



Development Variance Permit Application

Referral Form – RDCK File V24081

Date: August 14, 2024

You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO September 14, 2024). If no response is received within that time, it will be assumed that your agency’s interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

1970 Sandy Road, Pass Creek (Electoral Area ‘I’)
LOT 32 DISTRICT LOT 7244 KOOTENAY DISTRICT PLAN 4784 (PID: 017-973-350)

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is 0.97 hectares (ha) and has an existing residence. The applicant is requesting three variances to facilitate the development of a two-storey accessory building which is proposed to contain a shop/storage area, garage and accessory dwelling unit.

This Development Variance Permit (DVP) seeks to vary Sections 1201.8, 1201.9, and 1201.10 of the RDCK’s Zoning Bylaw No. 1675 as follows:

- **Section 1201.8** To permit an accessory building that is 9.75m in height whereas the bylaw states that the maximum height of any accessory building or structure shall not exceed 8 metres
- **Section 1201.9** To permit an accessory building with a gross floor area of 446 square meters whereas the bylaw states that the maximum gross floor area of any accessory building or structure shall not exceed 200 square metres
- **Section 1201.10** To permit an accessory building with a gross floor area of 446 square meters whereas the bylaw states that the cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
0.97 ha	no	Country Residential I (R2I)	Country Residential 2 (CR2)

APPLICANT:

Daniel, Ralph and Kitty Gerrard c/o Ben Gordon

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

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

SADIE CHEZENKO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

<input checked="" type="checkbox"/> MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE <input checked="" type="checkbox"/> HABITAT BRANCH (Environment)	REGIONAL DISTRICT OF CENTRAL KOOTENAY
	DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input checked="" type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K

<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) <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 checked="" type="checkbox"/> ARCHAEOLOGY BRANCH	ALTERNATIVE DIRECTORS FOR: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H <input checked="" type="checkbox"/> I <input type="checkbox"/> J <input type="checkbox"/> K <input checked="" type="checkbox"/> APHC AREA I <input checked="" type="checkbox"/> RDCK FIRE SERVICES <input checked="" type="checkbox"/> RDCK EMERGENCY SERVICES <input checked="" type="checkbox"/> RDCK BUILDING SERVICES <input type="checkbox"/> RDCK UTILITY SERVICES <input type="checkbox"/> RDCK RESOURCE RECOVERY <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: V2408I APPLICANT: BEN GORDON

Name:

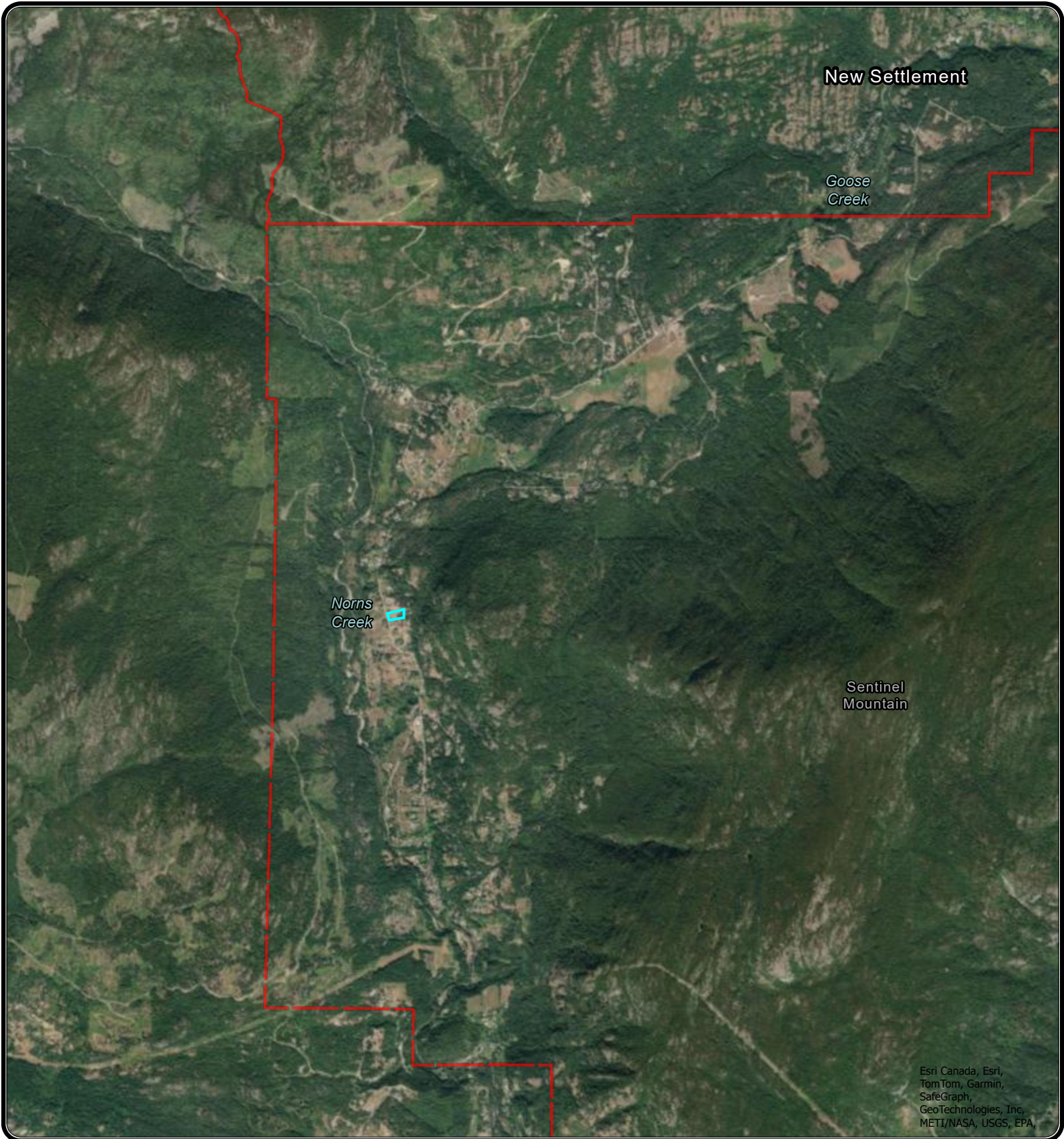
Date:

Agency:

Title:

RETURN TO: SADIE CHEZENKO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-1585
Email: plandept@rdck.bc.ca

RDCK Map



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

Map Scale:

1:72,224

Date: April 5, 2024



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.

