



Wild at heart.

District of Elkford

816 Michel Road P.O.Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 • F. 250.865.4001 • info@elkford.ca • www.elkford.ca

REPORT RECOMMENDATION TO COUNCIL

SUBJECT: Development Variance Permit No.18-03, 1116 Ash Crescent
COUNCIL MEETING: October 9, 2018
REPORT BY: H. Potter, GIS Technician

APPROVED BY CAO: C. Helgesen _____

PURPOSE:

To consider the issuance of Development Variance Permit No.18-03.

RECOMMENDATION :

That Council consider the following resolution:

THAT the District of Elkford authorize the issuance of Development Variance Permit No.18-03, for Lot 142, District Lot 3342, Plan 9647, 1116 Ash Crescent, to vary District of Elkford Zoning Bylaw No. 737, 2013, Section 2.2(b) to allow an Accessory Building to be located in the Front Yard of a Parcel in a residential zone and Section 4.4(c)(ix) Front Parcel Line setback from 7.5 m to 4.5 m to allow for the construction of an Accessory Building.

BACKGROUND:

The applicant is proposing to place a 18.3 m² (200 ft²) Accessory Building on the property to store a car in during winter months. Due to the placement of the existing house and shed there is no vehicular access to the Back Yard. The owner plans to place a temporary structure that will require a temporary Siting Permit. This temporary structure may be replaced by a permanent structure in the future at which point the owner will be required to apply for a Building Permit. In both cases this Development Variance Permit will still apply.

The current structure will be a temporary garage with a wooden and metal frame covered in canvas. The owner's father passed away earlier this year and he inherited an heirloom car unexpectedly. To protect the car from winter weather the owner needs to place the Accessory Building.

For a Single-Unit Residential Zoned Parcel the District of Elkford Zoning Bylaw No.737, Section 2.2(b) Requires that No Accessory Building or Structure shall be located in the Front Yard of a Parcel in a residential or commercial zone and Section 4.4 Single-Unit Residential Zone (c)(ix) requires that setbacks for All Buildings and Structures from the Front Parcel Line are not less than 7.5 m. To proceed with the Accessory Building issuance of Development Variance Permit No. 18-03 is required.

ISSUES:

Front Parcel Line Setbacks and Accessory Building placement restrictions are intended to create a uniform character and feel for a neighbourhood and to ensure space for District operations.

CONSULTATION

The District notified neighbours within 100 m of the subject property. At the time of this report we had received no comments.

The application was also referred to District departments.

OPTIONS AND DISCUSSION:

Option 1) Approve the issuance of Development Variance Permit No. 18-03 – *The Accessory Buildings and Structure requirements and the Setback distance for an Accessory Building in a Single-Unit Residential Zone would be varied. The owners will be able to place the temporary structure.*

Option 2) Do not approve the issuance of Development Variance Permit No. 18-03 – *The Accessory Buildings and Structure requirements and the Setback distance for an Accessory Building in a Single-Unit Residential Zone would not be varied. The owners will not be able to place the temporary structure.*

IMPLICATIONS:

- 1) Strategic Priorities: none identified.
- 2) Climate Change: none identified.
- 3) Environment: none identified.
- 4) Social: at the time of this report no public comments were received.
- 5) Legal: notice of the DVP application was provided in accordance with Section 498 of the Local Government Act and the District of Elkford Land Use Procedures Bylaw No. 744.
- 6) Organization: staff time to issue the permit, register at Land Title Office, notify the applicant.
- 7) Financial: \$100 revenue received for DVP processing; improvements may contribute to residential tax base.

ATTACHMENTS:

- 1) Development Variance Permit 18-03.
- 2) Development Variance Permit application.

IMPLEMENTATION/COMMUNICATION:

- 1) Notify the applicant; and,
- 2) Register the Permit at Land Title Office.



Wild at heart.

District of Elkford

816 Michel Road P.O. Box 340 Elkford, B.C. V0B 1H0
P. 250.865.4000 • F. 250.865.4001 • info@elkford.ca • www.elkford.ca

DEVELOPMENT VARIANCE PERMIT

PERMIT: No. 18-03
TO: Darcy and Kristin Cronin-Barrow
ADDRESS: 1116 Ash Crescent, Elkford BC V0B 1H0

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

Lot: 143
 District Lot: 3342
 Plan: 9647
 PID: 013-047-094

(Legal description of property referred to as the "Land") as shown shaded on Schedule "A".

