

**Permittees:** Allen and Margaret Hockley

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:

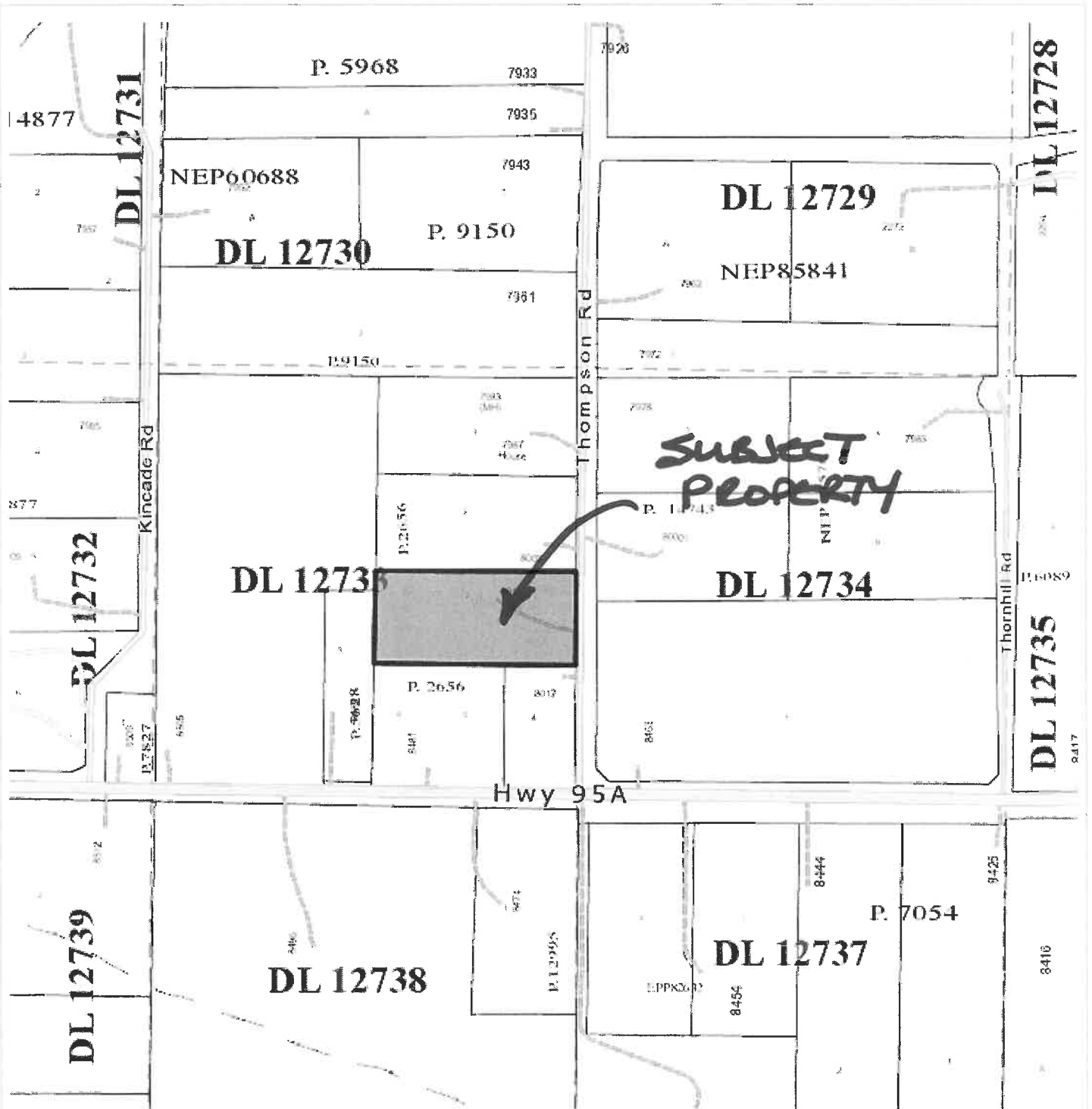
Lot 3, District Lot 12733, Kootenay District, Plan 2656 (PID: 015-170-632)
3. Regional District of East Kootenay – Electoral Area E Zoning Bylaw No. 2502, 2014, Section 4.10 (3)(b) which requires a minimum side yard setback of 5 m is varied to reduce the side yard setback to 3.8 m for a storage/hobby shop with eave overhang.
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 October 3, 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**                     **, 2019.**

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**Shannon Moskal**  
**Corporate Officer**

# LOCATION PLAN



Notes:

202 0 101 202 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 10-31-2019 12:11 PM

