

Permittee: Anthony Weisshaar

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:

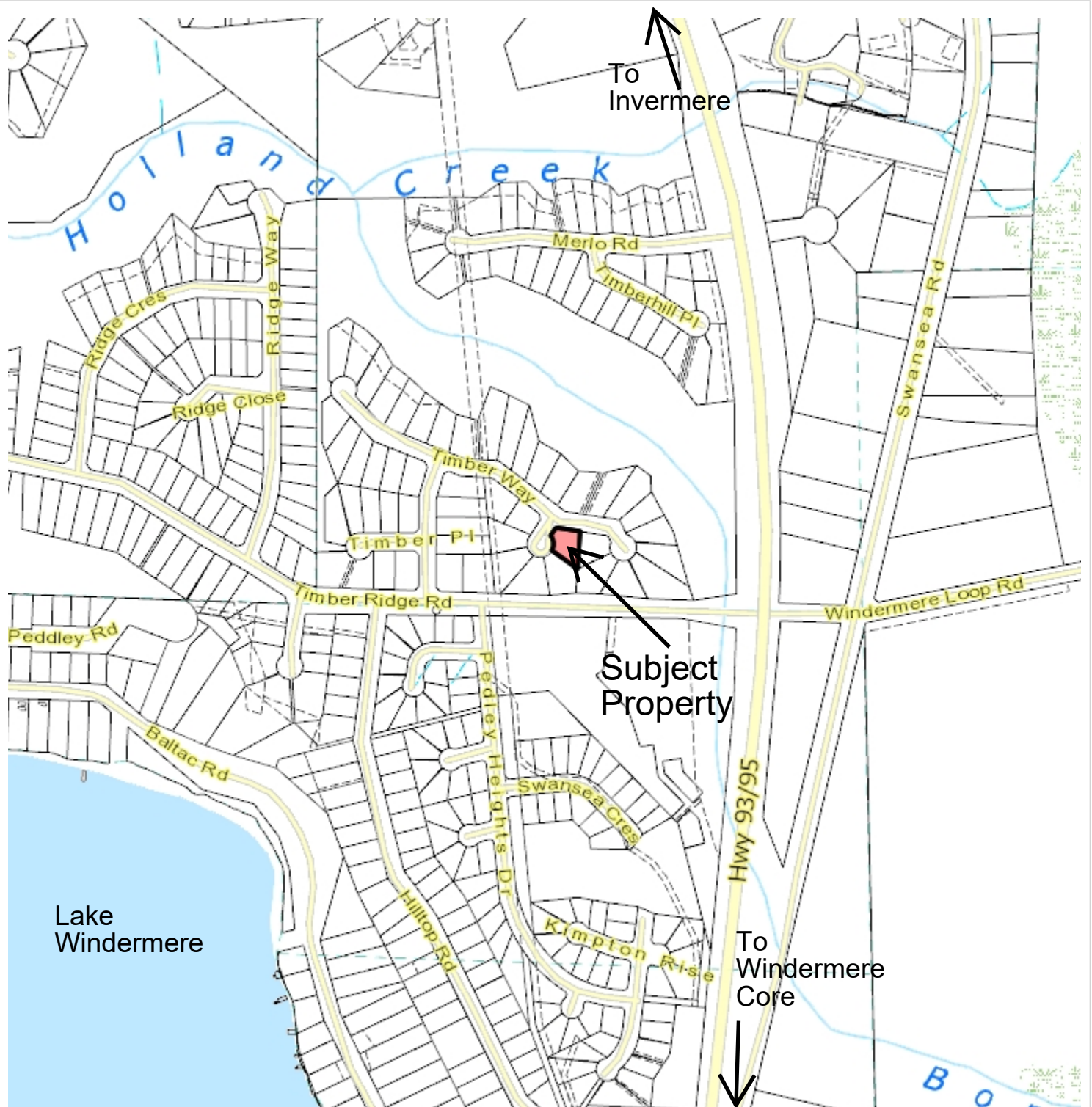
Lot 24 District Lot 4596 Kootenay District Plan 12730 (PID 011-858-753)
3. Regional District of East Kootenay – Columbia Valley Zoning Bylaw 3255, 2023, Section 4.3(4)(b)(i), is varied to reduce the front parcel line setback from 7.5 m to 4.1 m, to reduce the exterior side parcel line setback from 4.5 m to 0 m for a 6 m section directly in front of the existing driveway, and to reduce the exterior side parcel line setback from 4.5 m to 2.0 m for the remaining 9 m for construction of the proposed carport addition including allowance for eave projections.
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 February 25, 2025.
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. This Permit is only valid if the appropriate approvals from the Ministry of Transportation and Transit have been obtained for construction within 4.5 m of a road right of way.
9. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
10. 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.
11. 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.
12. 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.
Kootenay on the day of