RDCK Map



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20 Meter Contours

- 20 meter
- 100 meter

Legend

- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

1:2,257

Date: April 5, 2024



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RDCK Map



Esri Community Maps
Contributors, Esri Canada,
Esri, TomTom, Garmin,
SafeGraph,
GeoTechnologies, Inc,



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maps@rdck.bc.ca

Legend

- Fire Service Areas**
- PASS CREEK
 - Parks and Rec
 - Electoral Areas
 - RDCK Streets
 - Cadastre
 - Address Points

Map Scale:

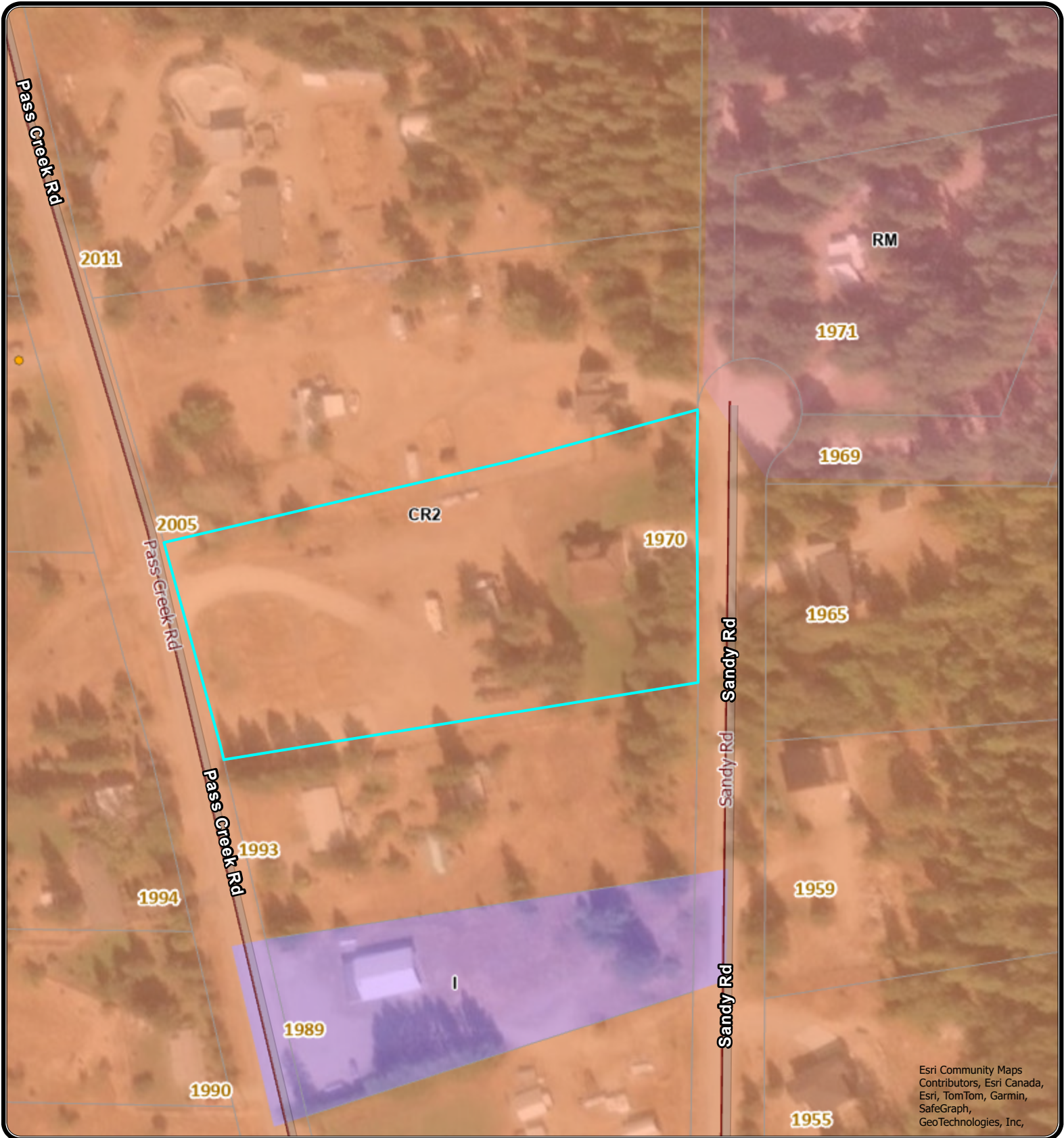
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Date: April 5, 2024



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RDCK Map



Esri Community Maps
Contributors, Esri Canada,
Esri, TomTom, Garmin,
SafeGraph,
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Legend

- Rural Residential
- Electoral Areas
- Country Residential
- Industrial
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

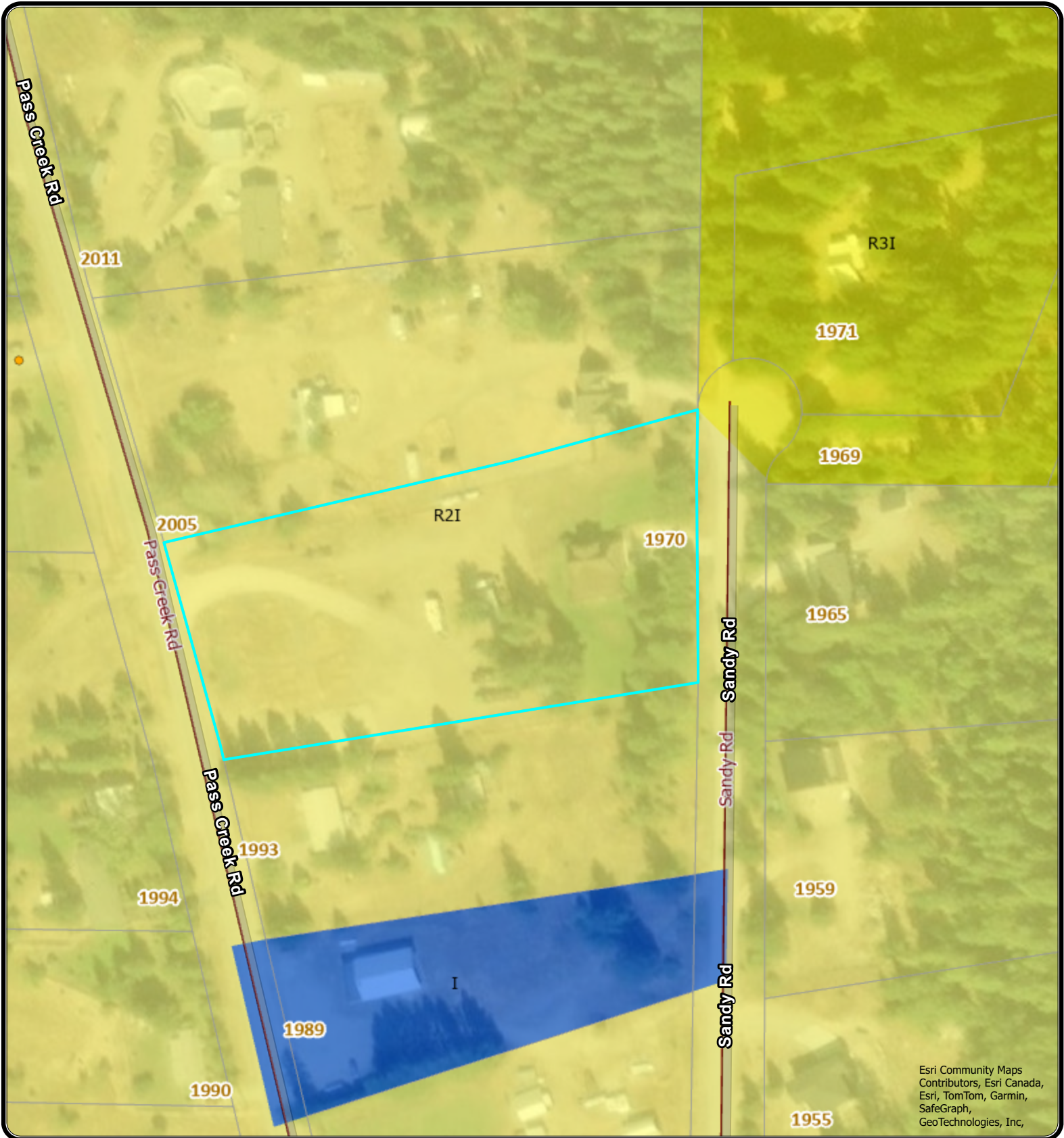
1:2,257

Date: April 5, 2024



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RDCK Map



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Zoning Class

- Institutional
- Residential 2
- Residential 3

Legend

- Electoral Areas
- RDCK Streets
- Cadastre
- Address Points

Map Scale:

1:2,257

Date: April 5, 2024



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Permitted Uses

1200 Land, buildings and structures in the Country Residential I (R2I) zone shall be used for the following purposes only:

Dwellings:

Single Detached Housing

Duplex Housing

Horticulture**Accessory Uses:**

Accessory Buildings and Structures

Accessory Dwelling Unit

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

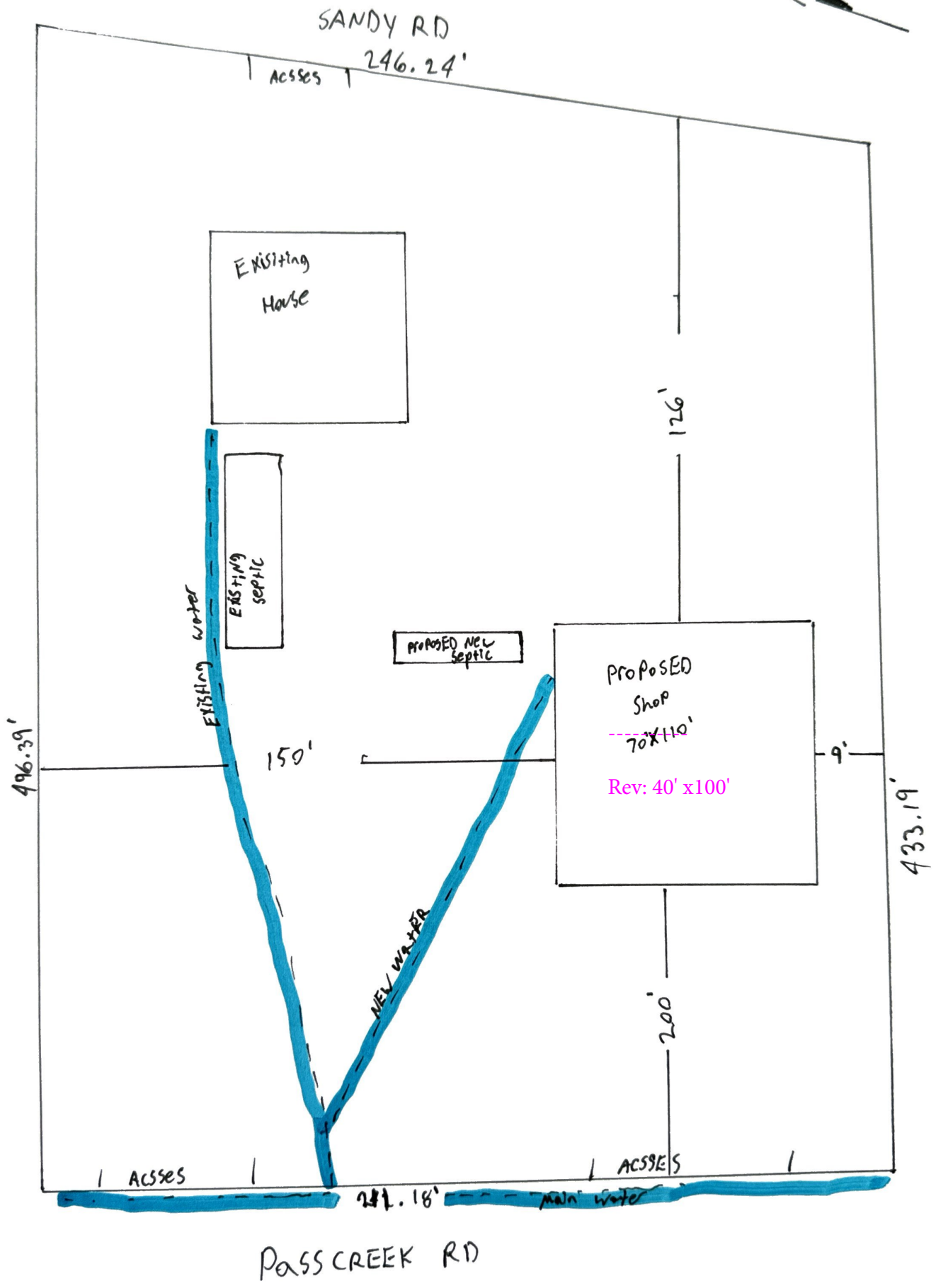
Portable Sawmills for processing of material harvested on site only

Development Regulations

1201

- 1 The minimum lot size is 1.0 hectare.
- 2 The maximum density is 2 Dwelling Units.
- 3 The minimum lot 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 hectare.
- 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 613.
- 6 Portable sawmills shall be located a minimum of 30 metres from any property line.
- 7 *Deleted by Bylaw 2757.*
- 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.

1970 SANDY RD CASTLEGAR BC V1N4T1
PID 017-978-350
LOT 32 DISTRICT LOT 7244 KOOTENAY DISTRICT PLAN 1784



Proposal summary

1970 sandy rd
Castlegar, B.C.
V1N 4T1
PID# 017973350
Lot 32 district Lot 7244 kootenay district plan 4784

to whom it may concern

I am looking for the variance in the COUNTRY RESIDENTIAL I (R2I) to build an accessory building with a foot print of 40 feet by 100 feet i am asking for the variance of the over all height and floor space this accessory building it will also have a 800 square foot single occupancy dwelling

development regulations 1201

(8) The maximum height of any accessory building or structure shall not exceed 8 metres.

To a max height of 9.75 m 32 feet

(9)The maximum gross floor area of any accessory building or structure shall not exceed 200 square metres.

To a maximum gross floor area of 446 square meters (4800 square feet)

(10) The cumulative gross floor area of all accessory buildings or structures shall not exceed 400 square metres.

