

Permittee: Aaron Reid

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 60, District Lot 5246, Kootenay District, Plan 1240
(PID: 015-842-771)
3. Regional District of East Kootenay – Electoral Area C South Zoning and Floodplain Management Bylaw No. 2913, 2019, Section 4.10 (3)(b) which requires minimum interior side yard setback of 5.0 m for an accessory building is varied to decrease the interior side yard setback from 5.0 m to 3.0 m to allow for a new garage including an allowance for the 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 information submitted in the Development Variance Permit application received on December 15, 2022.
5. This permit is subject to the proposal complying with all other bylaw requirements.
6. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
7. This Permit is not a building permit.
8. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
9. 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.
10. 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.
11. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

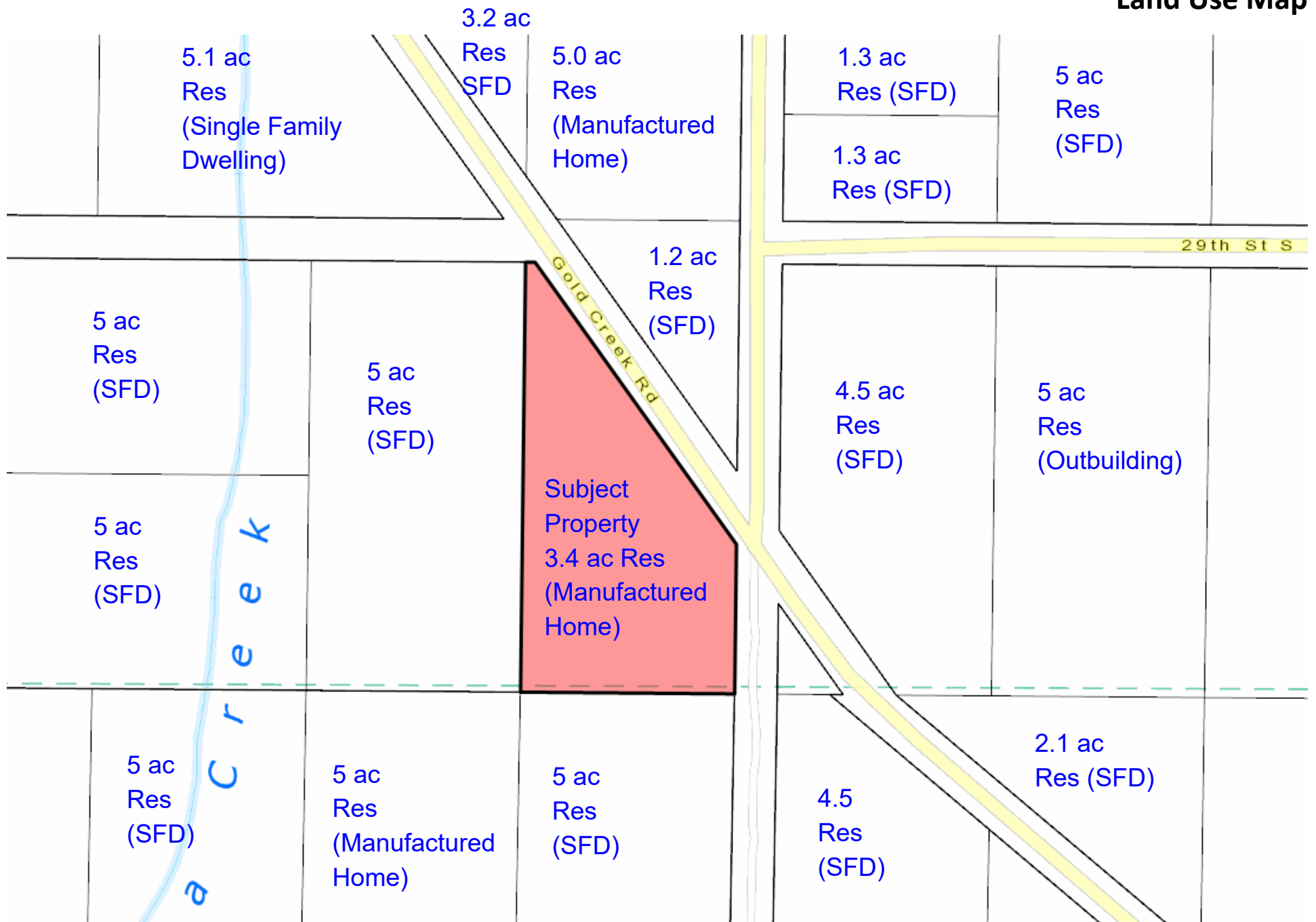
Authorizing Resolution No. _____ **adopted by the Board of the Regional District of East Kootenay on the** _____ **day of** _____ **, 2023.**

