

Request for Decision Development Variance Permit Application

File No: P 719 425
Reference: DVP 38-19
Date: February 24, 2020

Subject: DVP No. 38-19 Kon Kur Holdings Ltd.
Applicant: Kon Kur Holdings Ltd.
Agent: Wasa Building Supplies / Steve & Debbie Wilson
Location: 6102 Wasa Lake Park Drive, Wasa
Legal: Lot 1, District Lot 264, Kootenay District, Plan 6462

Proposal: Application to vary the Electoral Area E Zoning & Floodplain Bylaw for two open sided storage structures.

For 'Structure A' (see attached sketch plan) the request is to reduce the minimum exterior side yard setback from 7.5 m to 2.1 m, the rear yard setback from 6 m to 2.1 m, and the setback from a controlled access highway (Highway 93/95) from 22 m to 14.6 m.

For 'Structure B' the request is to reduce the minimum exterior side yard setback from 7.5 m to 2.1 m.

Both storage structures will be used as dry storage for building supplies and the requested variances include provision for the roof eave overhangs.

Options:

1. THAT Development Variance Permit No. 38-19 (Wasa / Kon Kur Holdings Ltd.) be granted.
2. THAT Development Variance Permit No. 38-19 (Wasa / Kon Kur Holdings Ltd.) be refused.

Recommendation: **Option #1**
The storage structures will improve the aesthetics of the property for residents and the travelling public and the variance will permit space for larger vehicles to deliver and pick-up yard supplies. The form and character development permit process will ensure the aesthetics of the structures are acceptable.

**Property
Information:**

OCP Designation: C, Commercial

OCP Objectives:

- Commercial development is encouraged to sustain a high aesthetic standard that complements the character and natural landscape of the plan area.

Zone Designation: C-4, Service Commercial Zone; minimum parcel area requirement is 4000 m².

Parcel Area: 0.51 ha (1.3 acres)

	Density: One dwelling is permitted accessory to a commercial use
	ALR Status: Not within the ALR
	BC Assessment: Business (other) – Stores and service
Property Information – cont'd:	Water / Sewer Services: Onsite
	Interface Fire Hazard Rating: Moderate, not within a fire protection area
	Flood Hazard Rating: Wasa Lake and the Kootenay River are nearby the subject property. Floodplain management provisions apply to development.
Additional Information:	<p>The applicant states that they plan to construct the storage structures in stages over the next couple of years.</p> <p>A development permit for form and character is required for the proposed structures. An application has been received and is currently being reviewed.</p>
Consultation:	Advisory Commissions:
	APC Area E: Support recommended
	Response(s) to Notice: 13 notices were mailed on February 11, 2020 to all property owners within 100 m. No notices were returned and no responses have been received.
Documents Attached:	<ul style="list-style-type: none">▪ Permit▪ Location Map▪ Land Use Map▪ Proposal
RDEK Contact:	<p>Tracy Van de Wiel, Planning Technician Phone: 250-489-0306 Email: tvandewiel@rdek.bc.ca</p>