Regional District of East Kootenay

Development Variance

Permit No. 48-19

Permittee: Jessica Gyurkovits

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:

   That part of Lot D, District Lot 11597, Kootenay District, Plan 1715, lying west of a line parallel to and 81 ½ feet distant from the westerly boundary of the said Lot.
   [PID: 015-783-669]

3. Regional District of East Kootenay – Electoral Area E Zoning and Floodplain Management Bylaw No. 2502, Section 4.10 (3)(b) which requires a minimum side yard setback of 5.0 m, is varied to reduce the side yard setback to 2.0 m to permit a sea can shop and roof 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 building permit and development variance permit applications, both received on November 21, 2019.

5. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.

6. This Permit is not a building permit.

7. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.

8. 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.

9. 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.

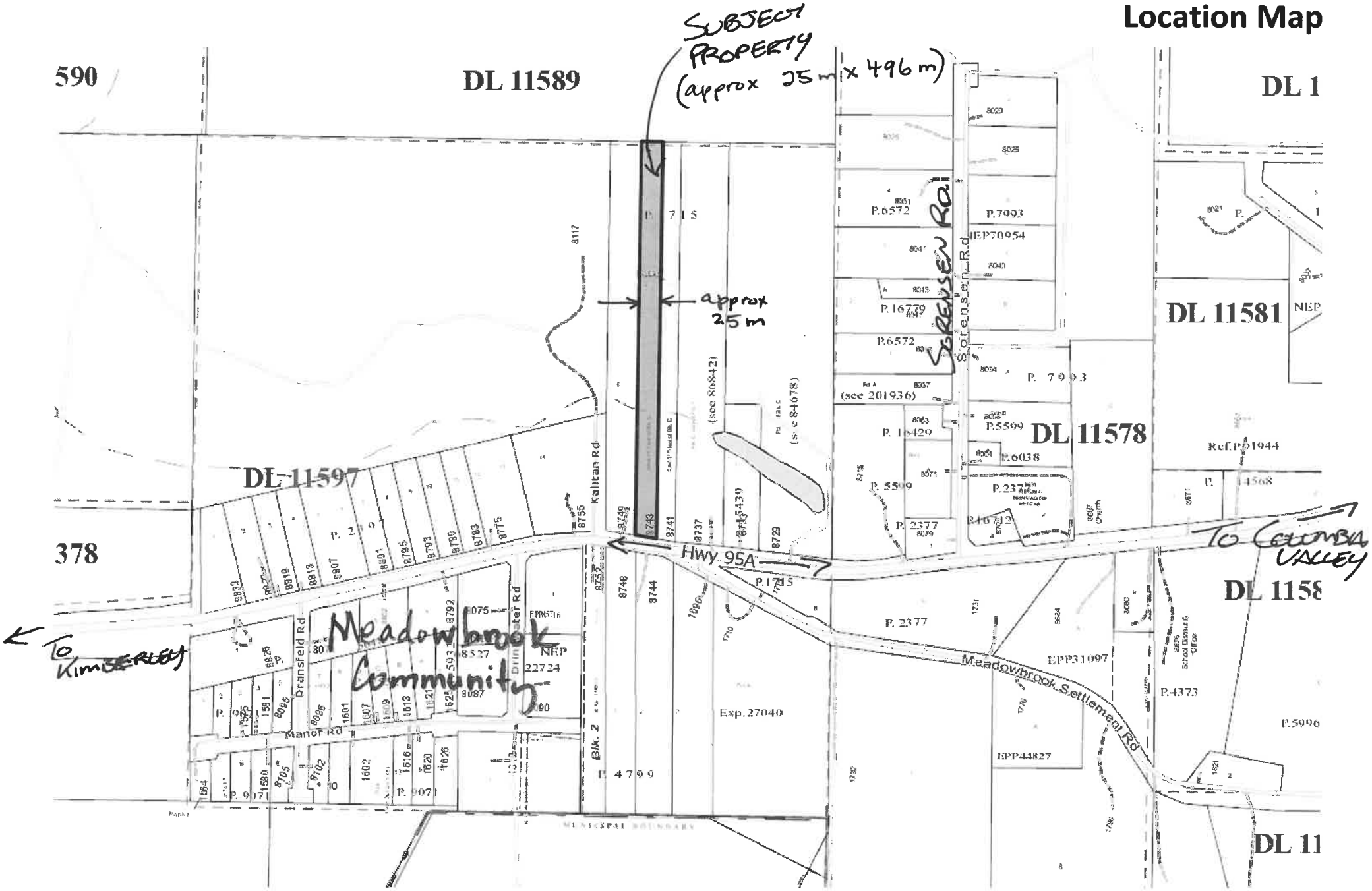
10. This Permit shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

Authorizing Resolution No. adopted by the Board of the Regional District of East Kootenay on the day of , 2020.

