

Permittee: Craig and Logan Martin

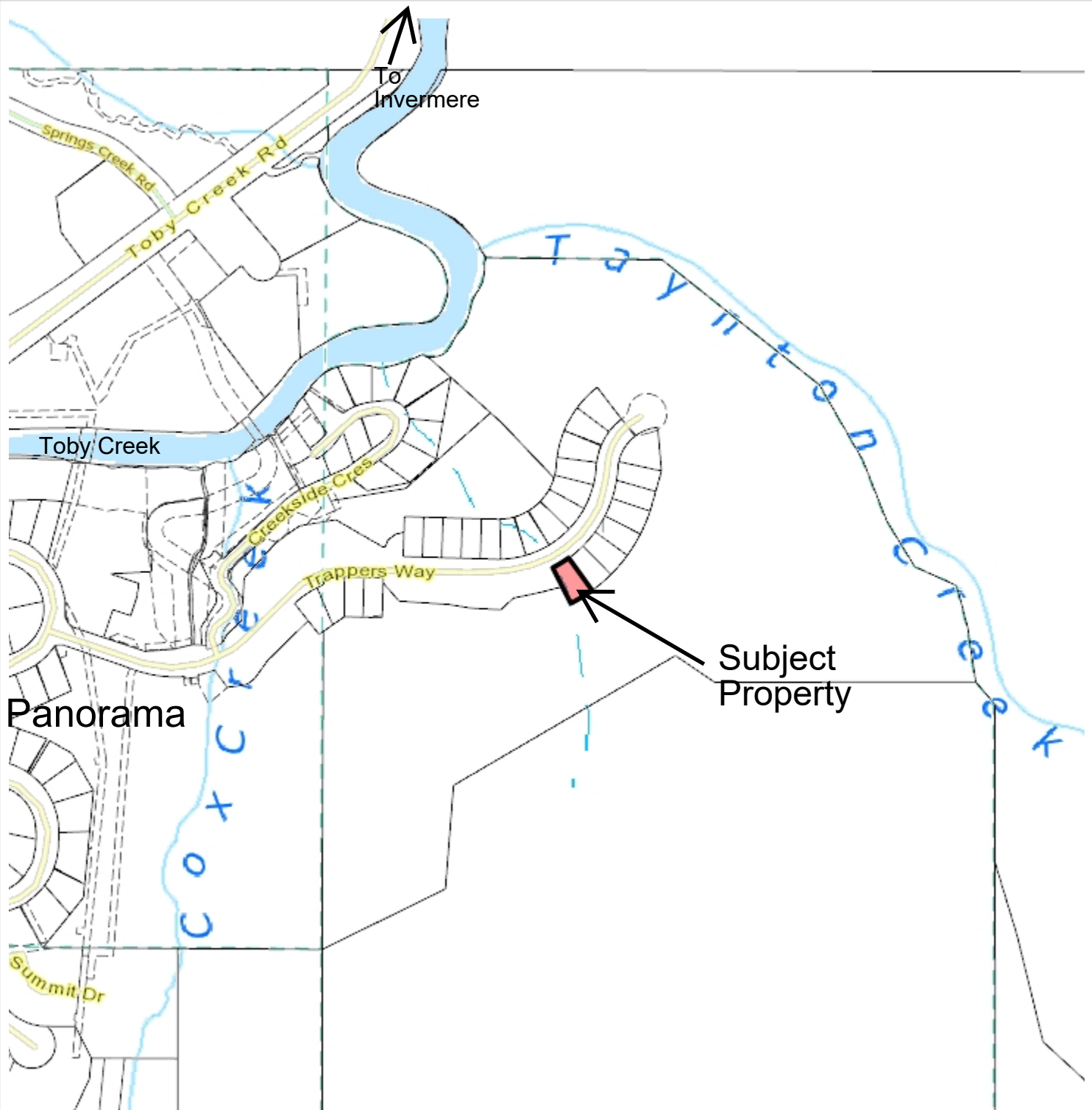
1. This Development Variance Permit is issued subject to compliance with all RDEK bylaws applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands described below:

Lot 5 District Lot 17108 Kootenay District Plan EPP19561 (PID 029-208-882)
3. Regional District of East Kootenay – Columbia Valley Zoning Bylaw 3255, 2023, Section 4.7(4)(b)(i), is varied to reduce the side parcel line setback adjacent to a highway from 4.5 m to 1.15 m for an existing deck.
4. Regional District of East Kootenay – Columbia Valley Zoning Bylaw 3255, 2023, Section 4.7(4)(d), is varied to increase the maximum parcel coverage from 35% to 37.7% for construction of an addition to an existing single family dwelling.
5. 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 April 1, 2025.
6. This permit is subject to the proposal complying with all other bylaw requirements.
7. This Permit shall come into force on the date of an authorizing resolution passed by the RDEK.
8. This Permit is not a building permit.
9. 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.
10. If development authorized by this Permit does not commence within two years of the issue date of this Permit, the Permit shall lapse.
11. 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.
12. 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.
13. 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 , 2025.

