

Permittees: Gregory Goran and Sharon McMahon-Goran

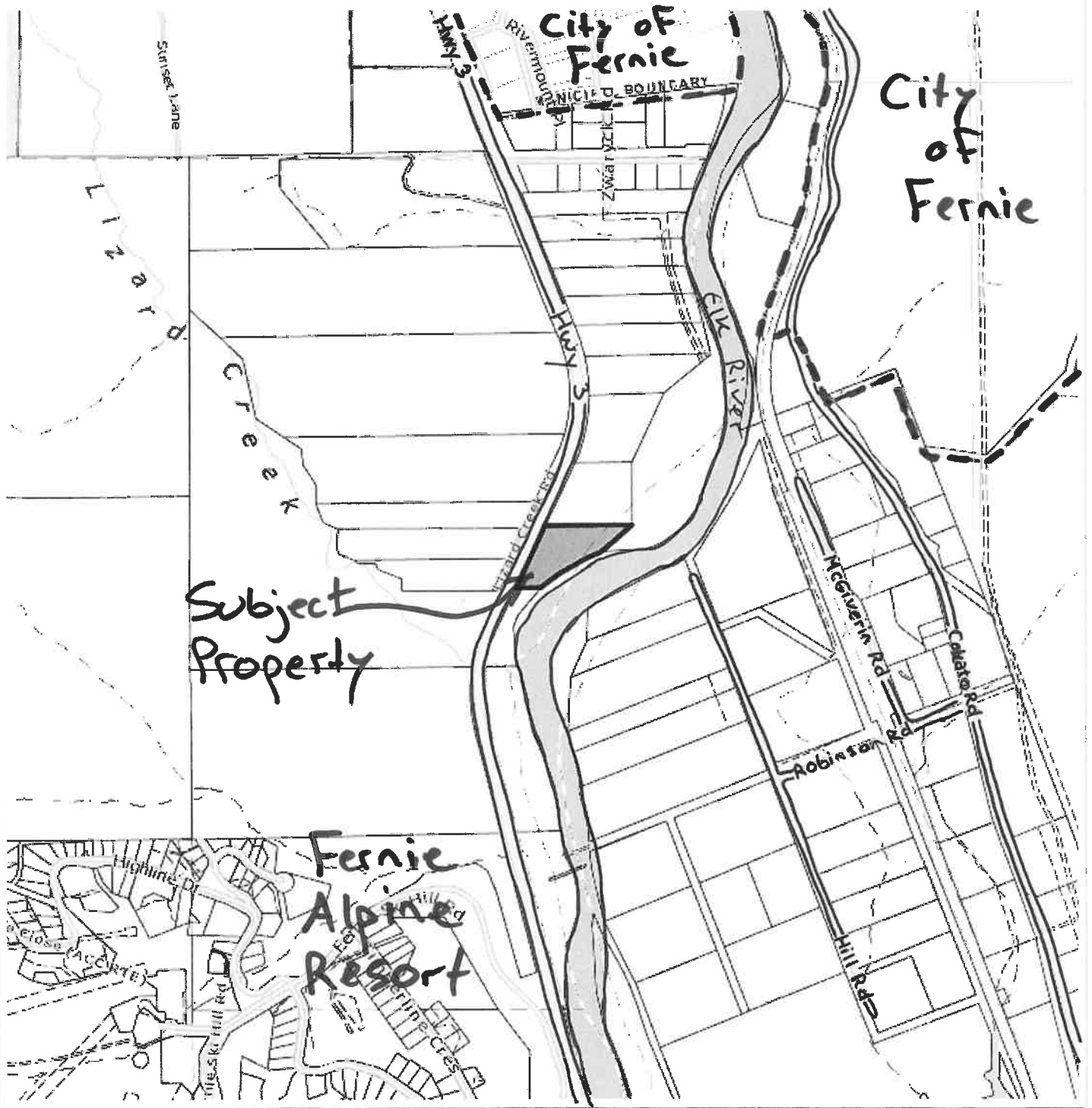
1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:

Lot 12, District Lot 4130, Kootenay District Plan 1021
(PID: 012-255-572)
3. Regional District of East Kootenay – Elk Valley Zoning Bylaw No. 829, 1990, Section 4.6(1) which prohibits the construction or placement of an accessory building prior to the principal use of the property being established, is waived to permit a covered deck and storage shed.
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 drawings submitted in the Development Variance Permit Application received September 24, 2019.
5. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
6. This Permit is not a building permit.
7. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
8. 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.
9. 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.
10. 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** **, 2020.**

Shannon Moskal
Corporate Officer

Location Map



Notes:

500 0 250 500 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 10-25-2019 2:54 PM