Tina Hlushak
Corporate Officer

Location Map



Land Use Map



4.10 Rural Residential (Small Holding): RR-2 Zone

(1) Permitted uses

Within the RR-2 zone, the following uses and no others are permitted:

- (a) *Single family dwelling;*
- (b) *Duplex;*
- (c) *Farm operation, excluding mink farm and feedlot.*

(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

Column 1 identifies the matter to be regulated. Column 2 establishes the regulations.

COLUMN 1	COLUMN 2
(a) Minimum parcel area	2.0 ha
(b) Minimum setbacks:	
<i>Principal buildings and structures from:</i>	
▪ <i>front parcel line</i>	7.5 m
▪ <i>rear parcel line</i>	10.0 m
▪ <i>interior side parcel line</i>	5.0 m
▪ <i>exterior side parcel line</i>	4.5 m
<i>Accessory buildings and structures from:</i>	
▪ <i>front parcel line</i>	7.5 m
▪ <i>rear parcel line</i>	5.0 m
▪ <i>interior side parcel line</i>	5.0 m
▪ <i>exterior side parcel line</i>	4.5 m
(c) Maximum height for:	
<i>Principal buildings and structures</i>	10.0 m
<i>Accessory buildings and structures</i>	12.0 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 1.0 ha in area.

Aerial Photo



Location of
Proposed Variance



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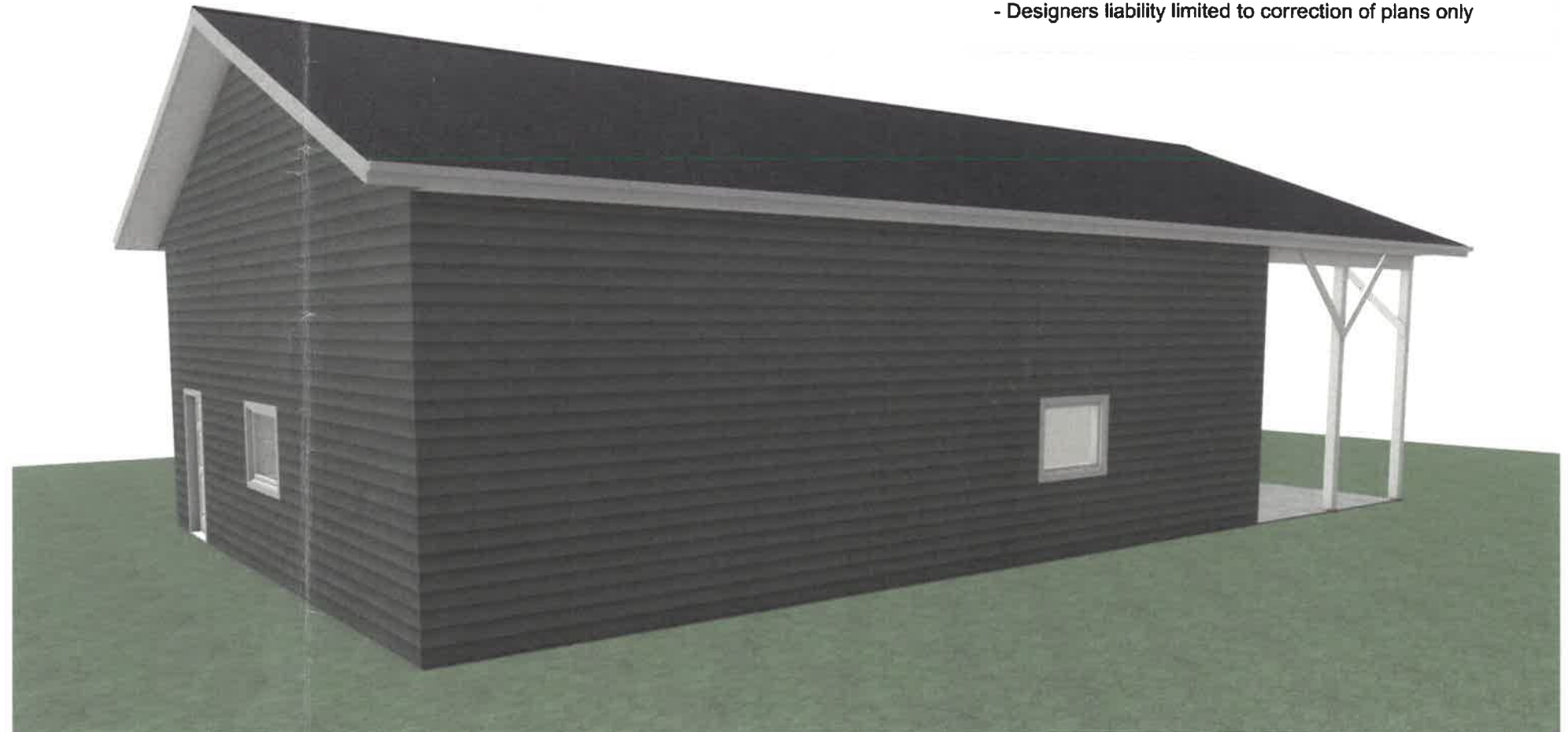
OCT 26 2022

Regional District of
East Kootenay

General Notes

- Do not scale drawings
- All Construction shall conform to part 9 of the "BC Building Code" (Current Addition) or Better and any other local or municipal requirements
- Contractor to ensure Footings are Place on a proper base that is free from Frost, excessive moisture, and deleterious materials and to provide adequate cover to footings for frost protection (4' - 0" minimum)
- All dimensions and specifications must be checked and verified by contractor and/or owner before any construction starts. Any corrections and/or omissions must be reported before construction starts.
- All pre manufactured floor and roof systems including beams, floor joists, or any other component in the floor must be engineered by supplier
- Any other structural components required must be checked and verified by local building authority and/or structural engineer registered in the province of British Columbia.
- Final grades may alter appearance.
- specs and schedules govern over working drawings and are to be reviewed prior to construction.
- Designers liability limited to correction of plans only

GARAGE WITH CARPORT
32' X 44' LONG WITH 15' X 32' CARPORT



DRAWING LIST	
LABEL	TITLE
A-1	EXTERIOR PERSPECTIVES & GENERAL NOTES
A-2	FOUNDATION PLAN
A-3	GARAGE FLOOR PLAN
A-4	CROSS SECTION A
A-5	EXTERIOR ELEVATIONS