Tina Hlushak
Corporate Officer

Location Map



Notes:

200 0 100 200 Meters

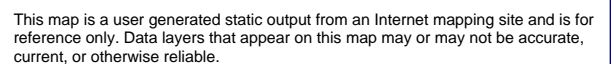
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RDEK GeoViewer - 4-24-2025 2:36 PM

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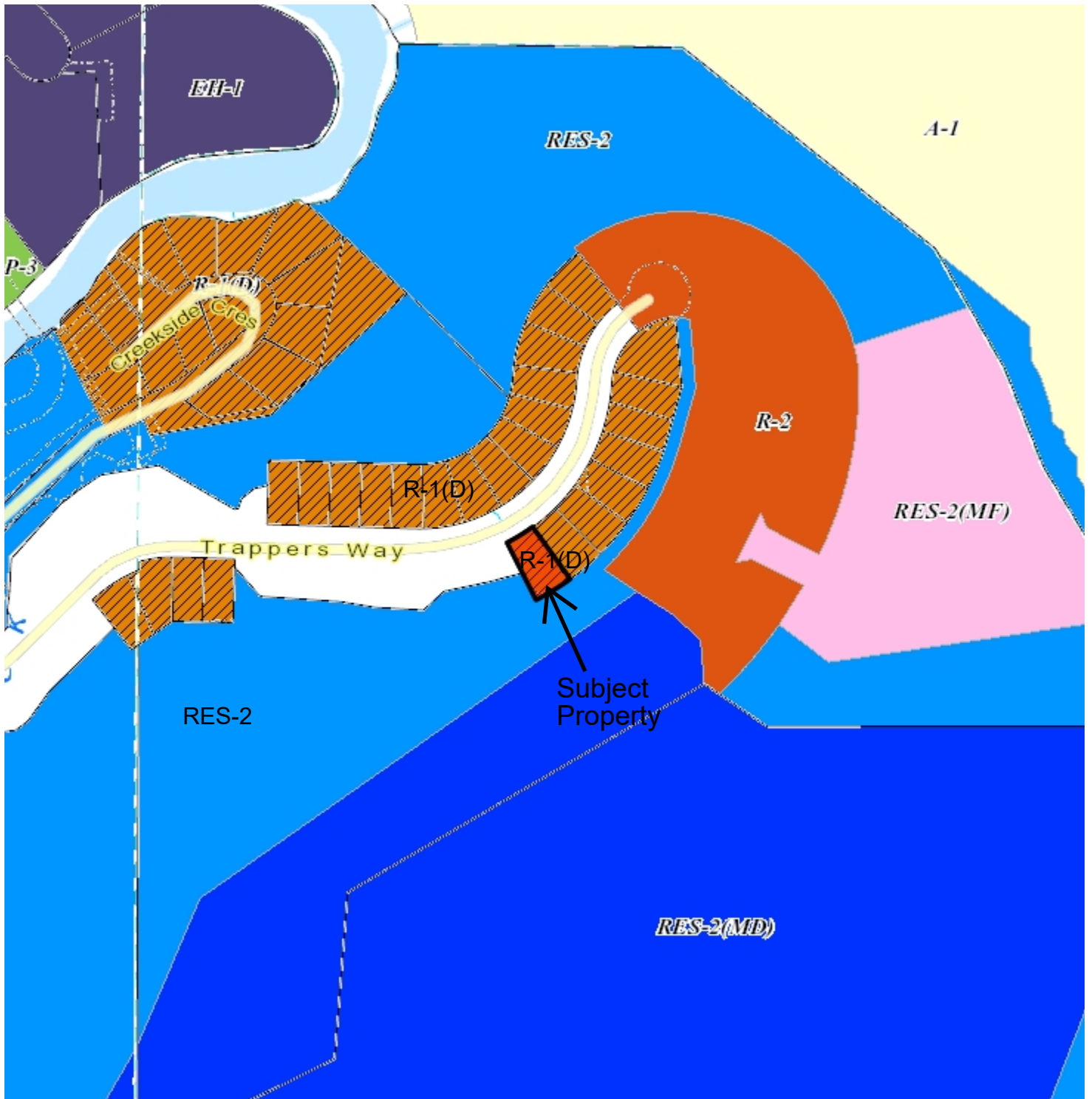


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Zone Designation Map



Notes:

