

Permittee: Elizabeth More

1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:

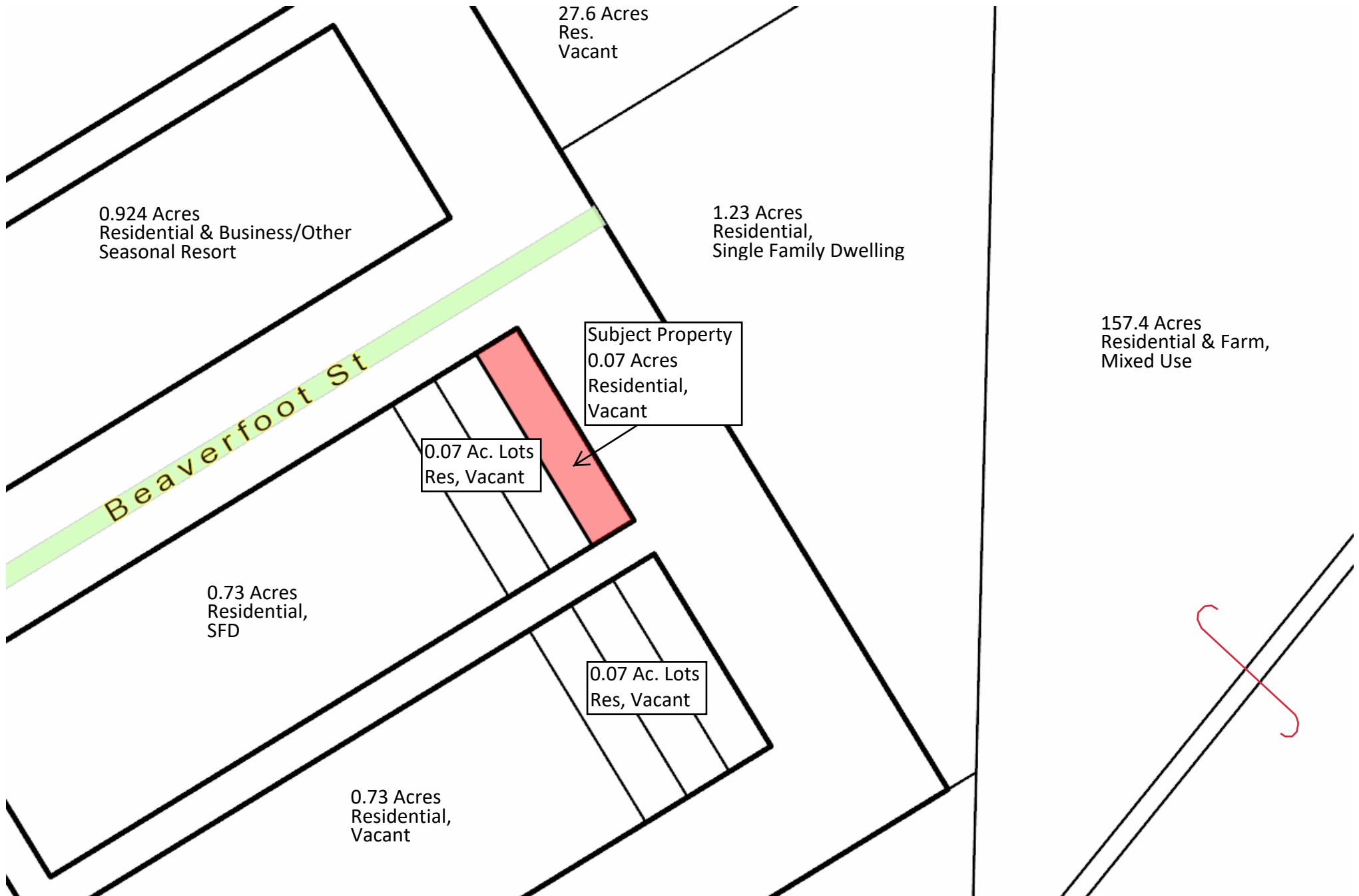
Lot 25, Block 5, District Lot 2566, Kootenay District, Plan 1139
(PID: 012-871-931)
3. Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992, Section 4.08(1) which requires that the principal building be built before any accessory structure is built is varied to permit an accessory structure on the subject parcel.
4. The lands described herein shall be developed strictly in accordance with the terms and conditions of this Permit and in substantial compliance with the information submitted in the Development Variance Permit application received on March 14, 2022.
5. This permit is subject to the proposal complying with all other bylaw requirements.
6. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
7. This Permit is not a building permit.
8. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
9. A notice pursuant to Section 503(1) of the *Local Government Act* shall be filed in the Land Title Office and the Registrar shall make a note of the filing against the title of the land affected.
10. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, promises, or agreement (verbal or otherwise) with the developer other than those in this Permit.
11. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