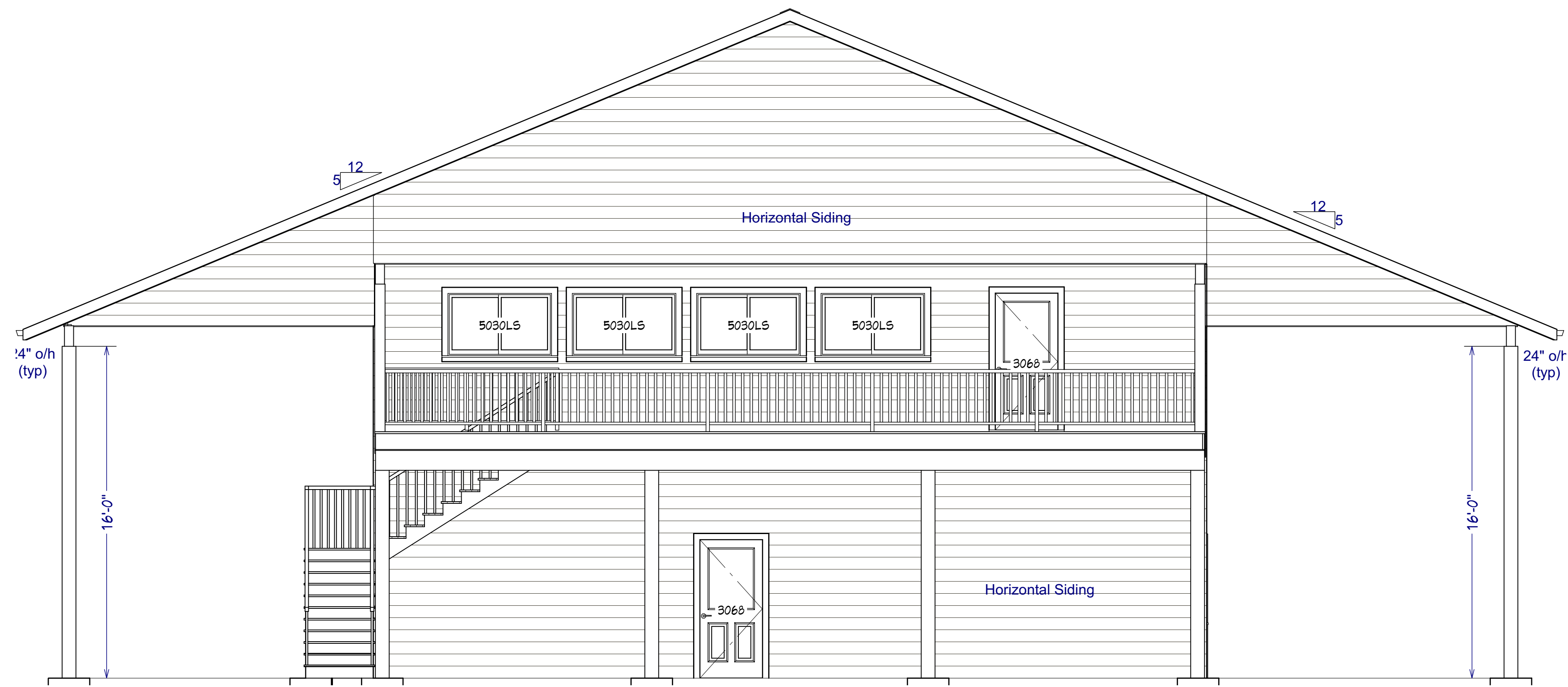
To cumulative gross floor area of main shop/ garage floor, upper living space of 446 square meters (4800square feet)

the purpose of this building is so that myself and my family can park our vehicles, and recreational vehicles in the organized fashion to clean up my yard so the neighbours are no longer seeing my stuff spread out across my property as well to accommodate living space. ive spoken with the neighbours and they dont have any issues with this building being built so now i am taking the proper steps asking for this variance to be passed then for the building permit

biulding 40 by 100 =4000 square feet.... 371 square meters
living space 20 by 40=800 square feet....74 square meters

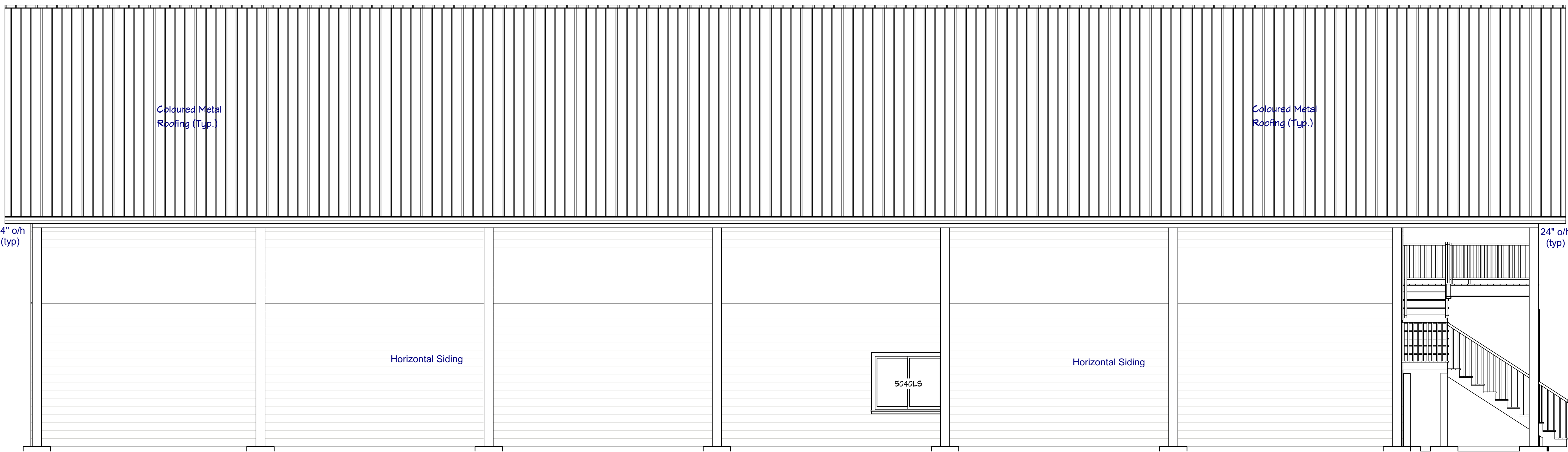


3875 Hwy 16 East



Front Elevation

Scale: 1/4" = 1'-0"



Left-Side Elevation

Scale: 1/4" = 1'-0"

No.	Revision Note	Date
1		
2		
3		
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General Notes

Contractors and Sub Contractors responsible for checking all details and dimensions while reporting any discrepancies to SKEENA TRUSS.

Engineering, required for concrete work is the responsibility of the owner. Foundation design to be checked by local Engineer to suit soil conditions.

Electrical, Plumbing and Mechanical systems to be determined by installing contractors.

Truss manufactures design takes precedence.

Floor system suppliers design takes precedence.

It is the responsibility of the owner/contractor to verify plans with all local building authorities and codes both municipal and governments.

These drawings have been produced by SKEENA TRUSS with the utmost care. However, SKEENA TRUSS does not take responsibility for any errors or omissions.

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Other Notes:

Engineers / Inspectors Approval:

Project Name & Address
Gerrad Shop
1970 Sandy RD.
Passcreek, BC.

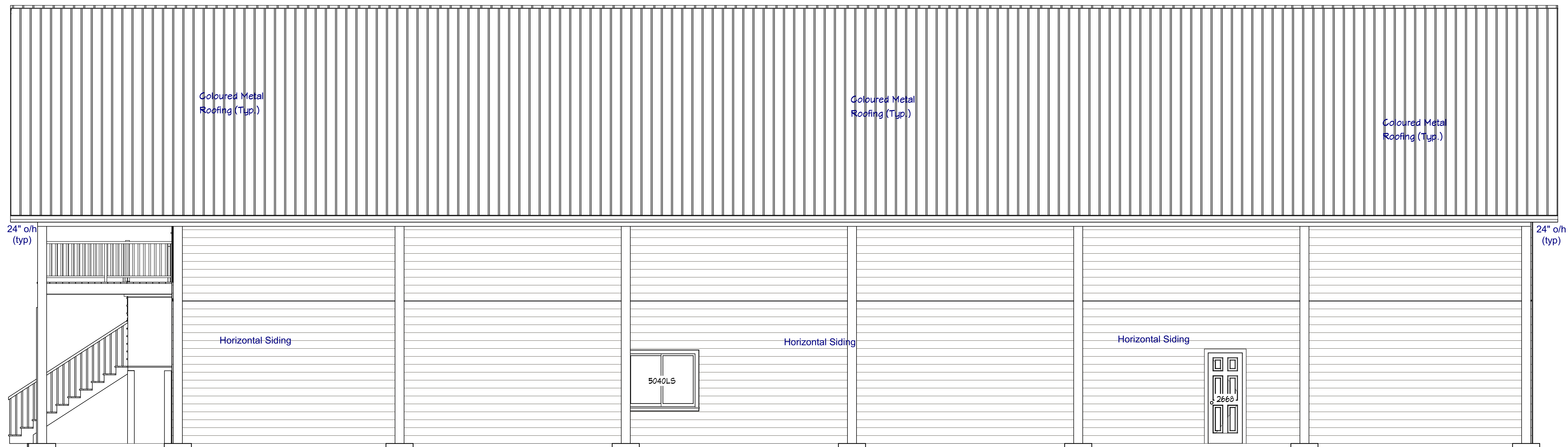
Drawn By: **Steve**

Date: **February 27, 2024**

Scale: **As noted on Plans**



3875 Hwy 16 East



Right-Side Elevation

Scale: 1/4" = 1'-0"