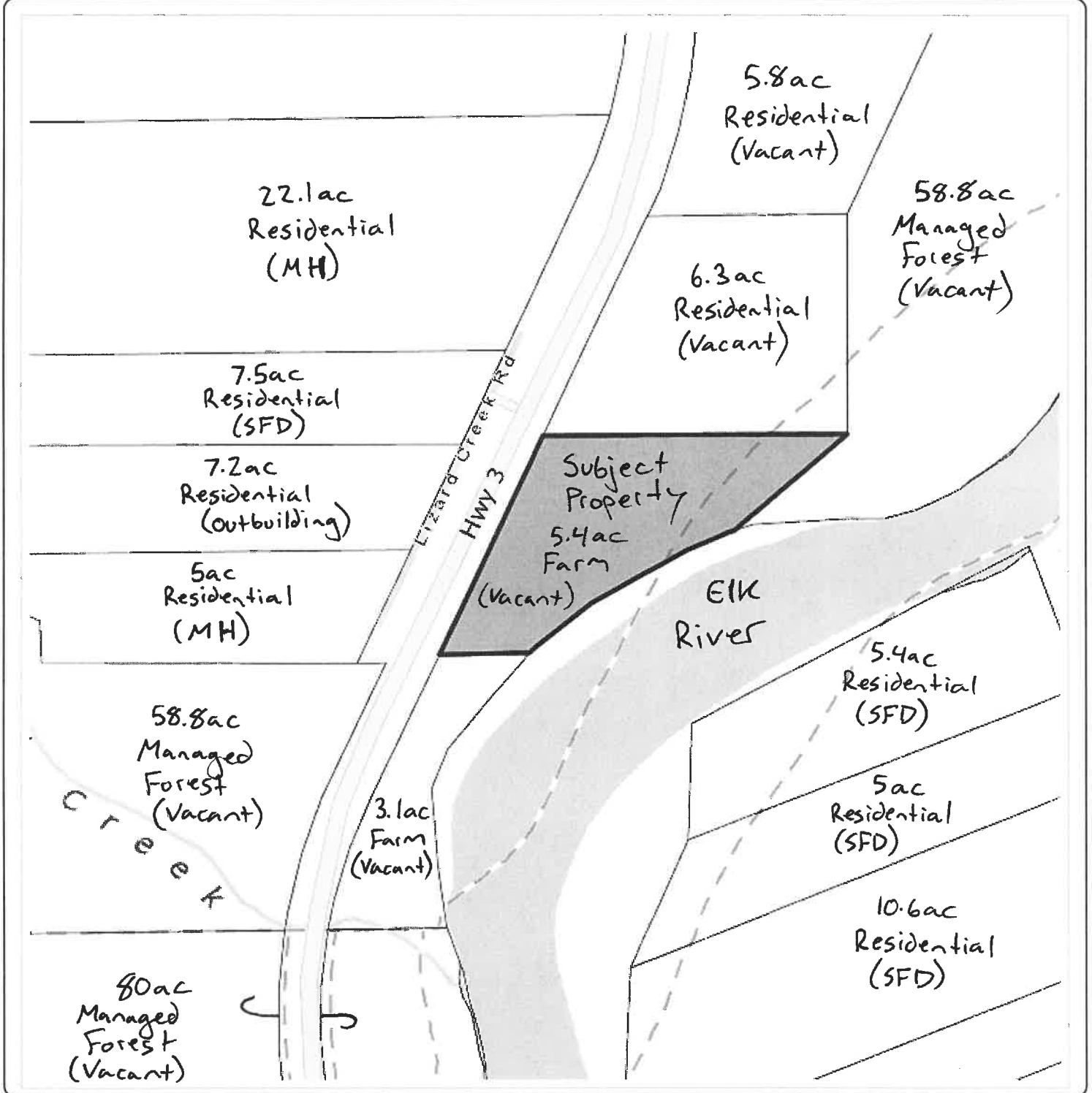
Scale = 1: 20,000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Land Use Map



Notes:

138 0 69 138 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 10-25-2019 2:56 PM

Scale = 1:5,500



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Site Plan

2473

2485

2491

Hwy 3

517'

Access

665'

proposed deck structure 12'x32'

travel trailer 28'x8'

storage shed 8'x8'

46'

seasonal drainage
culvert

Elk River

4033

40m

-115.073 49.474 Degrees

Print

RECEIVED

AUG 15 2019

Regional District of
East Kootenay



Government of British Columbia, DataBC, GeoBC

Proposed Covered Deck

1/2" OSB SHEATHING

2/10 METAL ROOF

3"x3"x3" HDG L BRACKET

RAFTER BRACKET

11'8"

4"x4" POST

TENSION CABLE ON EACH SIDE OF PERGOLA

CONCRETE PAVERS
2" GRAVEL

2"x6 BEARER

2"x4 JOIST

CONC BLOCK DECK FOOTING

TREATED DECKING BOARDS

SCALE
1" = 2'

AUG 15 2019

Regional District of
East Kootenay

UNLAWFUL