adopted by the Board of the Regional District of East
, 2025.

Tina Hlushak
Corporate Officer

Location Map



Notes:

250 0 125 250 Meters

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RDEK GeoViewer - 3-17-2025 4:26 PM

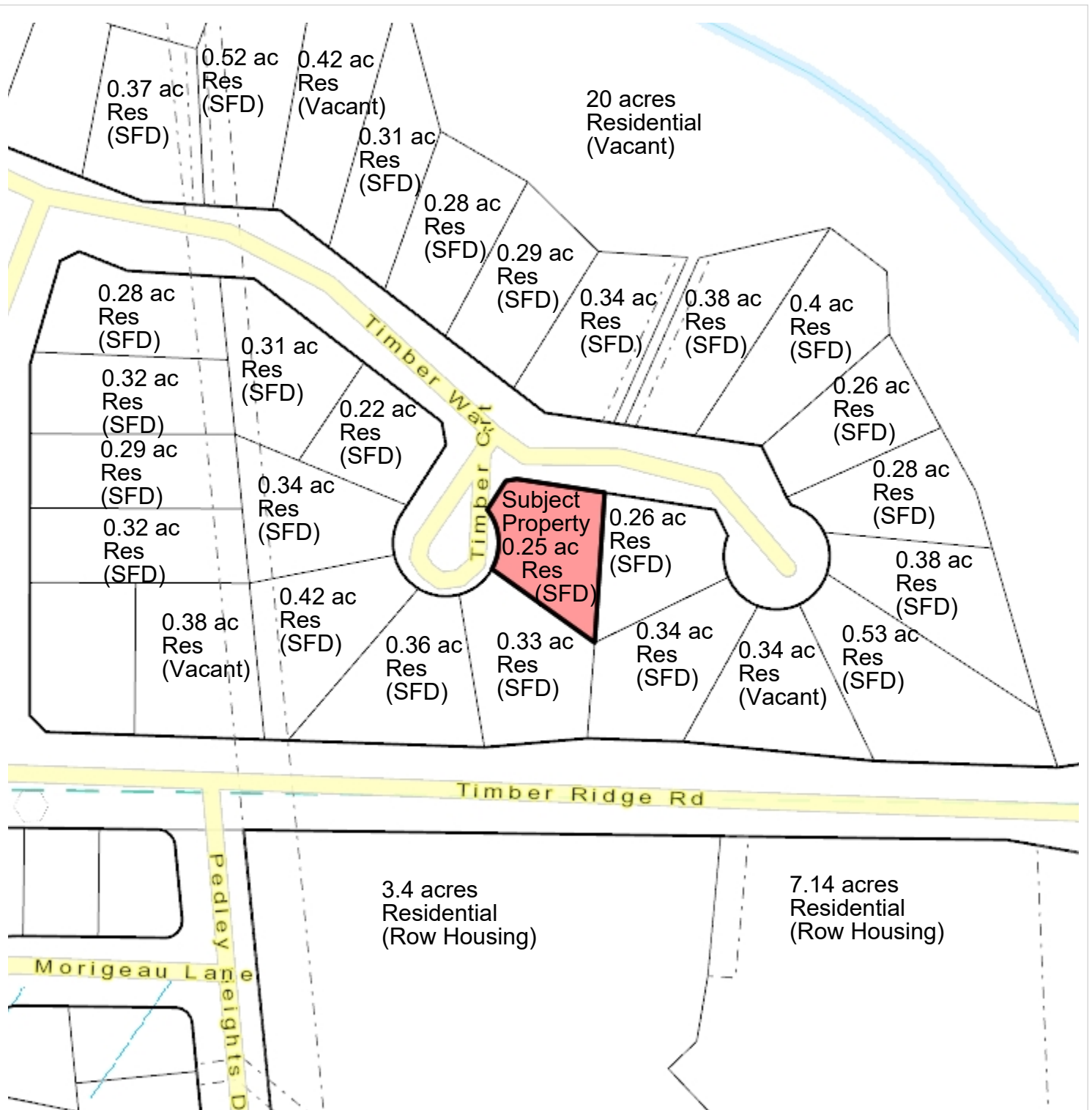
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Land Use Map