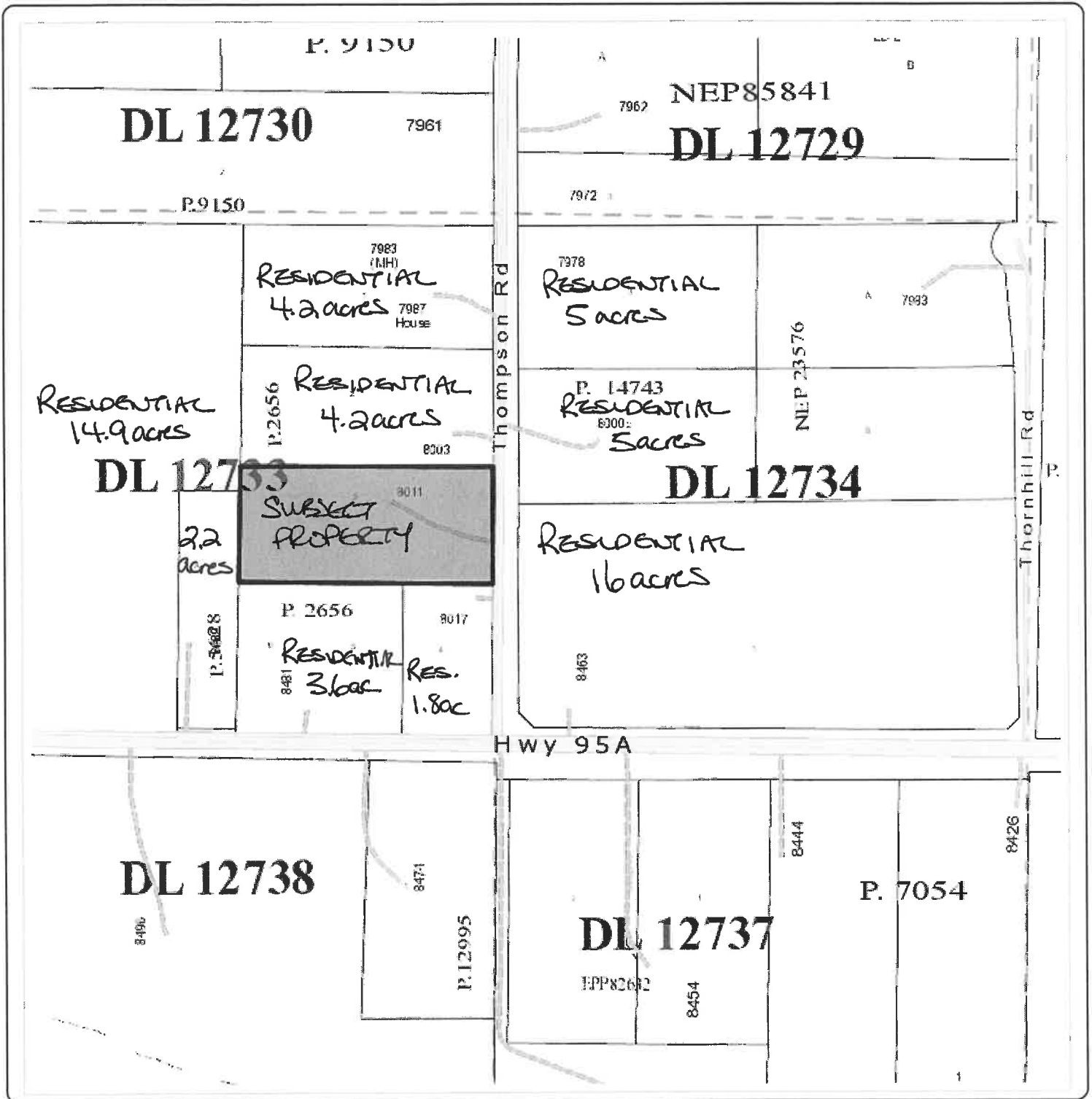
Scale = 1:8,073



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:

156 0 78 156 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
RDEK GeoViewer - 11-6-2019 2:26 PM

Scale = 1:6,239



**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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# Zone Regs

## 4.10 RURAL RESIDENTIAL (HOBBY FARM): RR-4 ZONE

(1) Permitted uses

Within the RR-4 zone, the following uses and no others are permitted:

- (a) *Single family dwelling;*
- (b) *Duplex;*
- (c) *Farm operation, excluding confined livestock areas.*

(2) Accessory uses

- (a) *Home based business;*
- (b) *Secondary dwelling unit for farm hand;*
- (c) *Veterinary clinic;*
- (d) *Kennel;*
- (e) *Secondary suite;*
- (f) *Uses, buildings and structures accessory to a permitted use.*

(3) Regulations

In the RR-4 zone, no *building* or *structure* may be constructed or placed and no plan of subdivision approved which contravenes the regulations contained in the table below. Column 1 identifies the matter to be regulated. Column 2 establishes the regulations.

