



# Request for Decision Development Variance Permit Application

File No: P 719 123  
Reference: DVP 36-19  
Date: January 2, 2020

**Subject:** DVP No. 36-19 (Fernie / Goran)  
**Applicant:** Greg and Sharon Goran  
**Location:** Highway 3, Fernie area  
**Legal:** Lot 12, District Lot 4130, KD Plan 1021

**Proposal:** Application to waive Section 4.6 (1) of the Elk Valley Zoning Bylaw to permit construction of an accessory structure before the principle use has been established to allow for construction of a covered deck beside a recreational vehicle and a storage shed.

**Options:**

1. THAT Development Variance Permit No. 36-19 (Fernie / Goran) be granted.
2. THAT Development Variance Permit No. 36-19 (Fernie / Goran) be refused.

**Recommendation:** **Option #1**  
The proposed accessory structures are small and located away from the highway and adjacent property lines. The seasonal occupation of the RV is permitted. No issues have been identified.

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**Property Information:** **OCP Designation:** RR, Rural Resource which supports residential development and rural resource land uses on parcel sizes in the range of 2.0 ha to 8.0 ha.

- OCP Policies:**
- Development is encouraged to recognize and integrate opportunities to retain and maximize the viewscales.
  - Maintaining the agricultural character, which contributes to the economy of the Lizard Creek Subarea, is supported.

**Zone Designation:** RR-2, Rural Residential (Small Holding) Zone; minimum parcel area is 2 ha

**Parcel Area:** 2.2 ha (5.4 ac)

**Density:** One single family dwelling is permitted per parcel. The storage or seasonal occupation of up to two recreational vehicles is permitted per parcel.

**ALR Status:** Within the ALR. The proposal is considered to be a residential use within the ALR and is therefore permitted.

<b>Property Information - cont'd:</b>	<p><b>BC Assessment:</b> Farm (Vacant)</p> <p><b>Flood Hazard Rating:</b> The Elk River flows beside the subject property. Floodplain management provisions will apply to development.</p> <p><b>Water / Sewer Services:</b> Onsite</p> <p><b>Interface Fire Hazard Rating:</b> Low to moderate, within the Fernie Rural fire protection area.</p>
<b>Additional Information:</b>	<ul style="list-style-type: none"><li>▪ The proposed covered deck is approximately 35 m<sup>2</sup> and the proposed storage shed is approximately 6m<sup>2</sup>.</li><li>▪ The application states that the property is currently used as a hay field, but the owners are also preparing the property to build a permanent residence and small farm.</li><li>▪ The application states that the owners want to build the covered deck next to their recreational vehicle to keep them out of the wet weather while they building their house.</li></ul>
<b>Consultation:</b>	<p><b>Advisory Commissions:</b></p> <p><b>APC Area A:</b> Support.</p> <p><b>Response(s) to Notice:</b> 10 notices were mailed on November 18, 2019 to all property owners within 100 m of the subject property. No notices were returned as undeliverable and no responses have been received.</p>
<b>Documents Attached:</b>	<ul style="list-style-type: none"><li>▪ Permit</li><li>▪ Location Map</li><li>▪ Land Use Map</li><li>▪ Site Plan</li><li>▪ Proposal</li></ul>
<b>RDEK Contact:</b>	<p>Krista Gilbert, Planning Technician Phone: 250-489-0314 Email: <a href="mailto:kjilbert@rdek.bc.ca">kjilbert@rdek.bc.ca</a></p>