No.	Revision Note	Date
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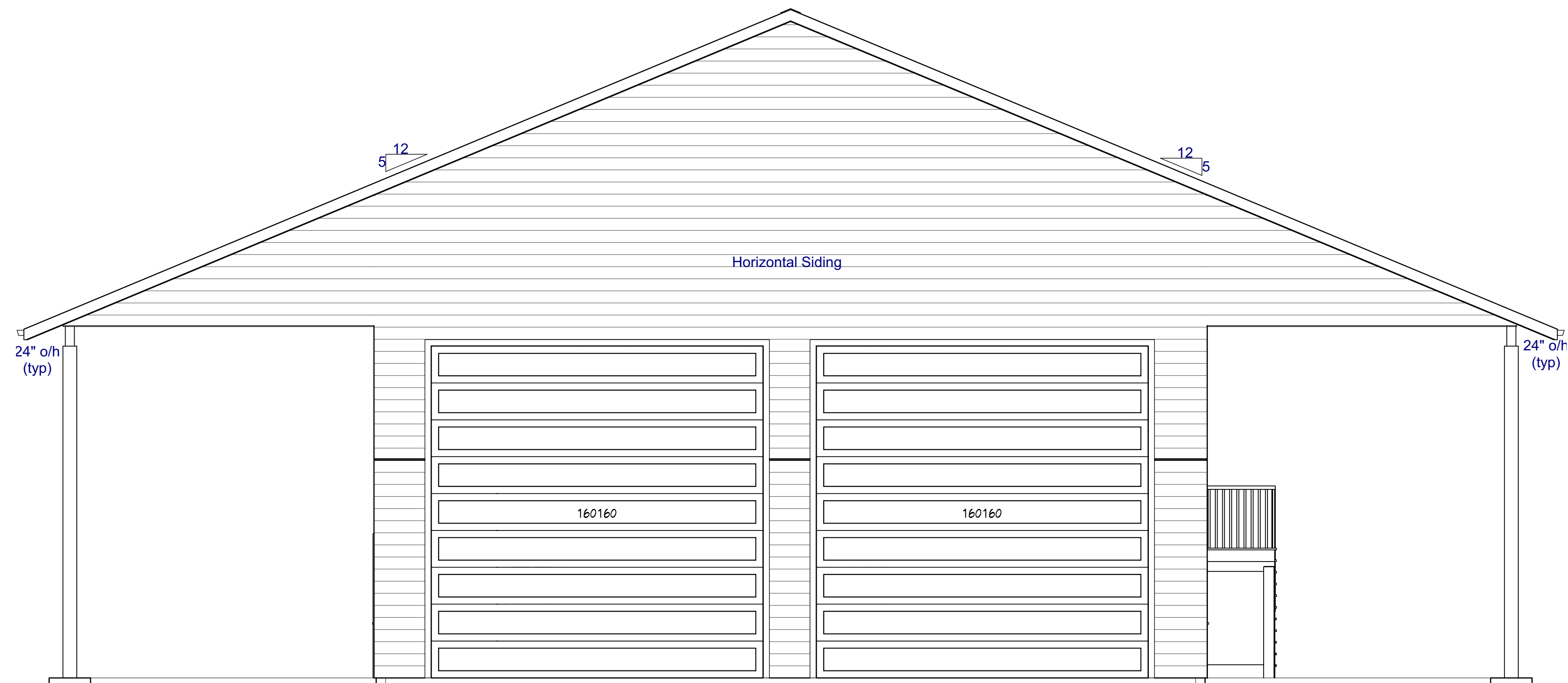
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Other Notes:



Rear Elevation

Scale: 1/4" = 1'-0"

Engineers / Inspectors Approval:

Project Name & Address

Gerrad Shop
1970 Sandy RD.
Passcreek, BC.

Drawn By: **Steve**

Date: **February 27, 2024**

Scale: **As noted on Plans**



3875 Hwy 16 East

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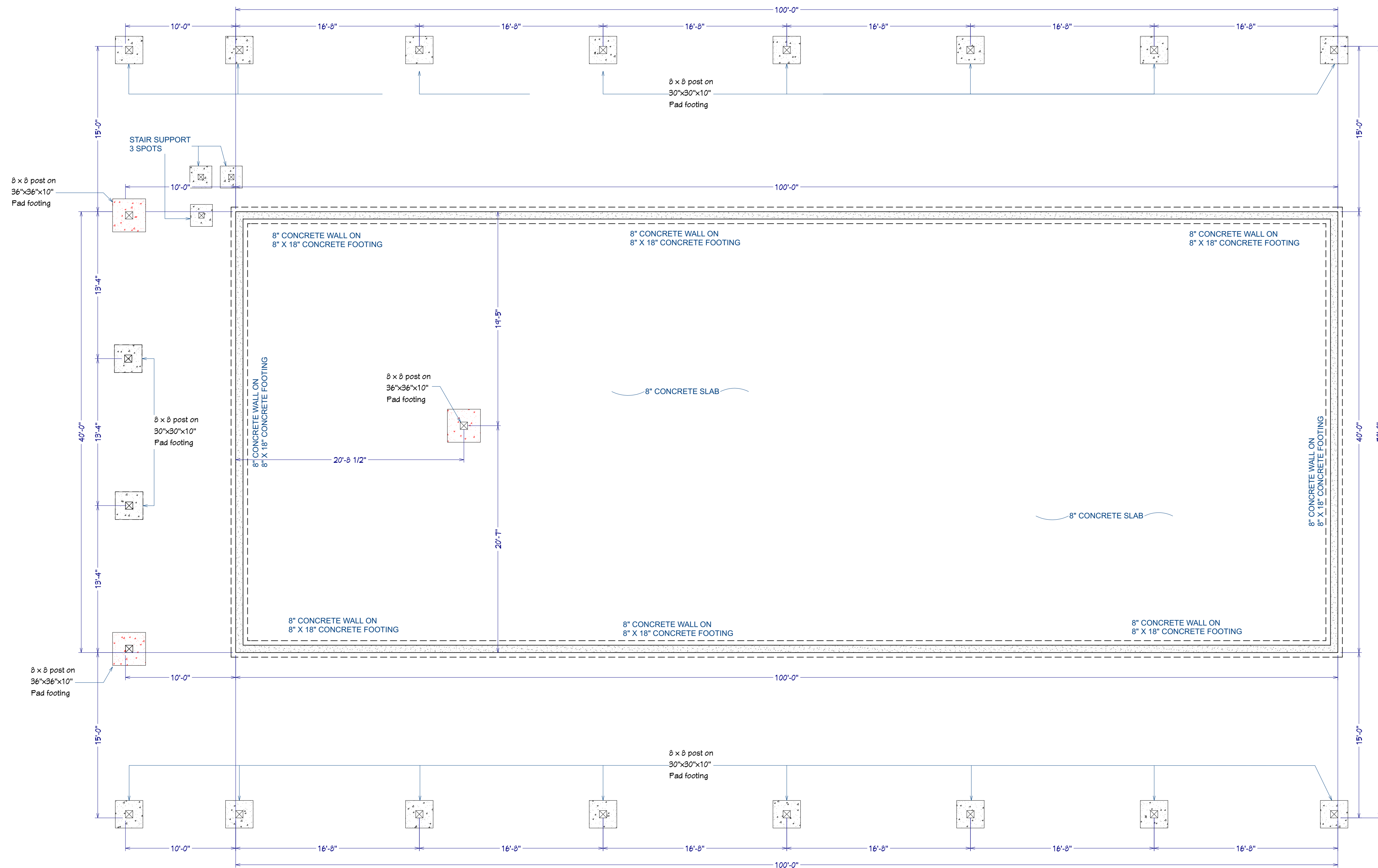
Project Name & Address