COLUMN 1	COLUMN 2
(a) Minimum parcel size	4 ha
(b) Minimum setbacks:	
<i>Principal buildings and structures from:</i>	
▪ <i>front parcel line</i>	7.5 m
▪ <i>rear parcel line</i>	7.5 m
▪ <i>interior side parcel line</i>	7.5 m
▪ <i>exterior side parcel line</i>	7.5 m
<i>Accessory buildings and structures from:</i>	
▪ <i>front parcel line</i>	7.5 m
▪ <i>rear parcel line</i>	5 m
▪ <i>interior side parcel line</i>	5 m
▪ <i>exterior side parcel line</i>	5 m
(c) Maximum height for:	
<i>Principal buildings and structures</i>	10 m
<i>Accessory buildings and structures</i>	12 m
(d) Maximum parcel coverage	35%
(e) Maximum parcel coverage for greenhouses with closed waste and storm water systems	75%

← Section to be varied

(4) Other Regulations

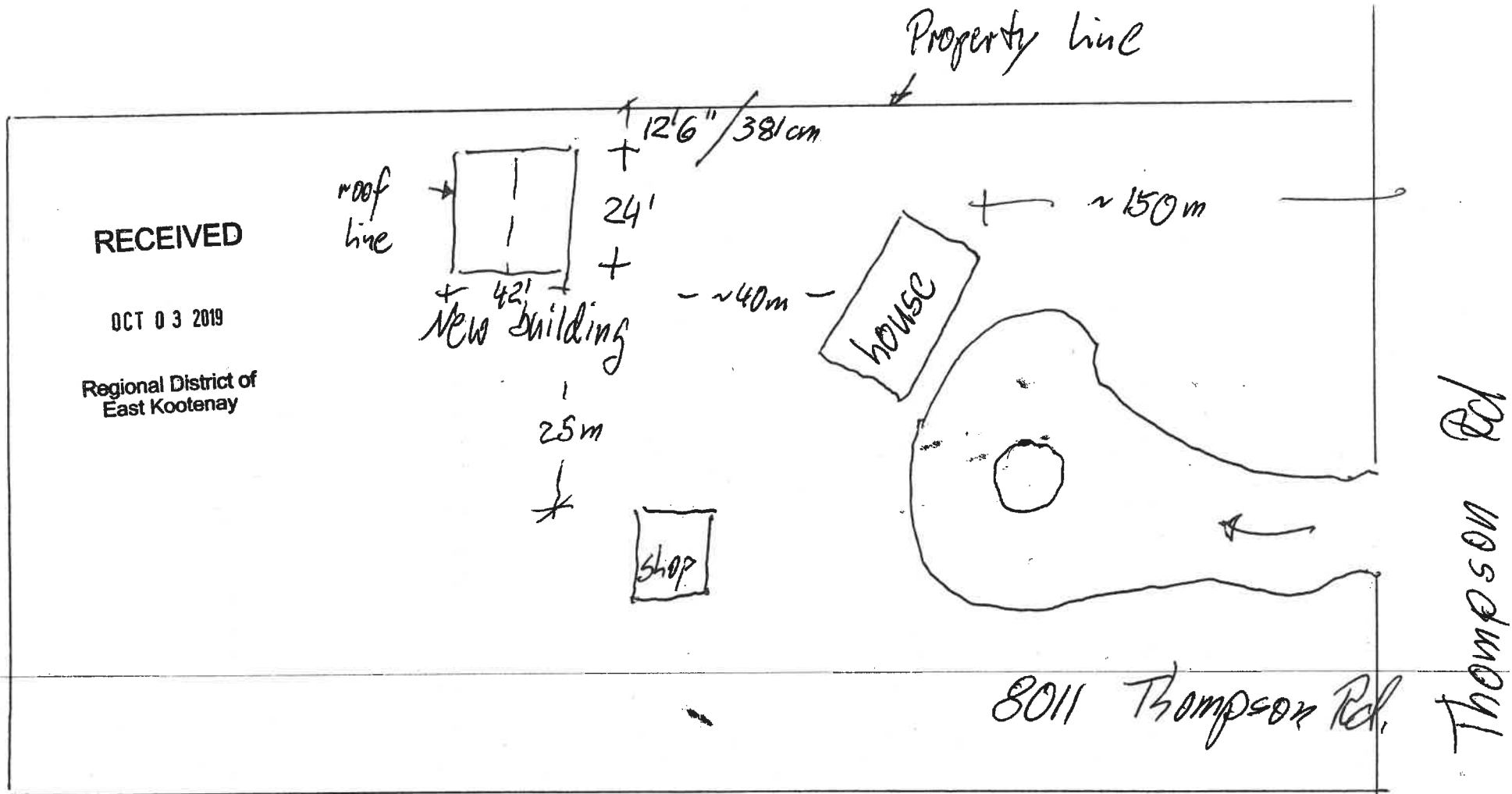
All *dwelling units* must be located on a contiguous area of the parcel not larger than 2 ha in size.

# Proposal

RECEIVED

OCT 03 2019

Regional District of  
East Kootenay



N  
↑

# Photos



↑  
approx. property line

← new building

New building →



← property line