Notes:

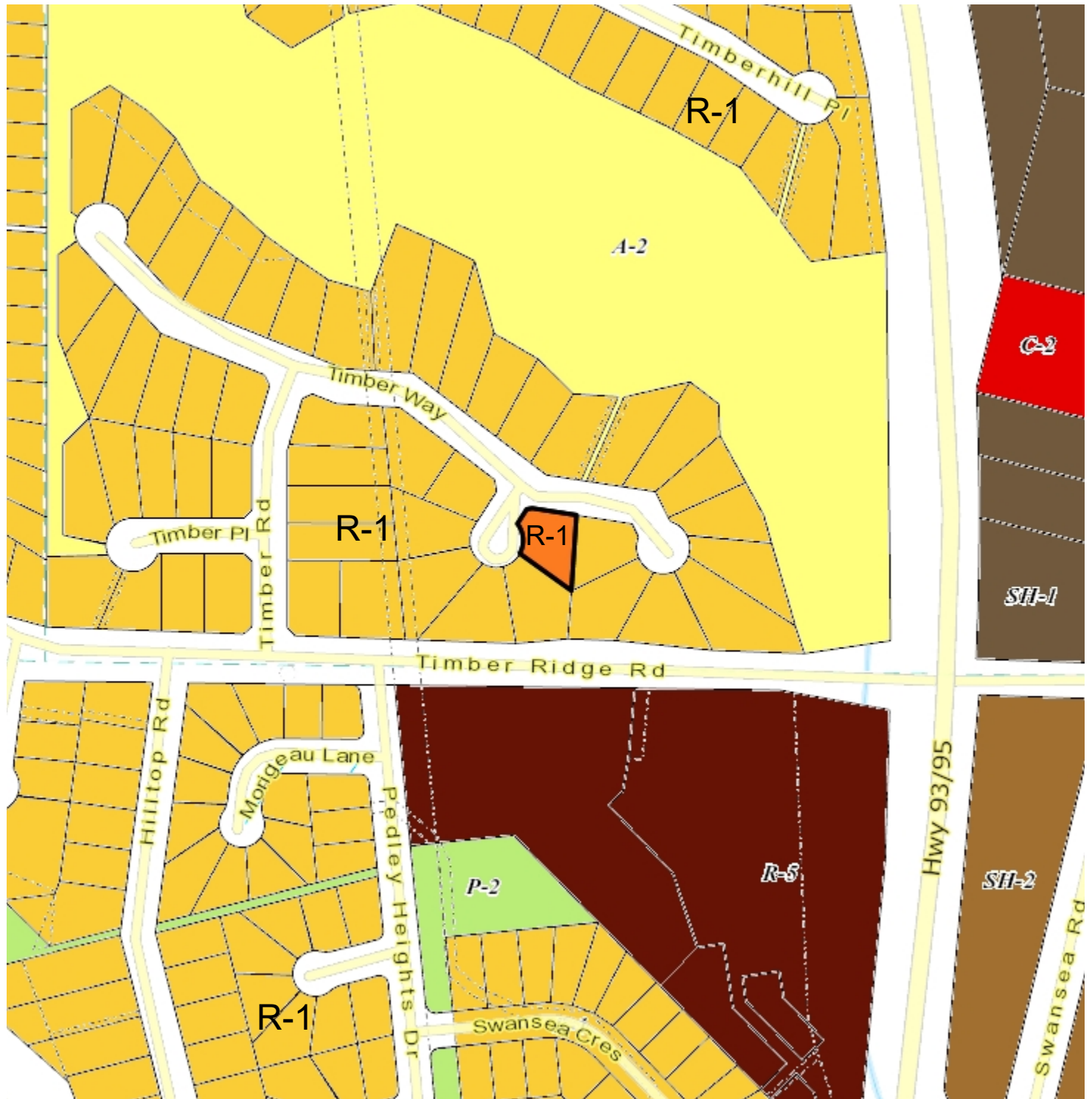
63 0 31 63 Meters

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Zone Designation Map



Notes:

125 0 63 125 Meters

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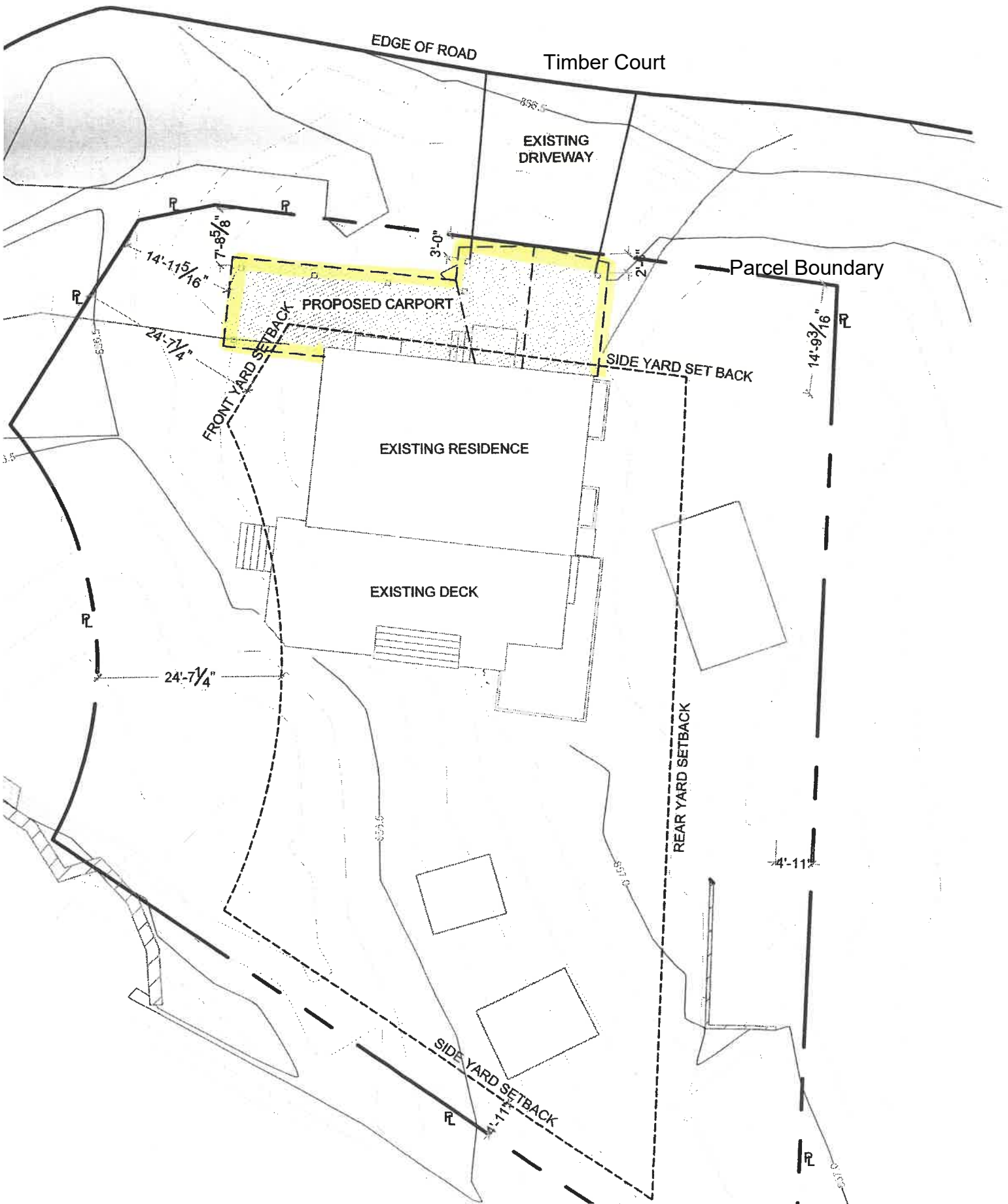
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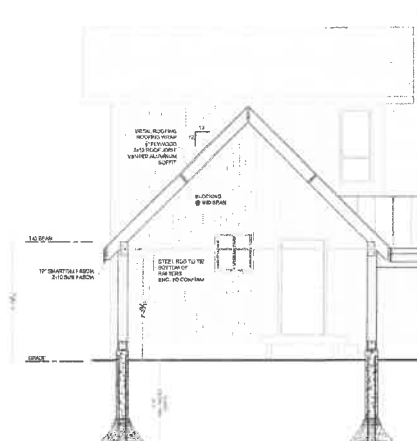