- 3. With respect to District of Elkford Bylaw No.737, 2013:

Section 2.2 (b) No Accessory Building or Structure shall be located in the Front Yard of a Parcel in a residential or commercial zone is varied to allow an Accessory Building to be located in the Front Yard of a Parcel in a residential zone, and;

Section 4.4 (c) (ix) Minimum Setback for All Building and Structures from Front Parcel Line is varied from 7.5 m to 4.5 m

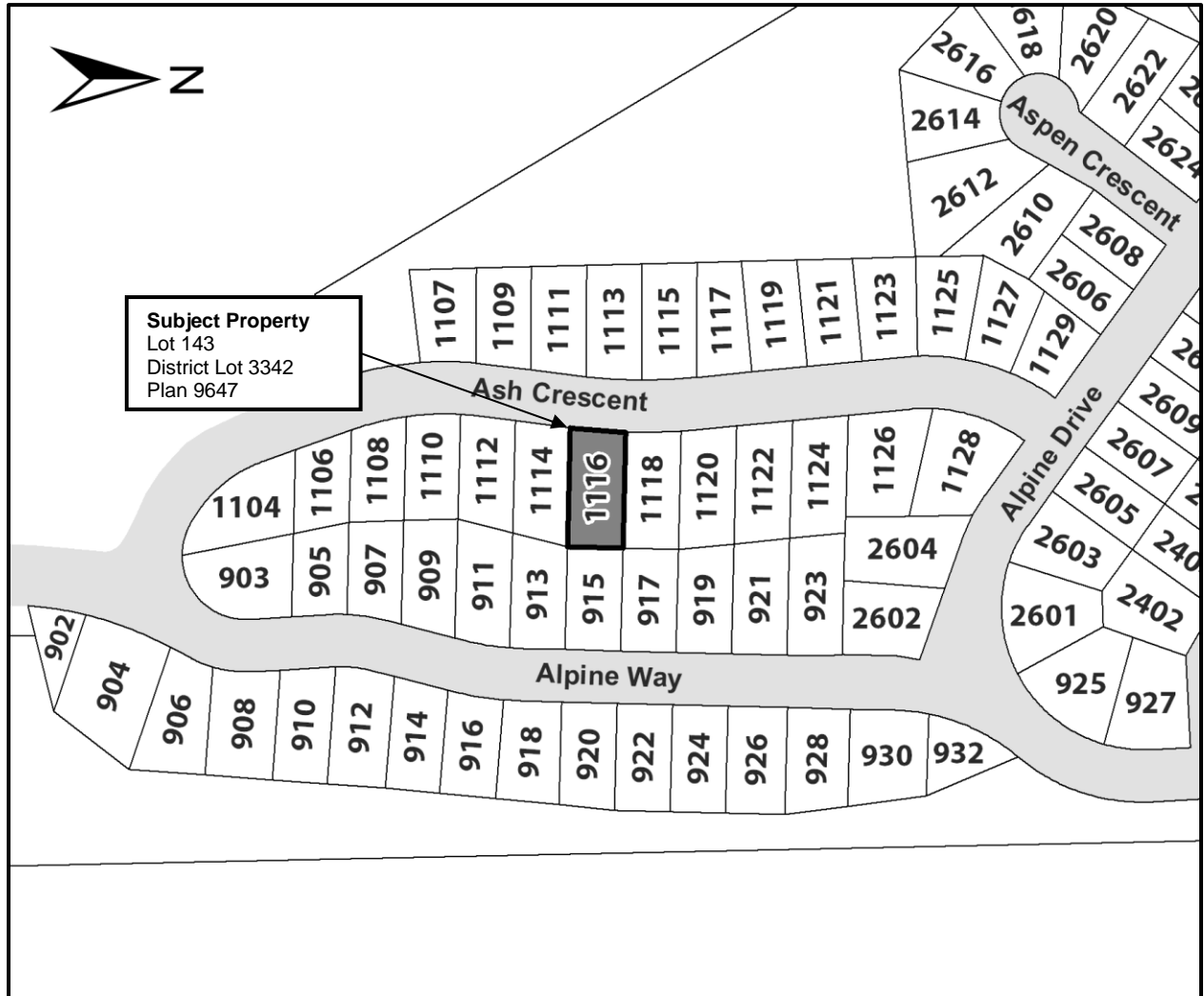
to construct an Accessory Building not exceeding 23.2 m² (250 ft²) as shown on Schedule "B".

- 4. If the Permittee does not commence the construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
- 5. This Permit shall not have the effect of varying the use or density of the Land specified in Part Four- Zoning of Bylaw No. 737 nor flood plain specifications under Section 524(3) of the *Local Government Act*.
- 6. Notice of this Permit shall be filed in the Land Title Office at Kamloops, B.C. under Section 503(1) of the *Local Government Act*, and upon such filing, the terms of this Permit and any amendment hereto shall be binding upon all persons who acquire an interest in the Land affected by this Permit.
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached hereto which shall form a part hereof.
- 8. This Permit prevails over the provisions of the Bylaw in the event of conflict.
- 9. This Permit is not a Building Permit.

AUTHORIZED AND ISSUED BY RESOLUTION NO. _____ of the Council for the District of Elkford the _____ day of _____ 2018.

Curtis Helgesen, Chief Administrative Officer

DVP No. 18-03
Schedule A



DVP No. 18-03
Schedule B

