

Permittee: Michael and Laurie Kirkpatrick

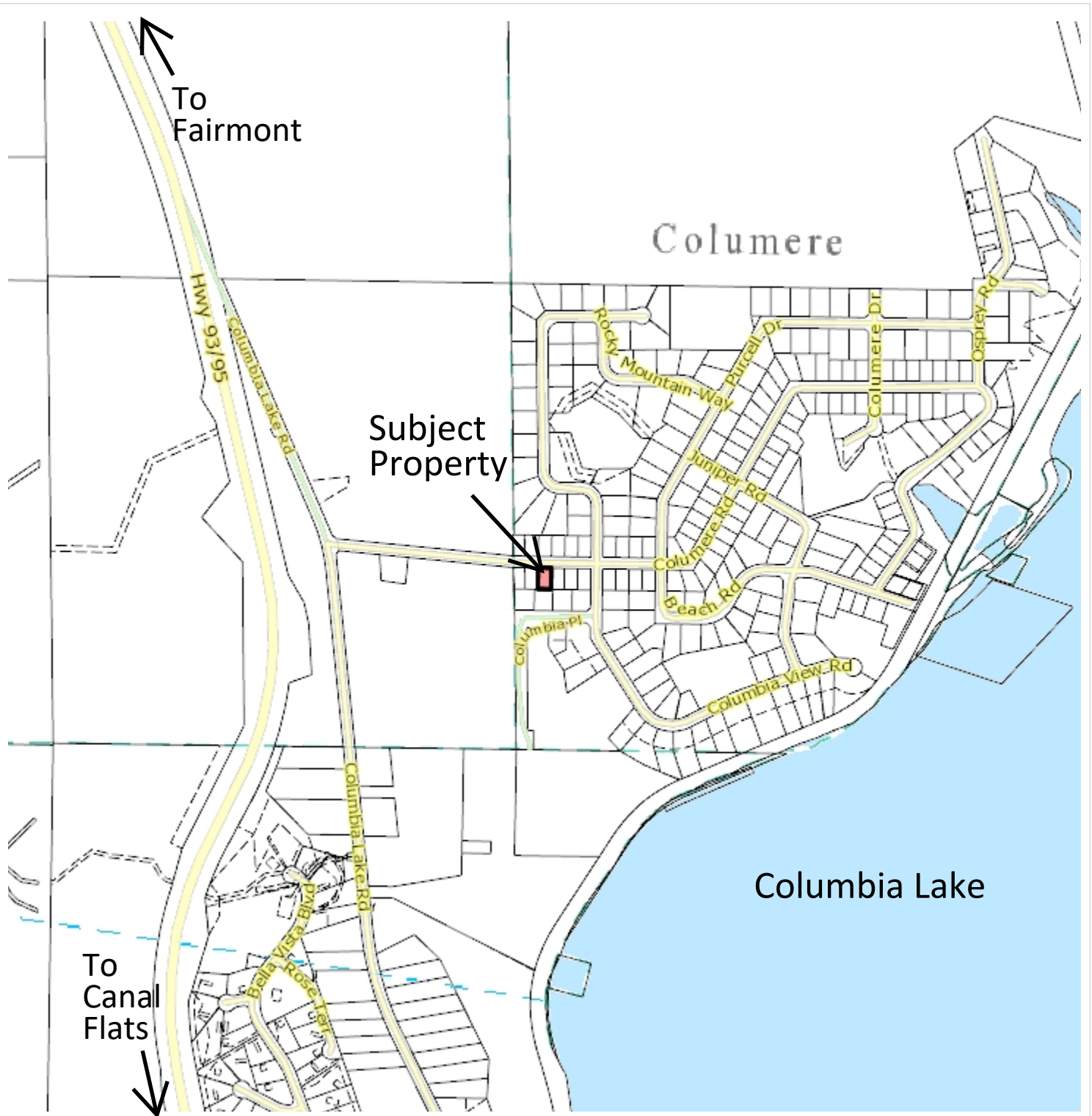
1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:

Lot 3, Block 1, District Lot 450, Kootenay District, Plan 4411 (PID 014-595-508)
3. "Regional District of East Kootenay – Columbia Valley Zoning Bylaw No. 3255, 2023" Section 4.3 (4)(d) which states that the maximum parcel coverage is 30%, is varied from 30% to 34% for construction of a deck addition.
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 July 25, 2024.
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** **, 2024.**

Tina Hlushak
Corporate Officer

Location Map



Notes:

375 0 188 375 Meters

Scale = 1 : 15,000



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Land Use Map



Notes:

44 0 22 44 Meters

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RDEK GeoViewer - 9-27-2024 4:15 PM

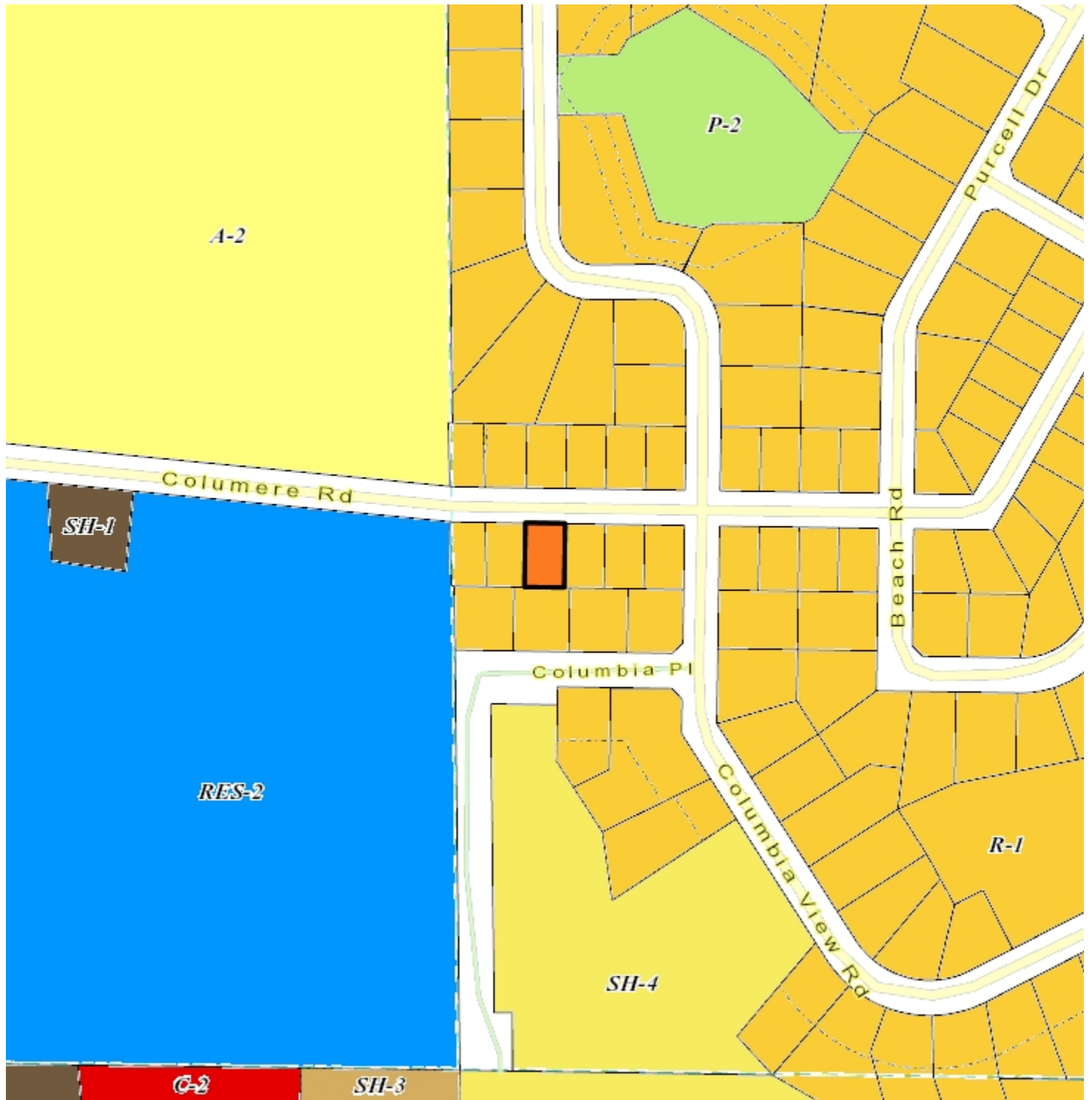
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Zone Designation Map