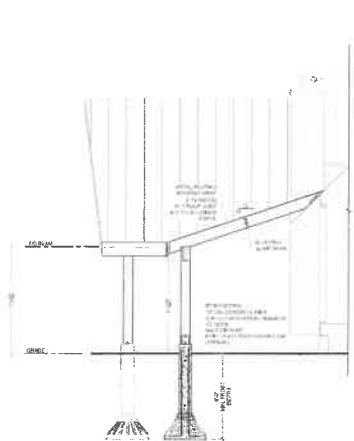
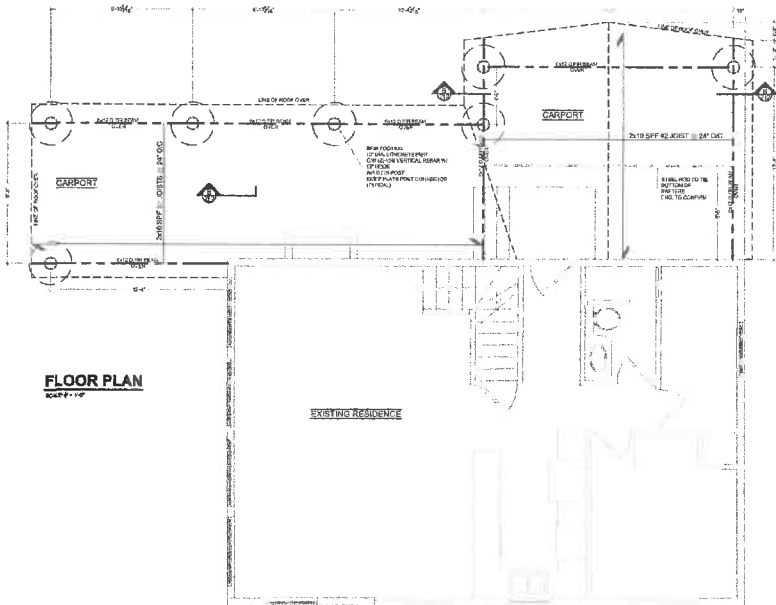
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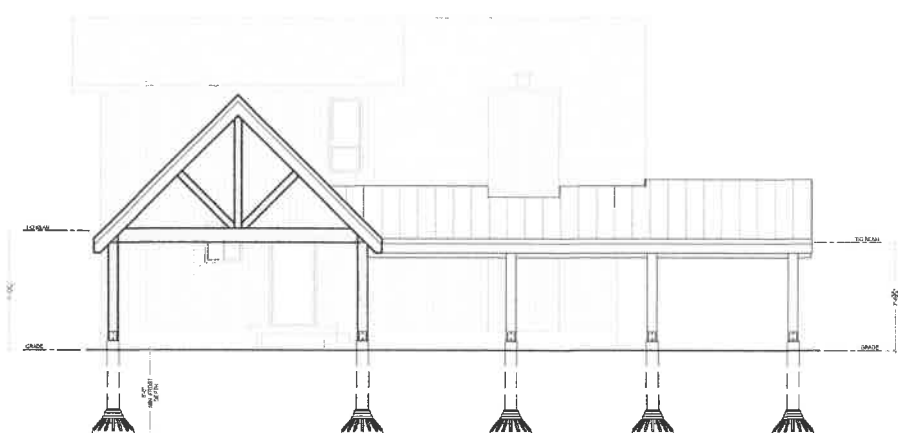
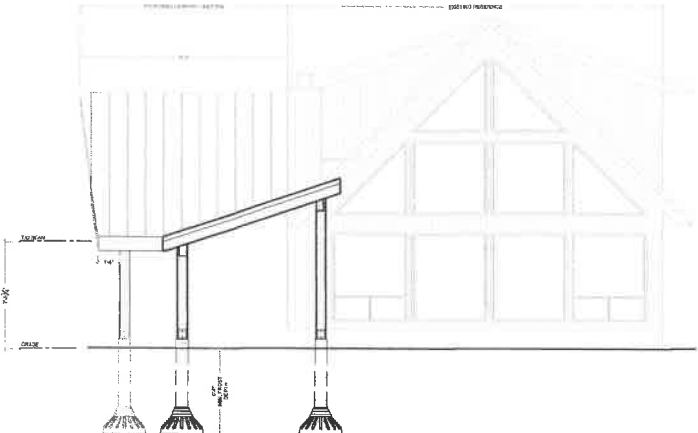
Site Plan



