



Development Variance Permit Application

Referral Form – RDCK File V2610F

Date: May 06, 2026

You are requested to comment on the attached DEVELOPMENT VARIANCE PERMIT for potential effect on your agency's interests. We would appreciate your response **WITHIN 30 DAYS (PRIOR TO JUNE 06, 2026)**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

3305 Hamilton Road, Six Mile, Electoral Area 'F'
 LOT A DISTRICT LOT 4397 KOOTENAY DISTRICT PLAN EPP143219
 032-440-791

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The subject property is in Six Mile and is bisected by Hamilton Road and Highway 3A. The property is currently vacant.

The applicant has submitted a Development Variance Permit (DVP) in order to allow the construction of a residence which has eaves that project into the side yard setbacks. To achieve this, the applicant is requesting to vary the zoning bylaw as follows:

- Section 606(4) to allow the eaves to project 1.0m into the side setback – an increase of 0.4m.

If approved, this variance would authorize the eaves to extend to 1.5m from the side lot line.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
0.366 ha	n/a	Country Residential (R2) in RDCK Zoning Bylaw no. 1675, 2004	Country Residential (CR) in OCP Bylaw no. 2214, 2011

APPLICANT: Matthew Stanley

Please provide your response via email.

If you are an RDCK commission member, do not respond via email. Your response is the commission's recommendation which staff will collect from the meeting minutes.

SADIE CHEZENKO, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY

- MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
- HABITAT BRANCH (Environment)
- FRONTCOUNTER BC (MFLNRORD)
- AGRICULTURAL LAND COMMISSION
- REGIONAL AGROLOGIST
- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH, HBE TEAM
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)
- ARCHAEOLOGY BRANCH

- REGIONAL DISTRICT OF CENTRAL KOOTENAY
 DIRECTORS FOR:
 A B C D E F G H I J K
- ALTERNATIVE DIRECTORS FOR:
 A B C D E F G H I J K
- APHC AREA
 - RDCK FIRE SERVICES
 - RDCK EMERGENCY SERVICES
 - RDCK BUILDING SERVICES
 - RDCK UTILITY SERVICES
 - RDCK RESOURCE RECOVERY
 - RDCK REGIONAL PARKS

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RETURN TO: SADIE CHEZENKO, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-1585
Email: plandept@rdck.bc.ca

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Place Names
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:9,028

Date: May 1, 2026








The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Legend

-  Streams and Shorelines
-  Electoral Areas
-  RDCK Streets
-  Cadastre - Property Lines
-  Address Points

Map Scale:

1:2,257

Date: May 1, 2026



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
Phone: 1-800-268-7325 www.rdck.bc.ca
maps@rdck.bc.ca

Official Community Plan

- Country Residential
- Open Space
- Streams and Shorelines

Legend

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:2,257

Date: May 1, 2026



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
Box 590, 202 Lakeside Drive,
Nelson, BC V1L 5R4
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maps@rdck.bc.ca

Legend

Zoning Class

- Open Space
- Residential 2
- Streams and Shorelines

- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:2,257

Date: May 1, 2026



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RDCK Map



REGIONAL DISTRICT OF CENTRAL KOOTENAY
 Box 590, 202 Lakeside Drive,
 Nelson, BC V1L 5R4
 Phone: 1-800-268-7325 www.rdck.bc.ca
 maps@rdck.bc.ca

Legend

- Flood Construction Levels - 1990
- Streams and Shorelines
- Electoral Areas
- RDCK Streets
- Cadastre - Property Lines
- Address Points

Map Scale:

1:2,257

Date: May 1, 2026



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within 4.5 metres of a front or exterior side lot line or within 2.5 metres of any other lot line.

Note: BC Building Code regulations may require greater setbacks than those identified in Section 605 and Section 606 of this bylaw.

Setback Exceptions

606

- 1 Where the top surface of an underground structure projects no more than 0.6 metre above the average finished ground elevation, that structure may be sited in any portion of a lot.
- 2 Freestanding lighting poles, warning devices, antennae, masts, solar collectors, utility poles, wires, and flagpoles up to ten (10) metres in height may be sited on any portion of a lot.
- 3 Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of the building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre providing such reduction shall apply only to the projecting feature.
- 4 Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a building, the minimum distance to an abutting front lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 metres and the minimum distance to an abutting site lot line or rear lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre provided such reduction shall apply only to the projecting feature.

