



REGIONAL DISTRICT OF CENTRAL KOOTENAY

DEVELOPMENT VARIANCE PERMIT

Planning File No. V1905F

Date: September 6, 2019

Issued pursuant to Section 498 of the *Local Government Act*

TO: Spearhead

AGENT: Ken Foot

ADMINISTRATION

1. This Development Variance Permit (DVP) is issued subject to compliance with all of the bylaws of the Regional District of Central Kootenay (RDCK) applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this DVP, and any plans and specifications attached to this Permit that shall form a part thereof.
3. This DVP is not a Building Permit.

APPLICABILITY

4. This DVP applies to and only to those lands within the RDCK described below, and any and all buildings, structures and other development thereon, substantially in accordance with Schedules '1' and '2':

Address: 4655 Highway 3A

Legal: PLAN NEP2449 DISTRICT LOT 790 KOOTENAY LAND DISTRICT PARCEL A, (BEING A CONSOLIDATION OF LOTS 1 AND 2 SEE CA5564282)
PID (029-966-574)

CONDITIONS

5. Development Variance

RDCK Zoning Bylaw No. 1675, 2004 Section 3901(3)(c) is varied as follows:

From:

Excepting a fence, no building or structure may be located within:

- a. 15 metres of the front or exterior side lot lines;
- b. 4.5 metres of the rear or interior side lot lines; or

- c. 25 metres of a rear or interior side lot line that abuts an agricultural or residential zone.

To:

Excepting a fence, no building or structure may be located within 4.5 metres on the east lot line, and 2.1 metres on the west lot line, as shown on Schedule '1' and '2' and/or measured from the roofline

RDCK Zoning Bylaw No. 1675, 2004 Section 612 is varied as follows:

From:

Parking Spaces: 1.5 spaces per 100 m² of GFA, 1 space/employee plus one space for every commercially licensed vehicle for that address

To:

Parking Spaces: 1 space per 122 m² of GFA

6. This Development Variance Permit is conditional on the following:
 - a. Reduction of noise levels from the office dust collector by 50%;
 - b. Signed agreement that trucks shall not idle overnight on the site;
 - c. Removal of the wood-fired boiler, and replacement with high-efficiency gas boiler.

7. Schedule

If the holder of the DVP does not substantially start any construction or does not register the subdivision with respect to which the permit was issued within two years after the date it is issued, the permit lapses.

The Corporate Seal of
THE REGIONAL DISTRICT OF CENTRAL KOOTENAY
was hereunto affixed in the presence of:

Aimee Watson, Board Chair

Mike Morrison, Corporate Officer

Schedule 1: Subject Property



