



# 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 m<sup>2</sup> to 264 m<sup>2</sup> 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.

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**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 m<sup>2</sup>. There is an existing shed on the property that is 18 m<sup>2</sup>. The total area of both structures equals 263 m<sup>2</sup>.

**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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