



Request for Decision Development Variance Permit Application

File No: P 720 301
Reference: DVP 1-20
Date: February 24, 2020

Subject: DVP 1-20 (Wycliffe / Keeler & Kreutzer)
Applicant: Justin Keeler & Tyranne Kreutzer
Location: 5771 Wycliffe-Perry Creek Rd
Legal: District Lot 15732, Kootenay District

Proposal: Application to vary section 1.10 (2)(d) the Wycliffe Zoning & Floodplain Management Bylaw. The applicant is requesting to reduce the setbacks for all enclosed runs and buildings used for kennel purposes which requires a setback of not less than 60 m to 7.5 m on the front parcel line, 0m on the South interior side yard and 28 m on the East interior side yard.

Options:

1. THAT Development Variance Permit No. 1-20 (Wycliffe / Keeler & Kreutzer) be granted.
2. THAT Development Variance Permit No. 1-20 (Wycliffe / Keeler & Kreutzer) be refused.

Recommendation: **Option #2**
The requested variance is a large reduction of the minimum setback requirement for a kennel and the subject property has adequate space for a kennel to meet setbacks on the other side of the right of way. The proximity of the kennel to the RDEK regional park, while unlikely to impact current operations, could compromise future use or development of that area of the park.

Property Information: **OCP Designation:** LH, Large Holdings which supports residential development and rural resource land uses on parcel sizes in the range of 2.0 ha to 8.0 ha.

OCP Policies:

- Residential developments are encouraged to be designed to meet the needs of permanent full-time residents.

Zoning Designation: RR-8, Rural Residential (Country) Zone, minimum parcel sizes: 8.0 ha.

Parcel Area: 11.5 ha (28.4 ac)

Density: One single family dwelling plus one secondary suite or one duplex.

ALR Status: Within the ALR, pet breeding and boarding is permitted in the ALR.

**Property
Information
- cont'd:**

BC Assessment: Residential (2 Acres or more-SFD)

Flood Hazard Rating: The subject property is within flood torrent hazard rating area G. Habitable areas discouraged in these areas.

Water / Sewer Services: Onsite

Interface Fire Hazard Rating: Moderate to high, not within a fire protection area

**Additional
Information:**

- The application states that the kennel operation includes dog walking and boarding of approximately 120 dogs per week, with two employees and two vans.
- A building permit for an addition was approved in July 2019 without knowing the addition would be used as a kennel. The addition enclosed an existing carport and is now 95% complete. The area has an office, the kennel, consisting of an indoor space for the dogs, twelve separate sleeping spaces and five separate yards within one large fenced area.
- The application states that they purchased this property due to it bordering the Wycliffe Regional Park on three sides, being the only house nearby so there is no traffic driving by to disturb the dogs, the kennel is located in a gully surrounded by trees and the trees provide natural shade for the dogs in the summer.

Consultation:

Advisory Commissions:

APC Area C: Support.

Environmental Services Comments: No concerns as long as the dogs are within a fenced compound and are not roaming around the park. However, the potential for noise could impact neighbours, including future users or development at Wycliffe Regional Park.

Response(s) to Notice: 6 notices were mailed on January 22, 2020 to all property owners within 100 m of the subject property. No notices were returned as undeliverable and one response has been received stating they have no objections to the proposal.

**Documents
Attached:**

- Permit
- Location Map
- Land Use Map
- Site Plan
- Aerial Photo
- Response Letter

**RDEK
Contact:**

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