Gerrad Shop
1970 Sandy RD.
Passcreek, BC.

Drawn By: Steve

Date: February 27, 2024

Scale: As noted on Plans



Foundation

Scale: 3/16" = 1'-0"



No.	Revision Note	Date
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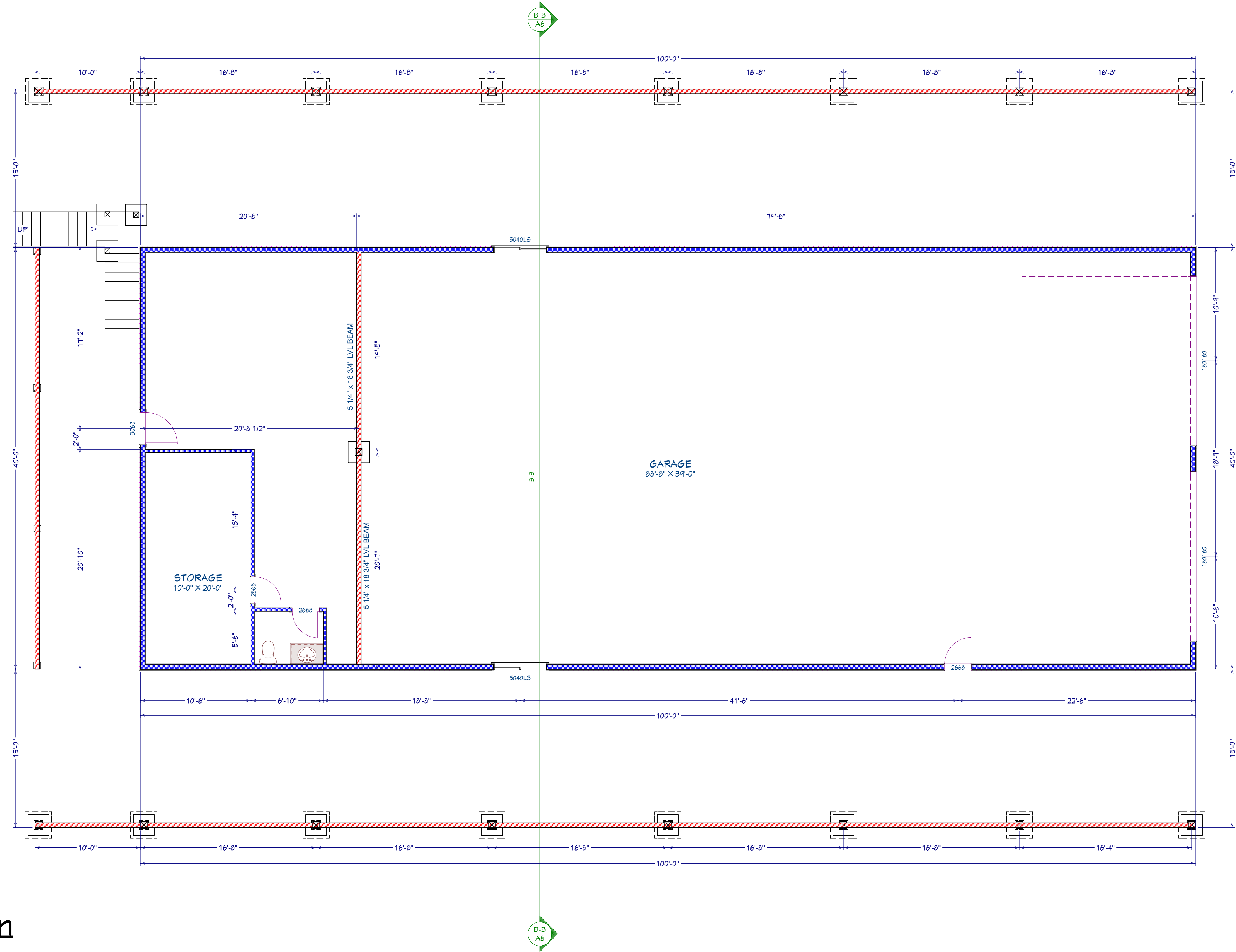
Project Name & Address

Gerrad Shop
1970 Sandy RD.
Passcreek, BC.

Drawn By: **Steve**

Date: **February 27, 2024**

Scale: **As noted on Plans**



Main Floor Plan

Scale: 3/16" = 1'-0"



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General Notes

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These manufacturers design takes precedence.

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Other notes:

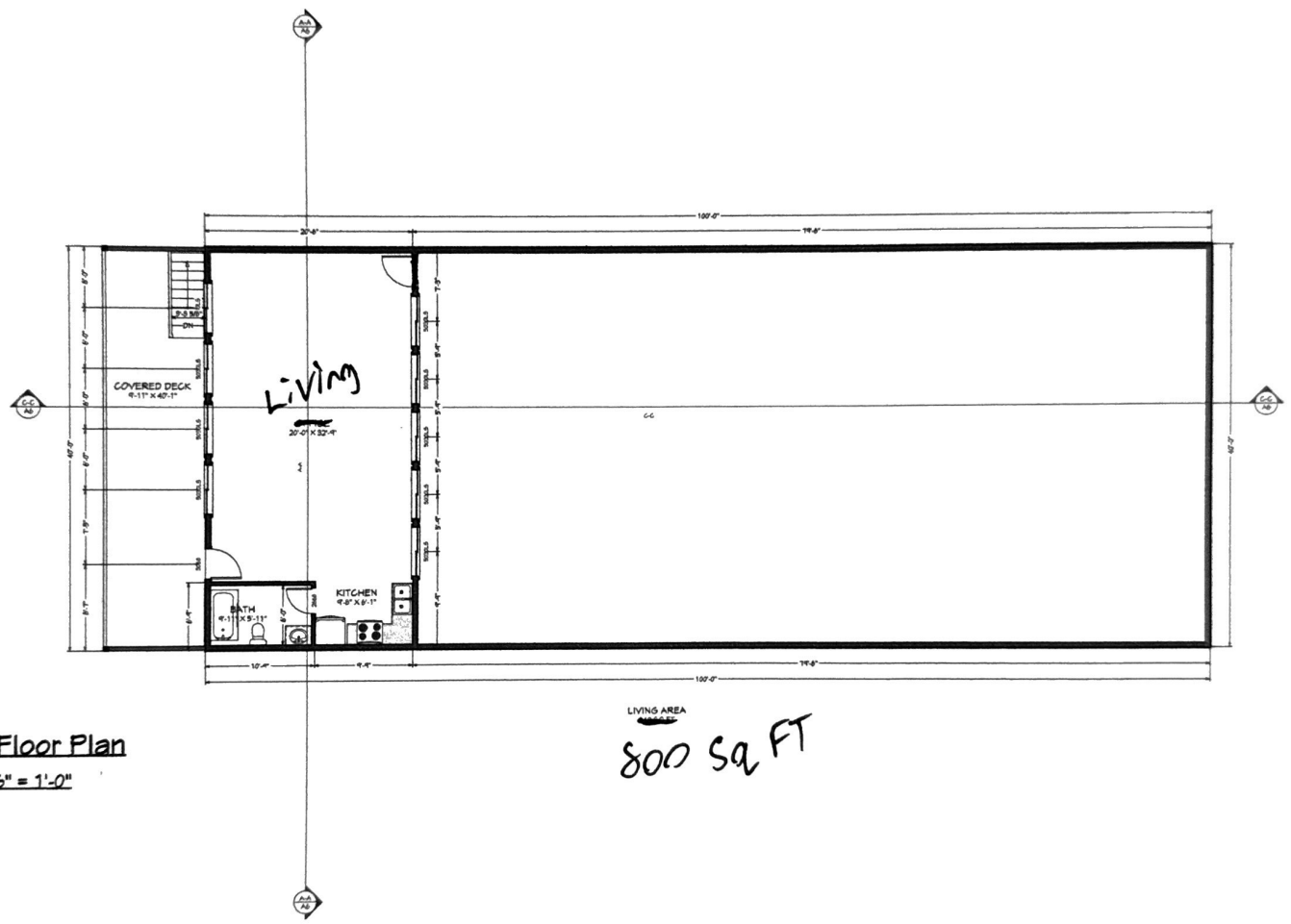
Engineers / Inspectors Approval:

Project Name & Address
 Gemad Shop
 1470 Sandy RD.
 Passcreek, BC.

Drawn By: Steve

Date: February 27, 2024

Issue: As noted on Plans



Upper Floor Plan
 Scale: 3/16" = 1'-0"

LIVING AREA
800 SQ FT

Specifications / General Assemblies

1) Roof Construction

- Metal Roofing underlayment to code
- 1/2" Plywood Roof Sheathing
- Engineered Roof Trusses @ 24" o/c
- R-50 fiberglass blown insulation
- 6 mil poly V.B.
- 5/8" drywall

2) Exterior Wall Construction

- Smart Siding / Trim Package
- House Wrap
- 3/8" OSB wall sheathing
- R-24 batt insulation
- 2x6 studs @ 24" o/c
- 1/2" drywall
- 6 Mil V.P

3) Eave Construction

- Metal Fascia Wrap On 2" x 6" Sub - Fascia
- Vented Metal Soffit
- Eavestrough & downspouts

4) Floor Construction

- Finish Floor
- 3/4" Engineered OSB T&G sheathing (glued Nailed & screwed)
- 14" Engineered TJI Floor System @ 16"

5) Foundation Construction

- 8" Concrete Wall
- Damp Proof Ext. Below Grade
- 1/2" dia. x 10" Anchor Bolts @ 48" o/c
- 18" x 8" concrete strip footing
- undisturbed soil

6) Interior Wall Construction

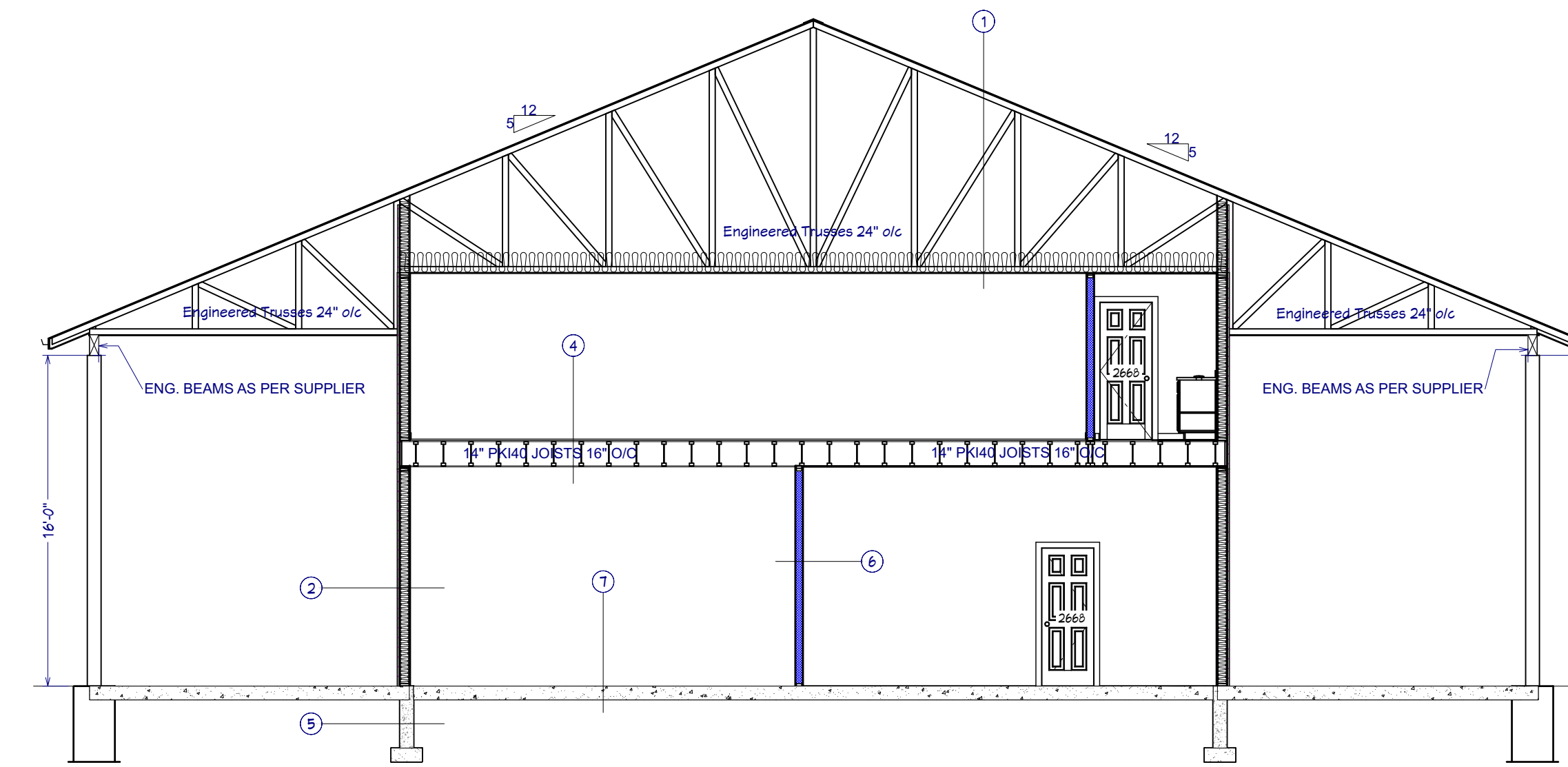
- 1/2" drywall
- 2x4 studs @ 16" o/c
- 1/2" drywall