Authorizing Resolution No. _____ **adopted by the Board of the Regional District of East**
Kootenay on the **day of** _____ **, 2022.**

Tina Hlushak
Corporate Officer



Land Use Map



(Parcel A)



Beaverfoot St

Hydro pole

75 ft

driveway

25'

proposed
Building
12x18'

15'

Mountain Ave

LOT 25

115 ft

lot 27

lot 26

lot 25

(3 lots with common Owner)

115'

75'

RECEIVED

MAR 04 2022

Regional District of
East Kootenay CV

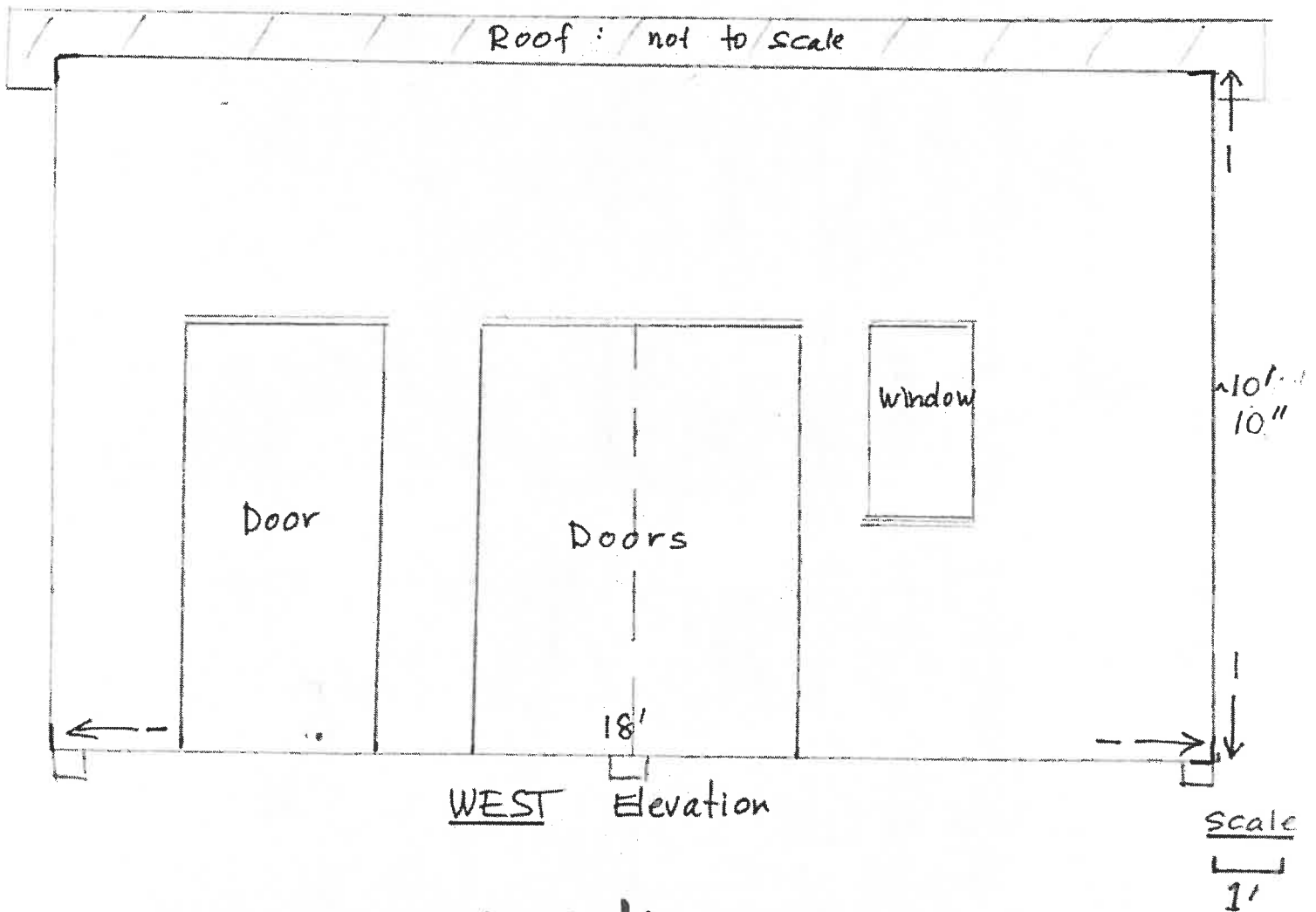
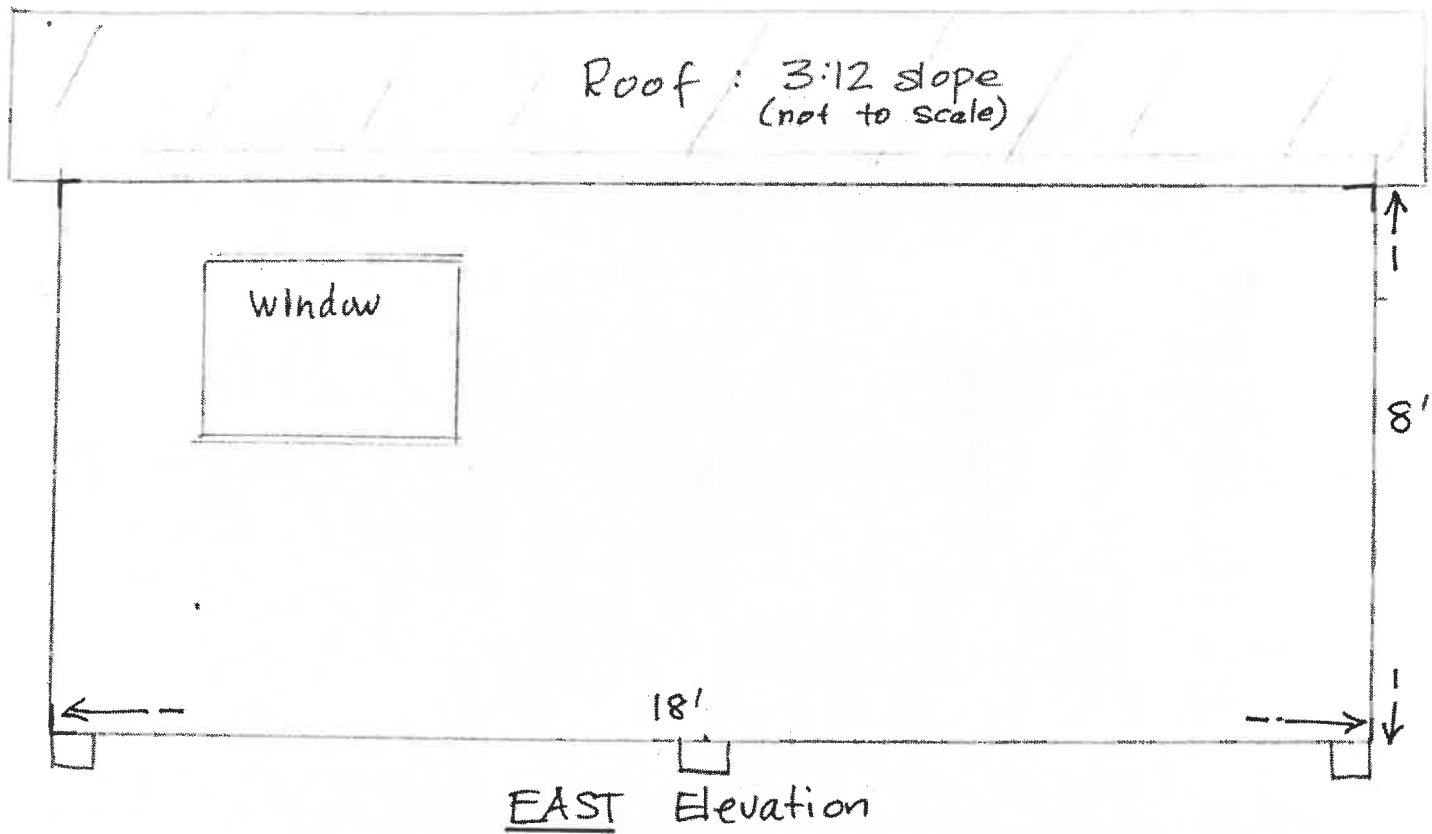
-Plot Plan