Building Elevations



- General Notes**
1. All construction shall be in accordance with these plans, Part 5 of the 2024 British Columbia Building Code, truss manufacturer shop drawings, and the manufacturer's installation instructions.
 2. Where conflicting information exists between these plans and other referenced requirements, the more stringent requirements shall apply unless otherwise approved by the design professional responsible for these plans.
 3. The contractor is responsible to identify and resolve all conflicts and discrepancies prior to and during construction and facilitate proper construction as intended by these plans.
 4. Contractor shall be responsible for providing adequate structural support of construction loads during all phases of construction including, but not limited to, foundation, backfill, bracing of wall framing to resist construction floor loads and lateral building loading, bracing of trusses during installation and subsequent construction loading, and other conditions as dictated by the contractor's construction practice.
 5. Contractor shall comply with the most current construction safety regulations of Work Safe BC.
 6. All construction shall be performed in a good, workmanlike manner following accepted construction practices and tolerances. Defective or damaged material shall not be used and shall be replaced.
 7. Foundation dimensions are outside of concrete for conventional forming and outside of foam for ICF Block forming methods.
 8. All framing dimensions are outside of stud or center line of wall where indicated.



A	ISSUED FOR BUILDING PERMIT	11.22.24
1	ISSUED FOR REVIEW	11.22.24
No.	Revision/Issue	Date

Norcon Custom Design
250-342-1344
byron@norcon@gmail.com

Anthony Weisshaar
1090 Timber Crt.
Windermere BC

Project	2024-009	A2 OF 2
Date	11.22.24	
Scale	AS NOTED	

* NEEDED FOR BUILDING PERMIT APPLICATION

- HEIGHT OF CARPORT
- LENGTH
- AREA OF ADDITION

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos





Notes:

50 0 25 50 Meters

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