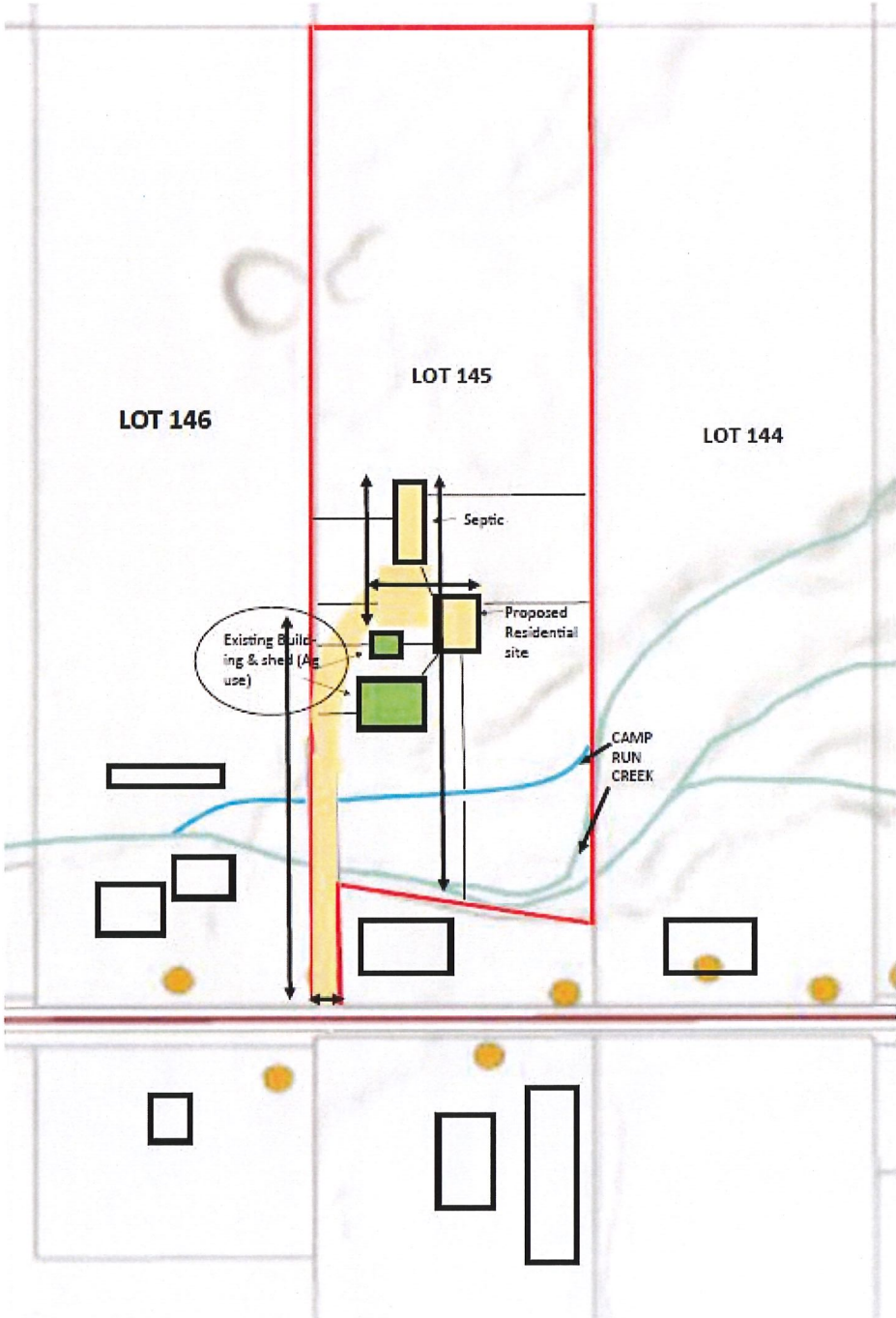


Mike Morrison, Corporate Officer

Schedule 1: Subject Property



Schedule 2: Site Plan



- Residential Footprint (1663.4 sq. m.)
- Agricultural Use

Subject Property: 4560 44 St
Parcel A (Reference Plan 113289) Lot 145
District Lot 812 Kootenay District Plan 730C
PID: 012-254-991