125 0 63 125 Meters

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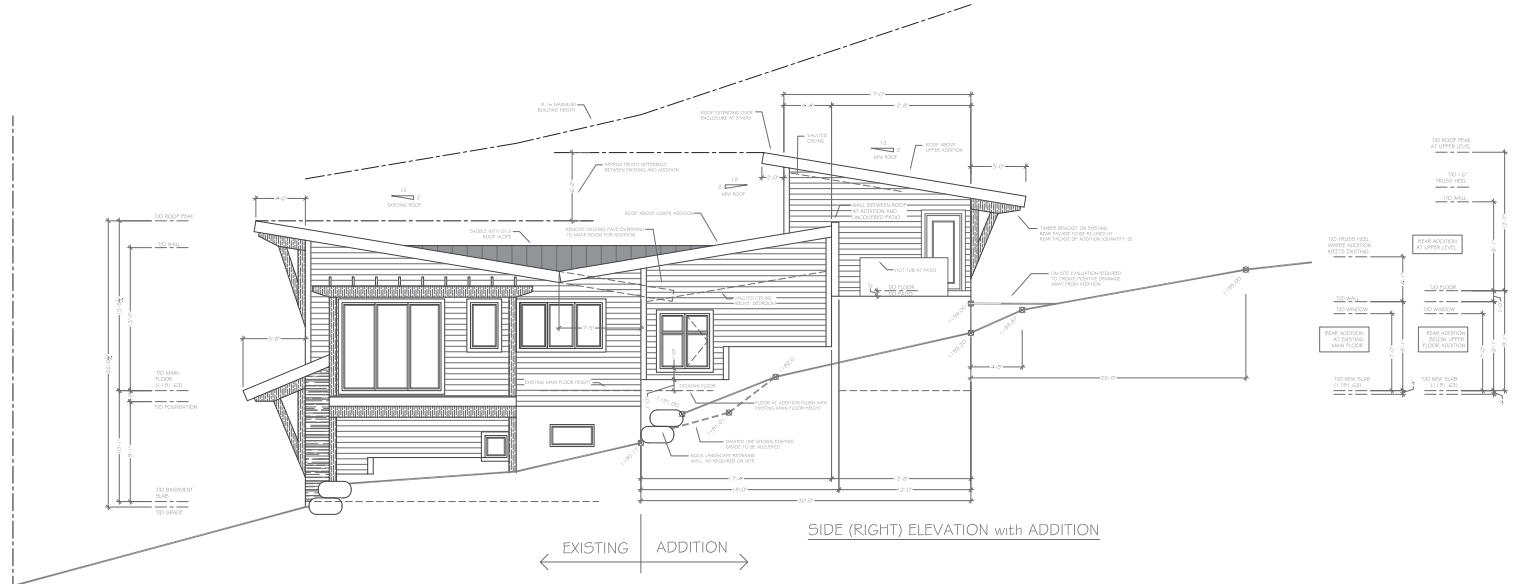
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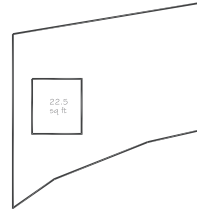
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Site | / |

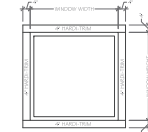


Total wall area: 224.25 sq ft = 20.83 sq m
Total opening area: 22.5 sq ft



TOTAL UNPROTECTED OPENINGS	
TOTAL WALL AREA:	224.25 sq ft = 20.83 sq m
OPENING DISTANCE:	2.78 m x 3.65 m = 10.15 sq m
PERCENTAGE OPENING:	4.5%
PERCENTAGE OF OPENINGS:	100%

DWELLING EXTERIOR FINISHES	
FINISHED ROOF MATERIAL	FINISHED ROOF MATERIAL
FINISHED ROOF MATERIAL	FINISHED ROOF MATERIAL
FINISHED ROOF MATERIAL	FINISHED ROOF MATERIAL
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Project Scope:
Martin Residence
Addition to Dwelling

Project Location:
2178 Trappers Way
Panorama, BC

DRAWN: JCM
DATE: Feb 1, 2025
SCALE: 3/16" = 1'-0"
FILE NAME: Martin
PROJECT #: 0024-01

REVIEW NOTE: DATE
Markham dated: Feb 29, 2025
Palo Alto dated: Mar 1, 2025

NOTES:
1. All work shall be in accordance with the British Columbia Building Code (BCBC) and the National Building Code of Canada (NBCC).
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction (AHJ).
3. The contractor shall be responsible for ensuring that all work is completed in accordance with the approved plans and specifications.

CORNERSTONE DRAFTING
Contact: 250-270-0749
Email: stcw@stcw.ca
Website: www.stcw.ca

Arch D sheet (36" x 24")
Scaled at 3/16" = 1'-0"



Notes:

60 0 30 60 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
RDEK GeoViewer - 4-24-2025 2:45 PM

Scale = 1:2,400



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Google Street View