Shannon Moskal
Corporate Officer

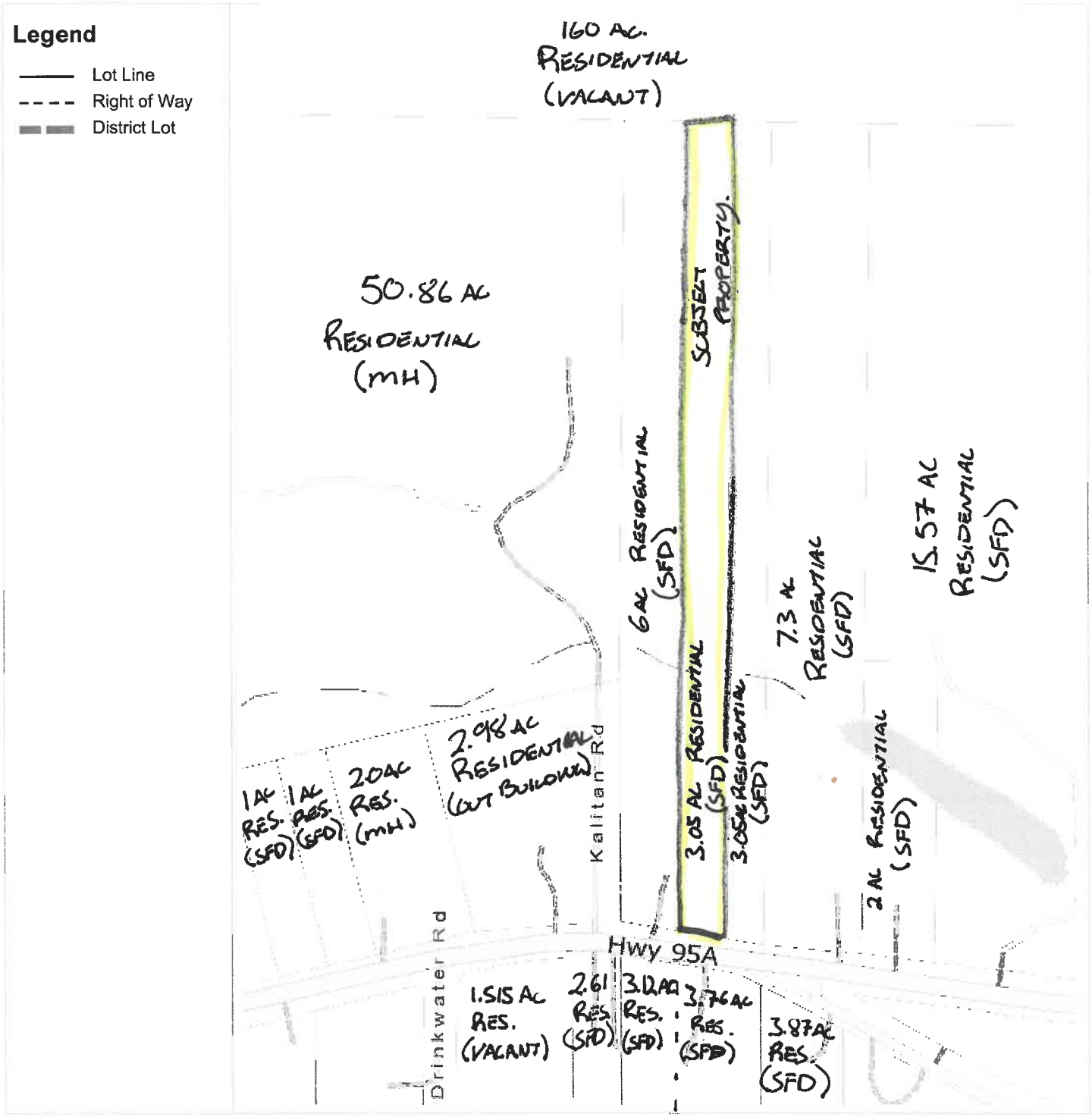
DRAFT

Location Map



Regional District of East Kootenay

Land Use Map



Notes:

130 0 65 130 Meters

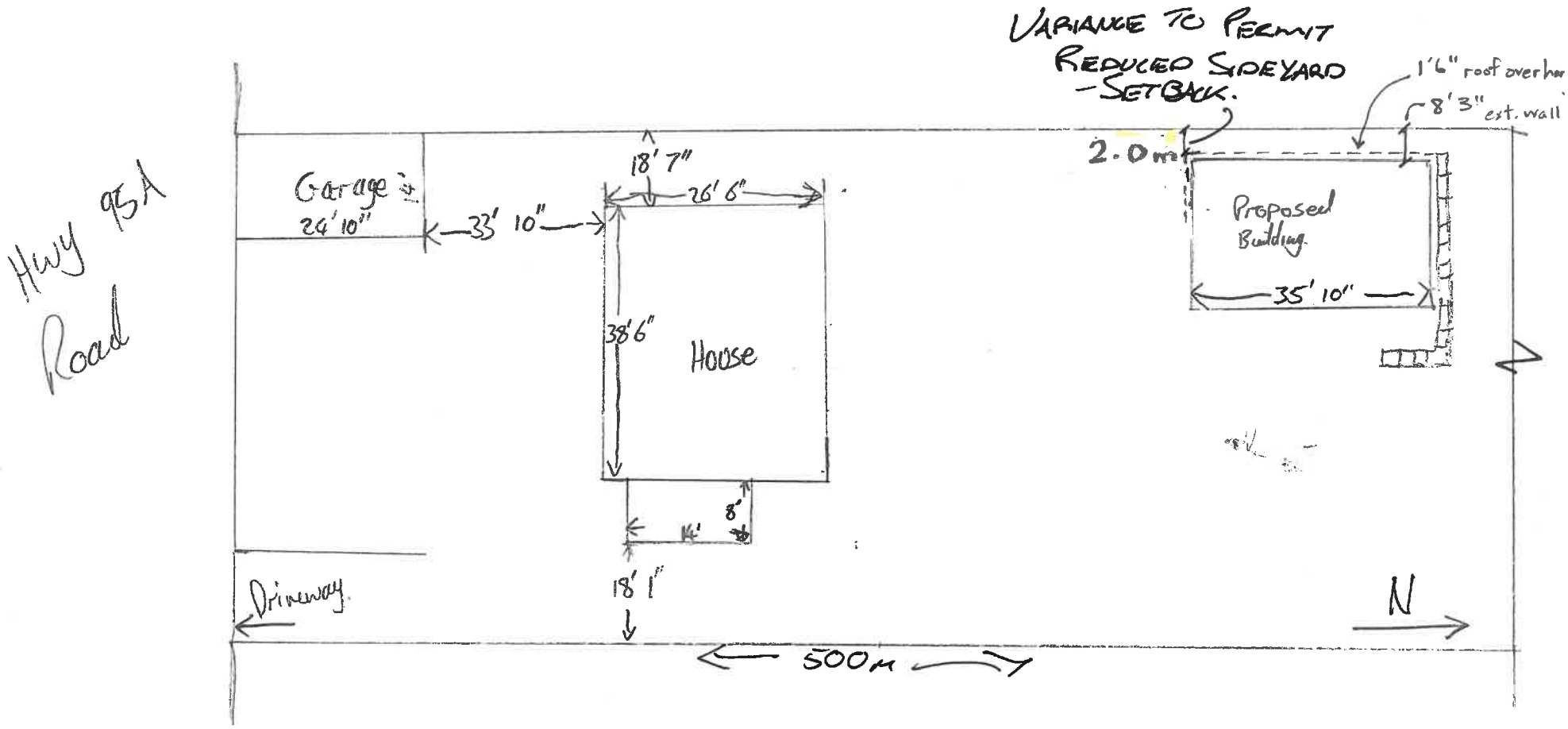
WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 12-13-2019 11:21 AM

Scale = 1: 5,213

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Proposal


VARIANCE TO PERMIT
REDUCED SIDEYARD
-SETBACK.
1'6" roof overhan
8'3" est. wall
2.0m
Hwy 95A
Road
Garage
24'10"
33' 10"
18' 7"
26' 6"
38' 6"
House
8'
14'
18' 1"
Proposed
Building
35' 10"
Driveway
N
500m