

Request for Decision Development Variance Permit Application

File No: P 719 426
Reference: DVP 39-19
Date: January 2, 2020

Subject: DVP No. 39-19 (Meadowbrook / Hockley)
Applicant: Allen & Margaret Hockley
Agent: Wolfgang Besold
Location: 8011 Thompson Road, Meadowbrook
Legal: Lot 3, District Lot 12733, Kootenay District, Plan 2656

Proposal: Application to vary the Electoral Area E Zoning & Floodplain Bylaw to reduce the minimum side yard setback requirement from 5 m to 3.8 m for a storage/hobby shop with eave overhang.

Options:

1. THAT Development Variance Permit No. 39-19 (Meadowbrook / Hockley) be granted.
2. THAT Development Variance Permit No. 39-19 (Meadowbrook / Hockley) be refused.

Recommendation: **Option #1**
No negative impacts are anticipated. The building has been constructed in a location where the neighbouring property is already developed with outbuildings and fire separation requirements will not be impeded by the proposed variance.

**Property
Information:**

OCP Designation: LH, Large Holdings

OCP Objectives:

- Maintain the rural and agricultural nature of the plan area by only considering new residential proposals if they are appropriately located and compatible with adjacent land uses so as not to compromise environmental and agricultural values.

Zone Designation: RR-4, Rural Residential (Hobby Farm) Zone; minimum parcel area requirement is 4 ha.

Parcel Area: 1.7 ha (4.2 acres)

Density: One single family dwelling or duplex is permitted per parcel.

ALR Status: Within the ALR

BC Assessment: Residential with a SFD

Water / Sewer Services: Onsite

Interface Fire Hazard Rating: Low to high, not within a fire protection area

**Property
Information
– cont'd:**

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

**Additional
Information:**

- This building is currently under construction and was started without a building permit. The Contractor stated that he was given incorrect information regarding the location of the lot line and that the building cannot be moved. A building permit application has now been submitted and is in the review process pending a DVP decision.

Consultation:

Advisory Commissions:

APC Area E: Support recommended

Response(s) to Notice: 15 notices were mailed on November 7, 2019 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
- Zone Regulation
- Proposal & Photos

**RDEK
Contact:**

Tracy Van de Wiel, Planning Technician
Phone: 250-489-0306
Email: tvandewiel@rdek.bc.ca