7) Slab Construction

- 8" concrete Minimum
- 10M bar @ 24" o/c Grid (Garage Only)
- Radiant in-Floor Heat (Optional)
- 6 mil poly V.B. Sealed Continuous
- 4" clean Radon rock
- 4" Radon Pipe Accordingly

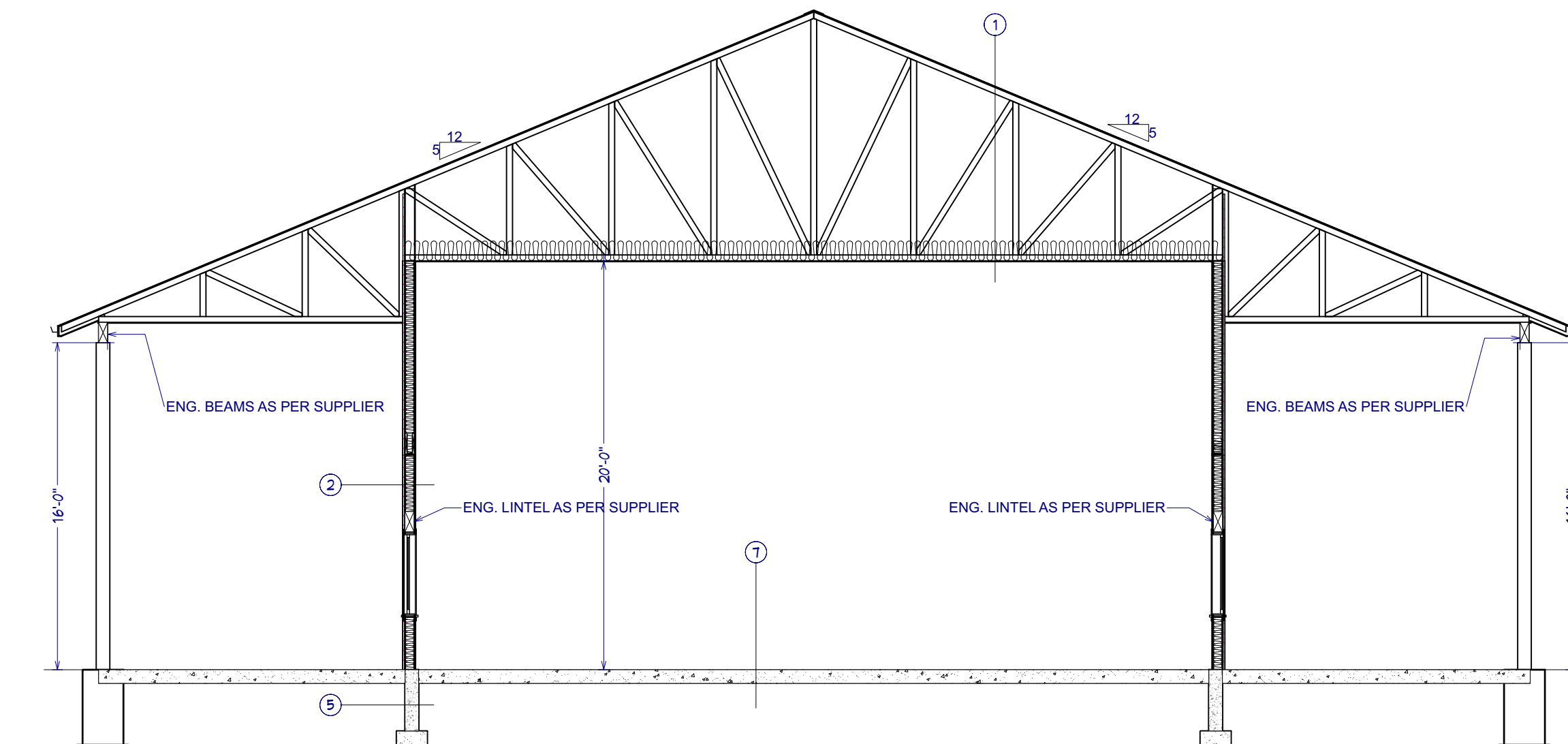
8) Heating and Ventilation

- Radiant in Concrete Floor Optional
- HRV system sized & Balanced



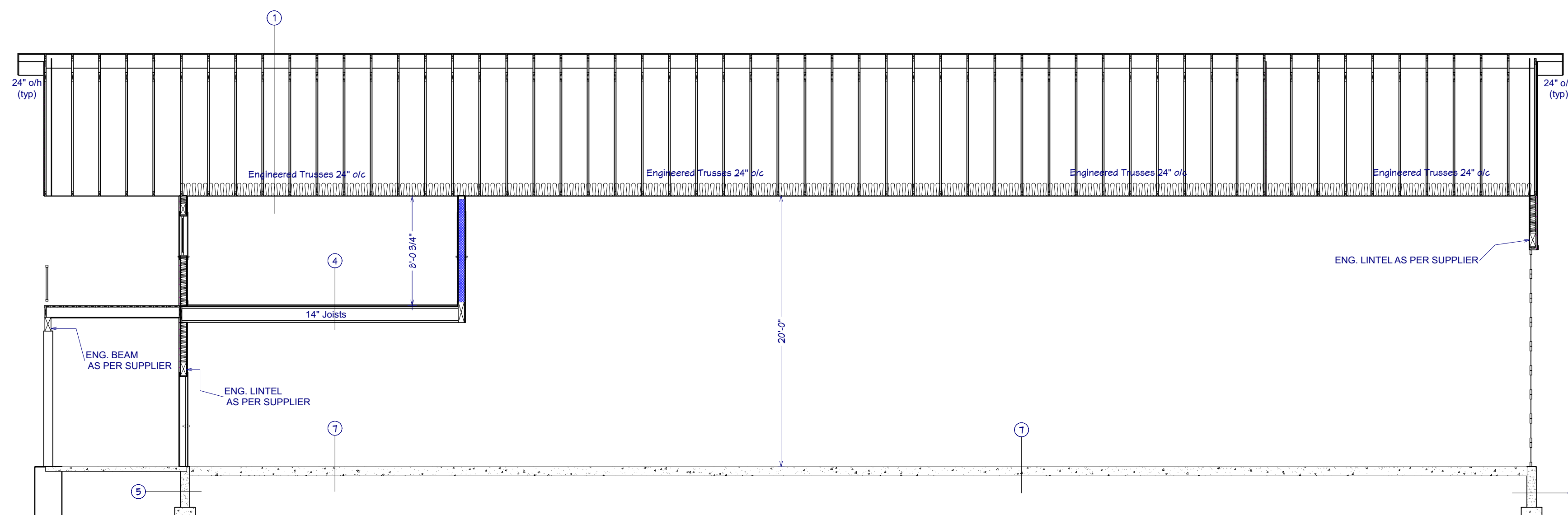
Section A-A

Scale: 5/32" = 1'-0"



Section B-B

Scale: 5/32" = 1'-0"



Section C-C

Scale: 5/32" = 1'-0"

Page	# of Pages
A6	6 OF 6



3875 Hwy 16 East

No.	Revision Note	Date
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Project Name & Address
Gerrad Shop
 1970 Sandy RD.
 Passcreek, BC.

Drawn By:
Steve

Date:
February 27, 2024

Scale:
As noted on Plans