

Request for Decision Development Variance Permit Application

File No: P 722 210
Reference: DVP 13-22
Date: May 2, 2022

Subject: DVP No. 13-22 (Tie Lake / Tomelin)
Applicant: Bobby and Gabrielle Tomelin
Location: 6509 Tie Lake Road, Tie Lake
Legal: Lot 8, District Lot 4590, KD, Plan 7829

Proposal: To increase the maximum size of an accessory building prior to construction of a principal building from 66 m² to 264 m² to permit construction of a garage and to accommodate the existing shed.

Options:

1. THAT Development Variance Permit No. 13-22 (Tie Lake / Tomelin) be granted.
2. THAT Development Variance Permit No. 13-22 (Tie Lake / Tomelin) be refused.

Recommendation: Option #2

While the placement of the proposed structure is near the rear of the parcel and may not be visible from the road, the requested variance is a significant increase to what is currently permitted. The owners have not indicated that they intend to construct a dwelling on the property and the parcel is zoned for residential use, not for recreational storage.

Property Information: **Land Use Bylaw Designation:** RR-1, Rural Residential (Estate) Zone, minimum parcel size: 1.0 ha

Land Use Policies:

- To maintain the high quality visual attributes of the area.
- To respect and protect those attributes that contribute to the rural quality of life that makes the area attractive as a place to live and recreate.

Parcel Area: 1.9 ha (4.7 ac)

Density: One single family dwelling is permitted per parcel

ALR Status: Not within the ALR

BC Assessment: Residential (Outbuilding)

Flood Hazard Rating: The subject property is not identified as being within a flood hazard rating area.

**Property
Information
– cont'd:**

Water / Sewer Services: Onsite

Interface Fire Hazard Rating: High; within the Jaffray fire protection area.

**Additional
Information:**

- The application states that the intention is to build a garage so there is a secure location to store recreational vehicles and equipment. The building needs to be large enough to house all of them to help make this a more secure and functional space.
- The parcel is currently used as a recreational property for personal and seasonal use.
- The proposed garage is 245 m². There is an existing shed on the property that is 18 m². The total area of both structures equals 263 m².

Consultation:

Advisory Commissions:

APC Area B: Refusal recommended

Response(s) to Notice: 13 notices were mailed on April 1, 2022 to all property owners within 100 m. No notices were returned and no responses have been received.

**Documents
Attached:**

- Permit
- Location Map
- Land Use Map
- Proposal
- Photos from the Applicant

**RDEK
Contact:**

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