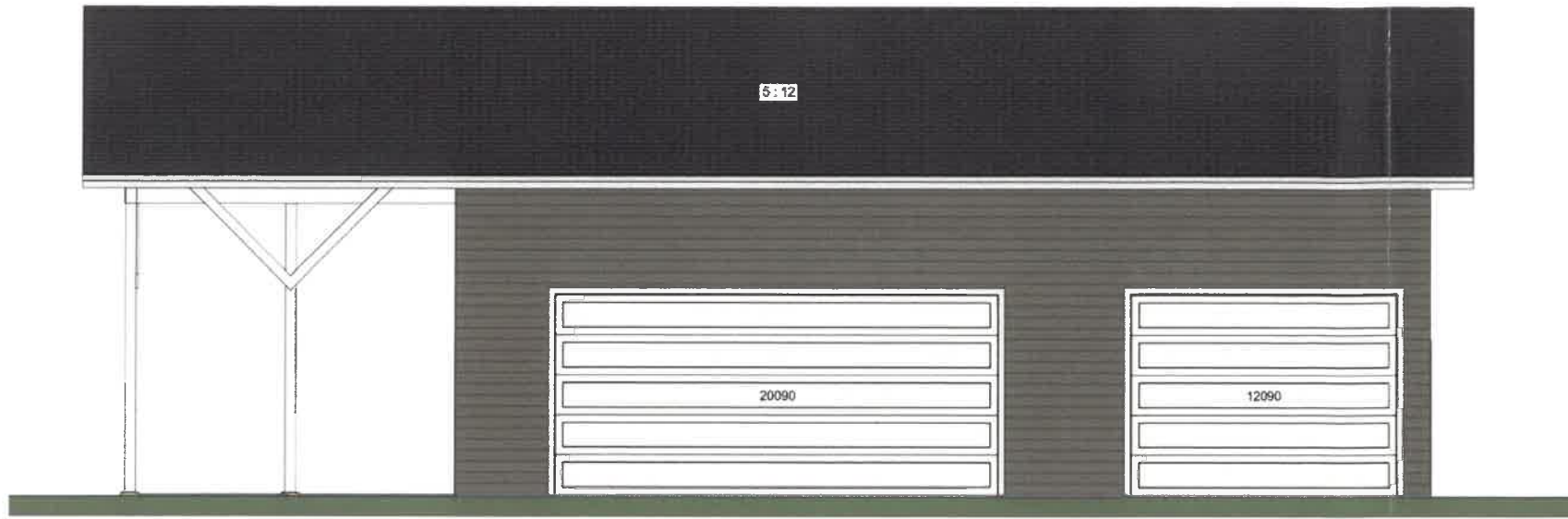
1	10/19/2022	ISSUE FOR PRICING & PERMITTING	
No	Date	Revision	Dr.



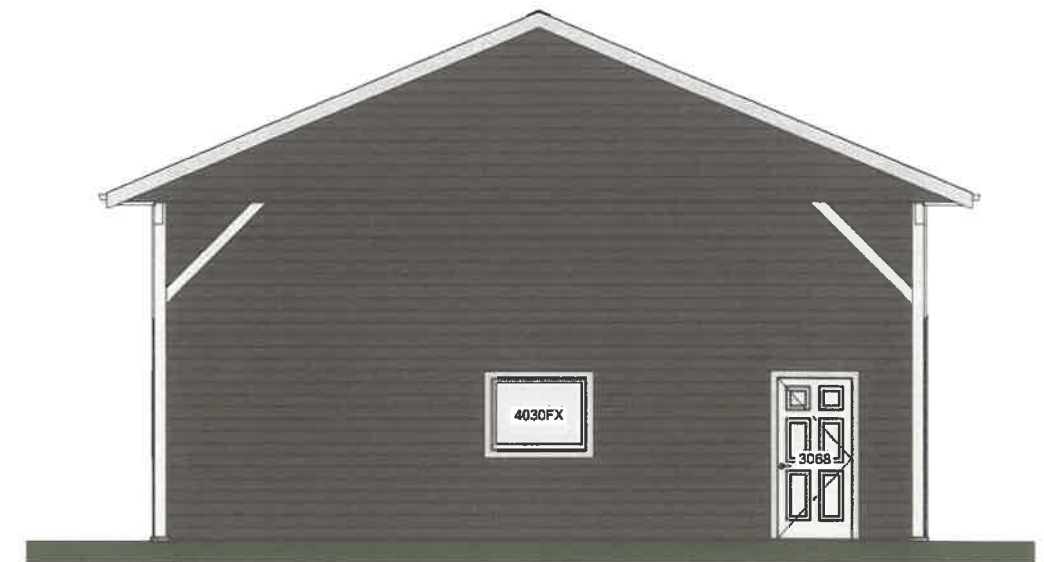
Aaron Reid Garage
3001 34th Ave S Cranbrook, BC