Notes:

125 0 63 125 Meters

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Scale = 1: 5,000



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COLUMERE ROAD



Proposed Deck Addition

RECEIVED
 JUL 04 2024
 Regional District of
 East Kootenay CV

SITE PLAN

LOT 3, BLOCK 1, DL 450, KOOTENAY DISTRICT PLAN 4411

PROPOSED COVERAGE CALCULATION:
 LOT AREA = 854.14 m²
 MAXIMUM COVERAGE (35%) = 298.95 m²
 TOTAL PROPOSED COVERAGE = 281.49 m² or 32.96%

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KIRKPATRICK - SITE PLAN

CUSTOMER:
 LOT 31, BLOCK 1, DISTRICT LOT 450
 KOOTENAY DISTRICT, PLAN 4411
 SITE PLAN

MASTER PLAN DEVELOPMENT INC.
 403-286-1613
 tel: 403-554-5592
 email: mtaylor@mpdevcorp.com
 www.mpdevcorp.com

Sales & Design Consultant

MOUNTAIN HEARTH HOMES



Date:
 2023-09-29

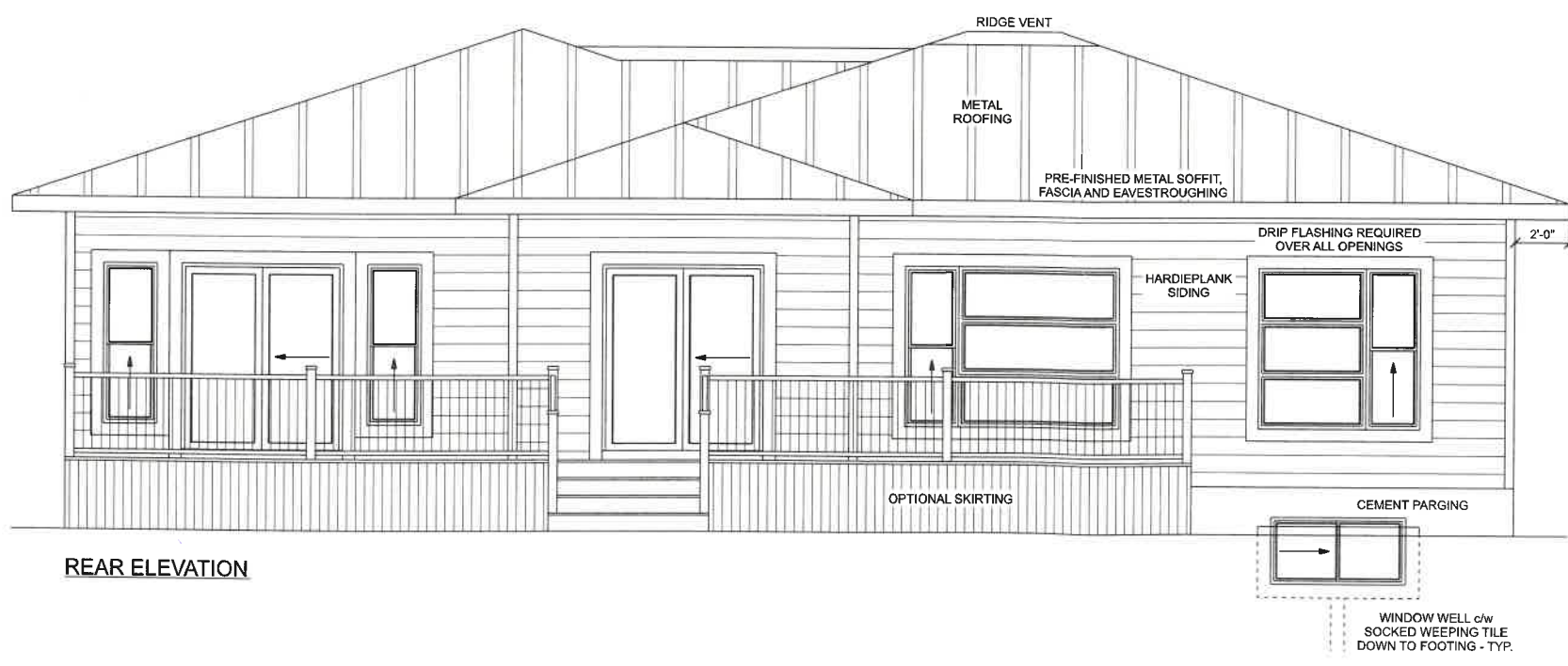
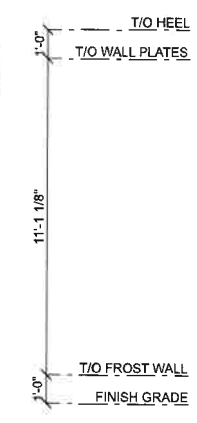
EVERY NOTATION
 FOLLOWED BY "M.S.C." INDICATES THAT THE ITEM IS "NOT INCLUDED IN CONTRACT"

