

Request for Decision Development Variance Permit Application

File No: P 719 429
Reference: DVP 46-19
Date: December 23, 2019

Subject: DVP No. 46-19 (Wycliffe / Odarich and Klekowski)
Applicant: Amber Odarich and Tim Klekowski
Agent: Amber Odarich
Location: 9620 Highway 95A in Wycliffe, Porteous Road area
Legal: Lot 6, District Lot 1204, KD, Plan 8740

Proposal: Vary Section 1.14 (2) of the Electoral Area E Zoning Bylaw to increase the maximum width permitted (including additions) for a dwelling for a relative requiring care, from 9.0 m to 10.6 m to permit a deck.

Options:

1. THAT Development Variance Permit No. 46-19 (Wycliffe / Odarich and Klekowski) be granted.
2. THAT Development Variance Permit No. 46-19 (Wycliffe / Odarich and Klekowski) be refused.

Recommendation: **Option #1**
No negative impacts are anticipated.

**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-2, Rural Residential (Small Holding) Zone; minimum parcel area requirement is 2 ha.

Parcel Area: 2.1 ha (5.28 acres)

Density: One single family dwelling or duplex is permitted per parcel. A dwelling for a relative requiring care is a permitted use.

ALR Status: Within the ALR

BC Assessment: Residential with a SFD

Water / Sewer Services: Onsite

Interface Fire Hazard Rating: Moderate, not within a fire protection area

**Property
Information
– cont'd:**

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

**Additional
Information:**

- The deck was constructed without a building permit.

Consultation:

Advisory Commissions:

APC Area E: Support recommended

Response(s) to Notice: 11 notices were mailed on November 29, 2019 to all property owners within 100 m. No notices were returned and one response has been received indicating support for the proposal (letter attached).

**Documents
Attached:**

- Permit
- Location Map
- Land Use Map
- Zone Regulations
- Proposal

**RDEK
Contact:**

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