EXTERIOR PERSPECTIVES & GENERAL NOTES

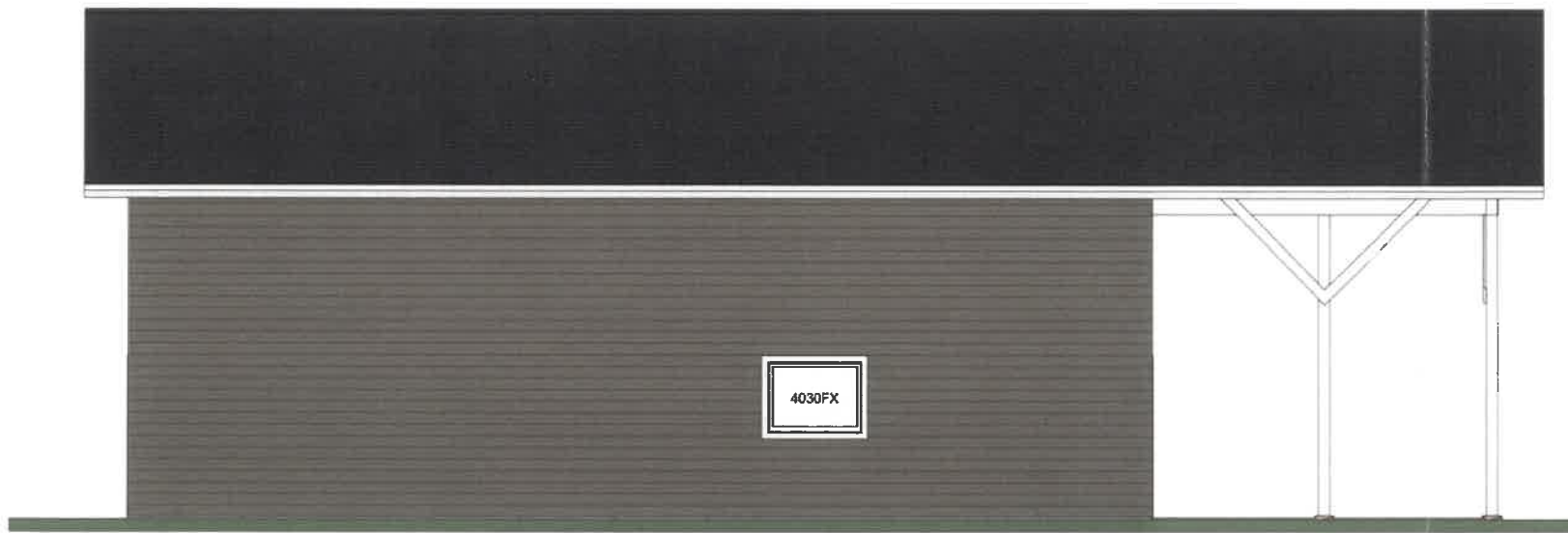
Client Project No	0000-00
DATE	10/19/2022
Drawing No	A-1



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

1	10/19/2022	ISSUE FOR PRICING & PERMITTING
No.	Date	Revision

FinerPeak
Renovation and Construction
250.417.7576

Designed: _____
Checked: _____
Drawn: S. Hatheway
PRINT ON 11X17 PAPER
SUMMIT
CAD INC. ARCHITECTURE & DESIGN

Aaron Reid Garage
3001 34th Ave S Cranbrook, BC

EXTERIOR ELEVATIONS

Client Project No: 0000-00
DATE: 10/19/2022
Drawing No: A-5

3401 34th Ave S Aspen Hill
← 660 →