PURCHASE AGREEMENT
 123456

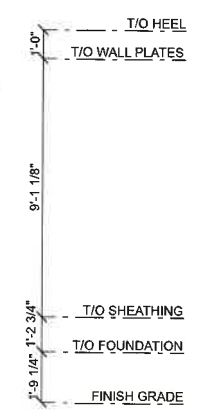
Page # 1



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 1x6 SMART TRIM AROUND ALL WINDOWS AND DOORS
 1x6 SMART TRIM CORNER BOARDS



REAR ELEVATION



REVISION	DATE	BY

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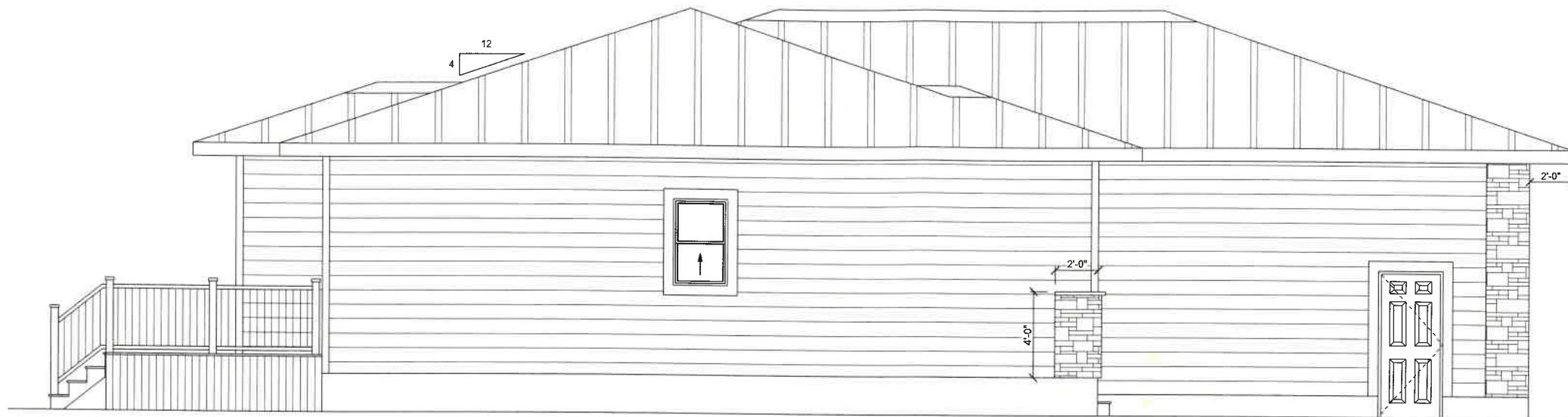
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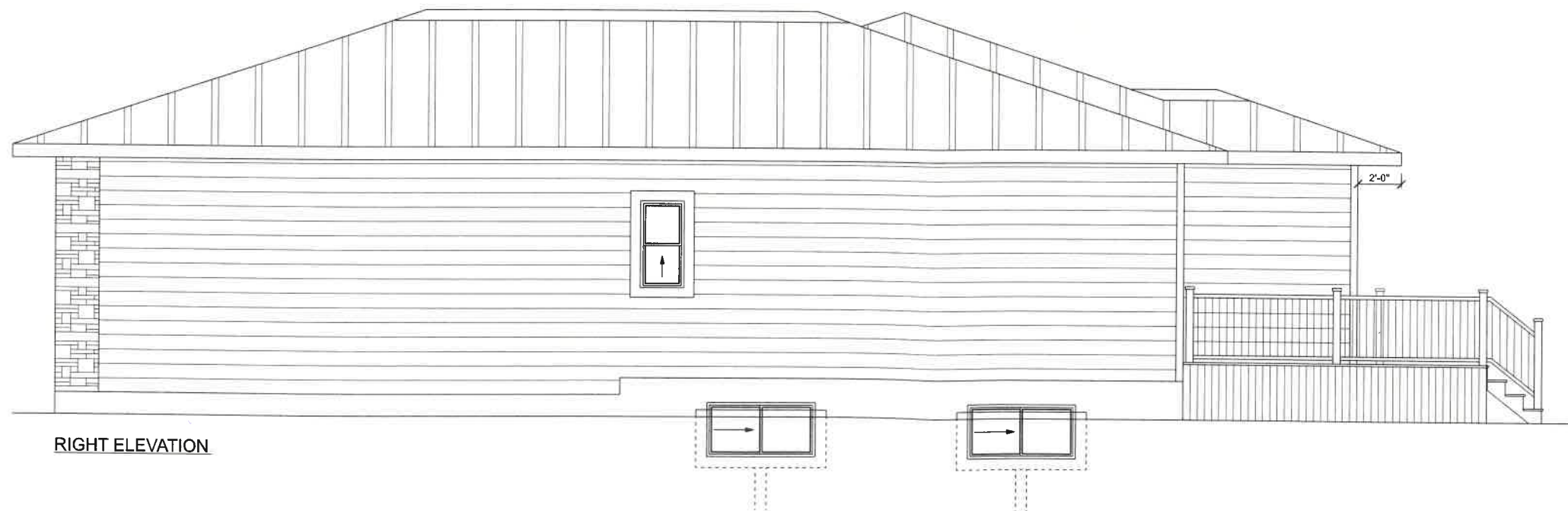
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 Regional District of
 East Kootenay CV

Head Office: Highway 16 West & RR 15
 Mail: 6609-44 St., Lloydminster, AB T9V 2X1
 Phone: 780-871-6377 | Email: kclement@nlc.ca
 www.nlc.ca

PROJECT: KIRKPATRICK RESIDENCE	
NH PROJECT No.: M1718	
LOCATION: 4536 COLUMERE ROAD, FAIRMONT HOT SPRINGS, BC	
SIZE: 1684 SQ FT	1 OF 7
DRAWN BY: KJC 08/31/22	



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

REVISION	DATE	BY

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LOCATION: 4536 COLUMERE ROAD,
FAIRMONT HOT SPRINGS, BC

SIZE: 1684 SQ FT

DRAWN BY: KJC

08/31/22

2 OF 7



Notes:

50 0 25 50 Meters

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Scale = 1:2,000



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