

Request for Decision Development Variance Permit Application

File No: P 720 203
Reference: DVP 2-20
Date: February 24, 2020

Subject: DVP No. 2-20 (Jaffray / Branch Technologies Inc.)
Applicant: Branch Technologies Inc.
Agent: Wayne Kloeckes
Location: George Road, Jaffray
Legal: Lot 7, District Lot 3543, Kootenay District, Plan NEP69267

Proposal: Application to increase the total area permitted for all accessory buildings and structures where the principal building has not been established from 66 m² to 95 m² to permit two sheds and a boat shelter.

Options:

1. THAT Development Variance Permit No. 2-20 (Jaffray / Branch Technologies Inc.) be granted.
2. THAT Development Variance Permit No. 2-20 (Jaffray / Branch Technologies Inc.) be refused.

Recommendation: **Option #1**
No issues have been identified.

Property Information: **Zoning Designation:** RS-1, Single Family Residential Zone, minimum parcel sizes: 0.3 ha

Land Use Objectives and Policies:

- To respect and protect those attributes that contribute to the rural quality of life that makes the area attractive as a place to live and recreate.
- To maintain the high quality visual attributes of the area.

- Board policy supports a pattern of low density residential development consisting of single family dwellings, two family dwellings and single family dwellings with a secondary suite on parcels not fronting the lakes. Higher density residential developments is not supported at this time.

However, in recognition of the need to provide a range of housing options for an aging population and a range of income groups, this policy will be reviewed periodically. Should the need for a broader range of housing options be identified, an amendment to this plan will be required. The amendment may be initiated by the Regional District or by an owner requesting the change.

Parcel Size: 0.31 ha (0.76 acres)

Density: One single family dwelling and secondary suite or duplex is permitted.

**Property
Information -
cont'd:**

ALR Status: Not within the ALR

BC Assessment: Residential (Residential Outbuilding Only)

Water / Sewer Services: Onsite

Interface Fire Hazard Rating: Low to high, within the Jaffray fire protection area

Flood Hazard Rating: Subject property is not within a flood hazard rating area.

**Additional
Information:**

- The accessory structures have already been constructed.
- The applicants have stated they are requesting the variance to allow the existing structures to remain intact as they are necessary to establish future development on the property.
- The proposal for the utility structure indicates that the structure includes a shower. The applicant has stated that the shower has not and will not be used until a septic system is installed, which is planned for the upcoming summer.

Consultation:

APC Area B: Support, subject to all future buildings obtaining the necessary permits from the RDEK and the existing building meeting the current building codes.

Response(s) to Notice: 31 notices were mailed on February 6, 2020 to all property owners within 100 m. No notices were returned as undeliverable and one response has been received stating concerns over the proposal as it is a residential neighbourhood where all surrounding lots have houses on them, the proximity of the shower structure to his well and how it may impact his drinking water and the number of recreational vehicles on the property at times throughout the year. See attached letter.

**Documents
Attached:**

- Permit
- Location Map
- Land Use Map
- Site Plan
- Proposal
- Response Letter

**RDEK
Contact:**

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