



Request for Decision Development Variance Permit Application

File No: P 723 310
Reference: DVP 6-23
Date: March 31, 2023

Subject: DVP No. 6-23 (Gold Creek / Reid)
Applicant: Aaron Reid
Agent: Fisher Peak Renovations and Construction (Dustin Willoughby)
Location: 3001 34th Ave S, Gold Creek, southeast of Cranbrook
Legal: Lot 60, District Lot 5246, Kootenay District, Plan 1240 (PID: 015-842-771)

Proposal: Application to vary the Electoral Area C South Zoning and Floodplain Management Bylaw to reduce the minimum interior side yard setback from 5.0 m to 3.0 m to allow for a new garage. The requested variance allows for the eave overhang.

Options:

1. THAT Development Variance Permit No. 6-23 (Gold Creek / Reid) be granted.
2. THAT Development Variance Permit No. 6-23 (Gold Creek / Reid) be refused.

Recommendation: Option #2
The applicant has not demonstrated that there any special or extenuating circumstances that warrant the reduced setback.

Property Information:

OCP Designation: MH - Medium Holdings

OCP Objectives and Policies:

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

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

Parcel Area: 1.04 ha (3.42 ac)

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

ALR Status: Within the ALR. The proposed structure is permitted.

BC Assessment: Residential (Manufactured Home)

Water / Sewer Services: Onsite water and sewage disposal

**Property
Information –
cont'd:**

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

Flood Hazard Rating: None identified

**Additional
Information:**

- The application states that the reduced setback will look better from the road because the garage will be in line with the existing shed and the reduced setback will allow for better driveway design.

Consultation:

APC Area C: Refusal recommended. There is sufficient space on the property to comply with the required 5.0 m setback.

Response(s) to Notice: 11 notices were mailed on February 24, 2023 to all property owners within 100 m. No notices were returned as undeliverable and no letters have been received.

**Documents
Attached:**

- Draft Permit
- Location Map
- Land Use Map
- Zone Regulations
- Aerial Photo
- Proposal
- Site Plan

**RDEK
Contact:**

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