PID 012-871-931

Legal: Lot 25 Block 5 DL 2566

Kootenay District Plan 1139

SPILLIMACHEEN

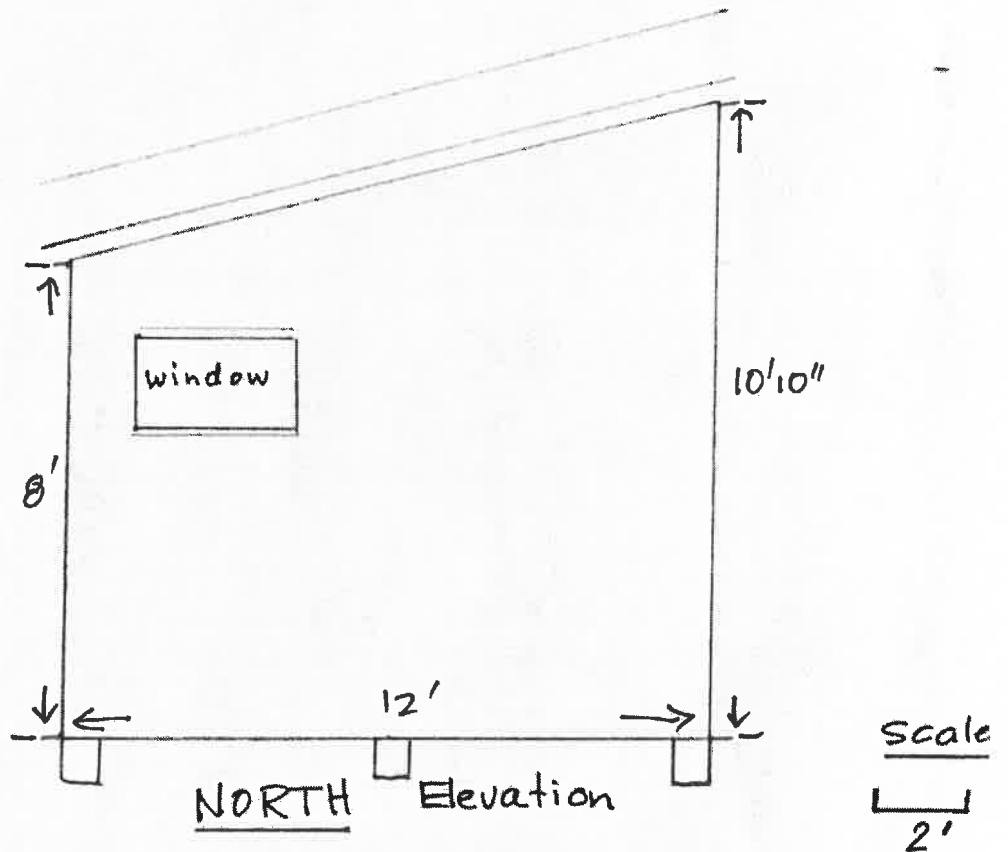
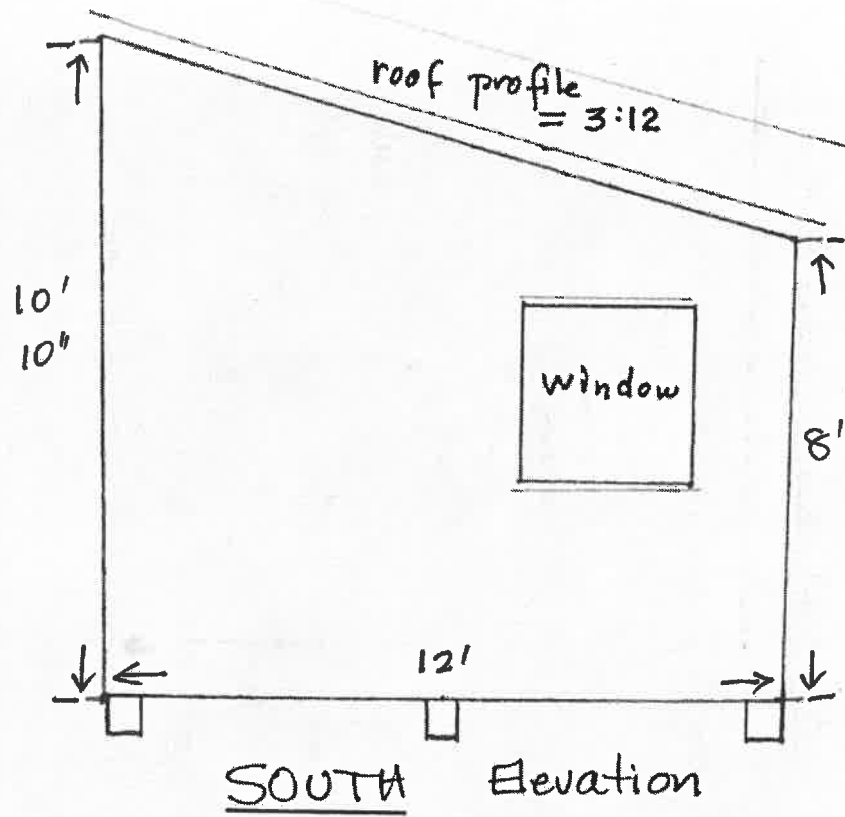


Elevations

Spillimacheen

PID: 012-871-931

Elevations



April 25, 2022

Regional District of East Kootenay
19-24 Avenue South
Cranbrook, BC V1C 3H8

Attention: Mr Brett Kormos
Planning Technician

Dear Mr Kormos,

I understand that my Development Variance Permit application No. 15-22 and building proposal for vacant property in Spillimacheen was not supported by the Area Planning Committee (APC) on April 20th, 2022.

Based on feedback from the area Director, there is concern regarding my proposed concrete post foundation installation ("bigfoot" style posts) for this 18 ft x 12 ft one-storey building and its' permanence.

I am suggesting an alternative to the building foundation I presented.

The BC Building code allows for the construction of small buildings (under 55m³) using a permanent wood foundation (PWF) instead of a concrete pile system. It is considered a "skid" type foundation.

