

Request for Decision Development Variance Permit Application

File No: P 719 363
Reference: DVP 43-19
Date: December 31, 2019

Subject: DVP 43-19 (Cranbrook East / ZAM Enterprises Ltd.)
Applicant: ZAM Enterprises Ltd.
Agent: Sheila Hall
Location: 4086 Standard Hill Rd, East of Cranbrook
Legal: Lot 1, District Lot 33, Kootenay District Plan NEP19378

Proposal: Application to vary the RDEK Mobile Home Park Bylaw No. 1 and the Electoral Area C South Zoning & Floodplain Management Bylaw No. 2913. The applicant is requesting to reduce the side yard setback of a mobile home from a mobile home space from 3.0 m to 2.5 m for the east side of the mobile home space.

Options:

1. THAT Development Variance Permit No. 43-19 (Cranbrook East / ZAM Enterprises Ltd.) be granted.
2. THAT Development Variance Permit No. 43-19 (Cranbrook East / ZAM Enterprises Ltd.) be refused.

Recommendation: **Option #1**
Placement of a new manufactured home is not anticipated to change the current state of the land. New manufactured homes are larger, making them difficult to meet required setbacks. Fire separation requirements of the BC Building Code must be met at the building permit stage.

Property Information: **OCP Designation:** R-SF, Residential Low Density, which includes single family residential subdivisions, duplexes and manufactured home parks.

OCP Policies:

- Residential developments are encouraged to be designed to meet the needs of permanent full-time residents.

Zoning Designation: R-MP, Manufactured Home Park Residential Zone, minimum parcel sizes: 2.0 ha.

Parcel Size: 7.4 ha (18.2 acres)

Density: 18 manufactured homes per hectare of usable site area is permitted.

ALR Status: Not within the ALR

BC Assessment: Residential (Mobile Home Park)

Water / Sewer Services: Onsite

**Property
Information -
cont'd:**

Interface Fire Hazard Rating: Low to high, within the Cranbrook Rural fire protection area

Flood Hazard Rating: Subject property is not within a flood hazard rating area.

**Additional
Information:**

- There is currently an existing mobile home, the proposal is to replace this current mobile home with a new one. The application states that new mobile homes are larger than older models and that the requested variance will allow for the best use of the existing space and access to existing services.

Consultation:

APC Area C: Support

Building Inspector Comments: At 2.5 m to the eaves there would not be any additional considerations for fire protection for proximity to property lines. There are no concerns to vary the side yard setback.

Response(s) to Notice: 116 notices were mailed on December 2, 2019 to all property owners within 100 m. One notice was returned as undeliverable and one response has been received stating opposition for the application for the reasons noted in the attached letter.

**Documents
Attached:**

- Permit
- Location Map
- Land Use Map
- Site Plan
- Proposal
- Response Letter

**RDEK
Contact:**

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