



Request for Decision Development Variance Permit Application

File No: P 724 567
Reference: DVP 27-24
Date: October 22, 2024

Subject: DVP No. 27-24 (Columere Park / Kirkpatrick)
Applicant: Michael and Laurie Kirkpatrick
Location: 4536 Columere Road, Columere Park
Legal: Lot 3, Block 1, District Lot 450, Kootenay District, Plan 4411
(PID: 014-595-508)

Proposal: Application to vary the Columbia Valley Zoning Bylaw to increase the maximum parcel coverage from 30% to 34% to permit construction of a deck addition.

1. THAT Development Variance Permit No. 27-24 (Columere Park / Kirkpatrick) be granted.
2. THAT Development Variance Permit No. 27-24 (Columere Park / Kirkpatrick) be refused.

Recommendation: Option #2

The house is newly constructed and a back deck could have been included in the initial plans to ensure the entire development was designed in a way to meet bylaw regulations. Steps and a small landing can be constructed for both back exits and an at-grade patio can be utilized for outdoor seating, so the design can meet bylaw requirements while also meeting the needs of the owners.

Property Information: **OCP Designation:** RS-F, Residential Low Density which includes single family residential subdivisions, duplexes and zoning that supports secondary suites.

OCP Objectives and Policies:

- Maintain a compact development footprint in the plan area by encouraging residential growth in Fairmont Hot Springs, on lands currently zoned for residential development and the north-west portion of Columbia Lake between Columbia Ridge Estates and Columere Park.
- Manage residential growth along the west side of Columbia Lake by only considering new residential development proposals that are serviced so as not to compromise the environment, are compatible with adjacent land uses, are designated to maintain viewscales for existing developments and maintain some open space.

Zone Designation: R-1, Single Family Residential

Parcel Size: 0.08 ha (0.2 ac)

**Property
Information -
cont'd:**

Density: One single family dwelling is permitted per parcel

ALR Status: Not within the ALR

Interface Fire Hazard Rating: Low, within the Fairmont Hot Springs Fire Protection Area

BC Assessment: Residential (SFD)

Water and Sewer Services: Columere Community Water System and onsite sewage disposal system

Flood Hazard Rating: Not within a flood hazard rating area

**Professional
Studies:**

None

**Additional
Information:**

- The current parcel coverage of the property with the new house (2023) is 29% at 797 m². The proposed deck addition is approximately 40 m², which brings the proposed parcel coverage up to 34%.
- The application states that the proposed deck needs to cover the bedroom and kitchen patio doors to enable access down to the backyard. The applicants would like to keep the deck one level and large enough to enable a sitting area and cooking area.
- The subject property has an existing house that was constructed this year. The area where the deck is proposed to go is bare land at the rear of the house.

Consultation:

APC Area F: Support recommended

Response(s) to Notice: 31 notices were mailed on October 9, 2024 to all property owners within 100 m. No notices were returned as undeliverable and one response have been received expressing support for the application.

**Documents
Attached:**

- Permit
- Location Map
- Land Use Map
- Zone Designation Map
- Site Plan
- Elevations
- Aerial Photo
- Notice Response

**RDEK
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