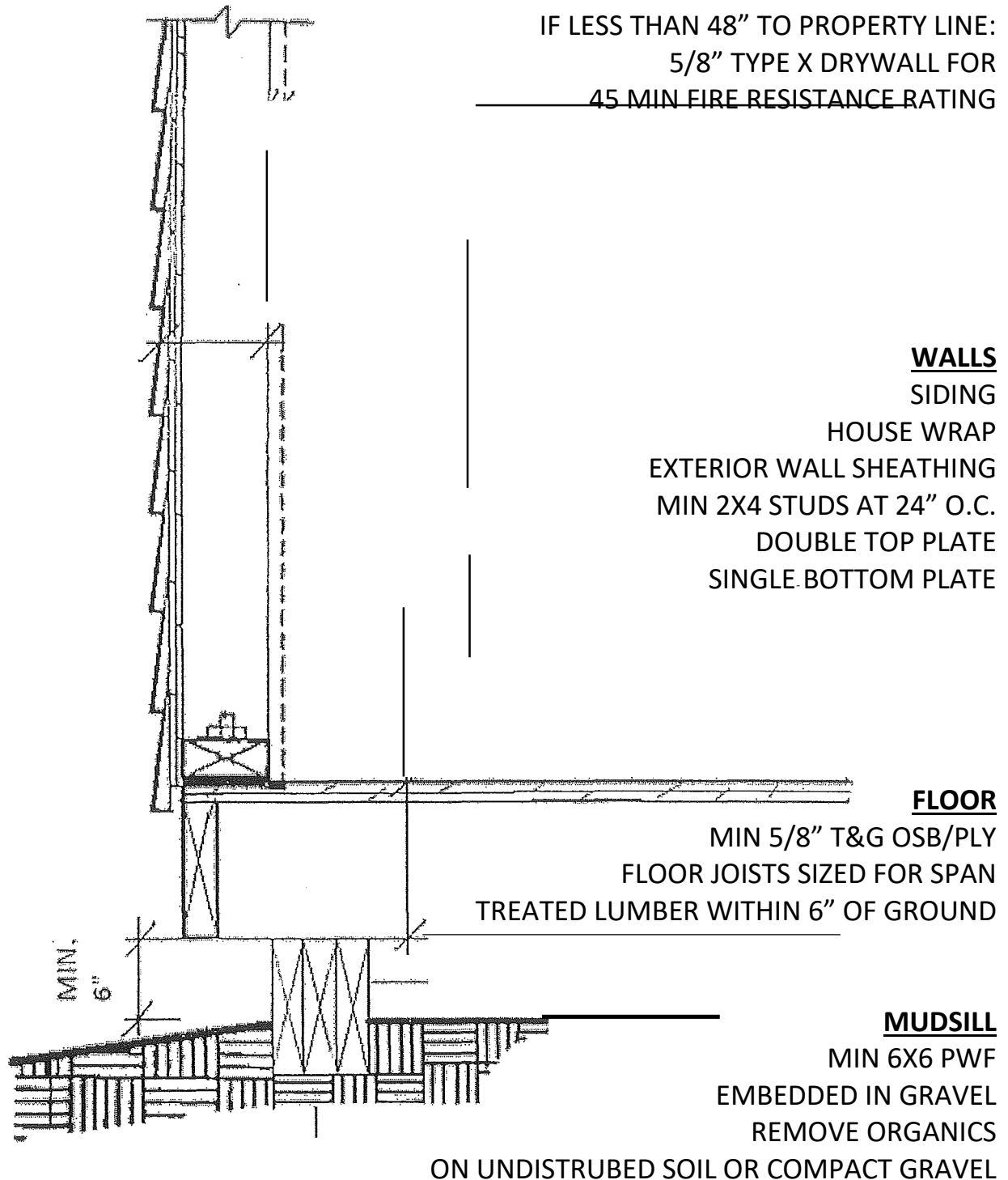
Attached is a detailed cross section of this BC Building Code-approved construction method ("Mudsill Detail").

I hope this alternative addresses the concerns the APC had regarding my application, and I can support this change and comply with this request.

Please let me know if there are any other concerns I can address.

Kind thanks,

Liz More



MUDSILL DETAIL

MAX 55M2 (592 SQ')

Refer to BCBC (9.12.2.7), (9.23.6.3) and (9.35.3.3)