

Request for Decision Development Variance Permit Application

File No: P 722 612
Reference: DVP 15-22
Date: May 2, 2022

Subject: DVP No. 15-22 (Spillimacheen / More)

Applicant: Elizabeth More

Location: Beaverfoot Street, Spillimacheen

Legal: Lot 15, Block 5, District Lot 2566, Kootenay District, Plan 1139

Proposal: To permit construction of an accessory structure prior to the principal building being constructed on the subject property.

Options:

1. THAT Development Variance Permit No. 15-22 (Spillimacheen / More) be granted.
2. THAT Development Variance Permit No. 15-22 (Spillimacheen / More) be refused.

Recommendation: **Option #1**

Seasonal use of parcels in the Spillimacheen area is not un-common, the proposed shed has a very small footprint (216 ft²) and is located in an existing development node. Negative impacts are not anticipated.

Property Information: **OCP Designation:** R-SF, Residential Low Density which supports single family and multi-family residential development.

OCP Objectives & Policies:

- Support residential development that provides a variety of housing needs without compromising the rural character, agricultural nature, environmental sensitivities and heritage of the plan area.
- In order to maintain a compact footprint new development is directed to the existing development nodes of Wilmer, Dry Gulch, Edgewater, Radium Resort, Brisco, Spur Valley and Spillimacheen
- Development is to be contained within the existing community footprint and compatible with surrounding parcel size and density.

Zoning Bylaw Designation: R-1, Single Family Residential

Parcel Area: 0.03 ha (0.07 ac)

Density: One single family dwelling is permitted per parcel

ALR Status: Within the ALR

BC Assessment: Residential Vacant

**Property
Information
– cont'd:**

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

Water / Sewer Services: Onsite

Interface Fire Hazard Rating: High; not within a fire protection area.

**Additional
Information:**

- The application states that the intention is to build a shed for seasonal storage/use.
- The parcel is currently used as a recreational property for personal and seasonal use.
- The applicant is the legal owner of the two adjacent parcels southwest of the Subject Property (Lots 26 & 27).

New Information

- Following the April 20th APC meeting, the applicant has revised their building plans to allow the proposed accessory structure to be built on a skid type foundation, addressing the APC's concerns about the permanent nature of the structure.

Consultation:

Advisory Commissions:

APC Area A: Not supported, concerns with the structure being permanent.

Response(s) to Notice: 11 notices were mailed on April 6, 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
- Letter – New Information regarding revised plans

**RDEK
Contact:**

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