Home Based Businesses

607 A Home Based Business, where permitted, is subject to the requirements that:

- 1 The proprietor resides on the subject property;
- 2 The activity shall be conducted in a dwelling unit or accessory building;
- 3 The site area devoted to the Home Based Business, inclusive of external storage of materials, equipment or finished products, shall not exceed 100 square metres on any R1, R2, R3, R6, R7, MFR-F, HR-I, C5 and AG zoned lot;
- 4 The site area devoted to the Home Based Business, inclusive of external storage of materials, equipment or finished products, shall not exceed 200 square metres on any R4 zoned lot;

Jardin House - Variance Proposal Summary

Date: April 24th, 2026

To: Regional District of Central Kootenay

Attention: Zachari Giacomazzo | Planner

Project Address: 3305 HAMILTON RD, SIX MILE.

Legal Address: LOT A DISTRICT LOT 4397 KOOTENAY
DISTRICT PLAN EPP143219, HIGHWAY 3A

Pages: 2 (plus Architectural drawings)

Variance Request – Side Yard Setback (Roof Overhang Projections)

The Owner is applying for a variance to Section 606 of Bylaw No. 1675 (Setback Exceptions) to permit roof overhangs (eaves) to project beyond the permitted **0.6 m into the required side yard setback**. The proposed projections are **862 mm on the east elevation** and **986 mm on the west elevation**, applying solely to the eaves, with the principal building mass remaining fully compliant with all setback requirements.

The requested eave projection variance is shown by the green-shaded, clouded areas in the attached architectural drawings.

This application meets the established tests for a minor variance. The key planning and site-specific rationale supporting this variance request is outlined below:

A) Site Constraints / Practical Design Considerations

The subject property is **unusually narrow for the R2 (Country Residential) zone**, with a lot width of **22.8 m**, which is significantly below the typical width of parcels in this zone. This creates a **constrained building envelope**, placing inherent pressure on the design width of the house and the available side yard space.

Within this context, achieving effective and durable roof overhangs - appropriate for local climatic conditions - becomes challenging if limited to the bylaw maximum. The proposed overhangs represent a **measured and proportional response** to these constraints, allowing for adequate weather protection of wall assemblies and entry conditions without increasing the building footprint or massing.

B) Minor in Nature

The requested increase represents a modest extension of approximately **262 mm (on the east) and 386 mm (on the west) beyond the permitted projection**, limited exclusively to roof overhangs. The overall building siting and massing remain unchanged and compliant. See the green shaded area on the Architectural drawings A208 and A300.

C) Maintains the Intent of the Zoning Bylaw

The intent of Section 606 is to permit limited encroachments for projections such as eaves, without undermining the purpose of setbacks. The proposed overhangs remain consistent with this intent, as they

do not introduce additional building mass into the setback and maintain appropriate spatial separation between buildings.

D) No Impact to Life Safety or Code Compliance

The proposal complies with **BC Building Code spatial separation requirements (Article 9.10.14.5)**. The exposing building faces incorporate **non-combustible cladding**, reduced glazing relative to what is permitted, and the building will be **fully sprinklered**. As such, the increased eave projections do not introduce additional fire or life safety risk.

E) No Adverse Impact on Adjacent Properties

The variance will not result in overlook, privacy, or shadowing impacts, as it applies only to roof projections. The additional 262 mm of overhang on the east will have negligible effect on the adjacent property. On the west side, a driveway (to be secured by easement) ensures that no future building will be located in close proximity, eliminating any potential interface concerns.

F) Appropriate and Desirable Development

The increased overhangs contribute to improved building performance, including enhanced moisture management, reduced maintenance, and safer exterior circulation. These are appropriate design responses that support the long-term durability and functionality of the dwelling.

Conclusion

The requested variance is minor, maintains the general intent of the zoning bylaw, and will not adversely affect adjacent properties or public safety. It arises from a **clear and demonstrable site constraint**, combined with climatic considerations, and represents a reasonable and appropriate design response. We respectfully request approval of this variance. If approved, revised drawings will be provided to update the Building Permit (BP #029182).

Yours sincerely,

Matthew Stanley, Architect AIBC
Stanley Office of Architecture inc.



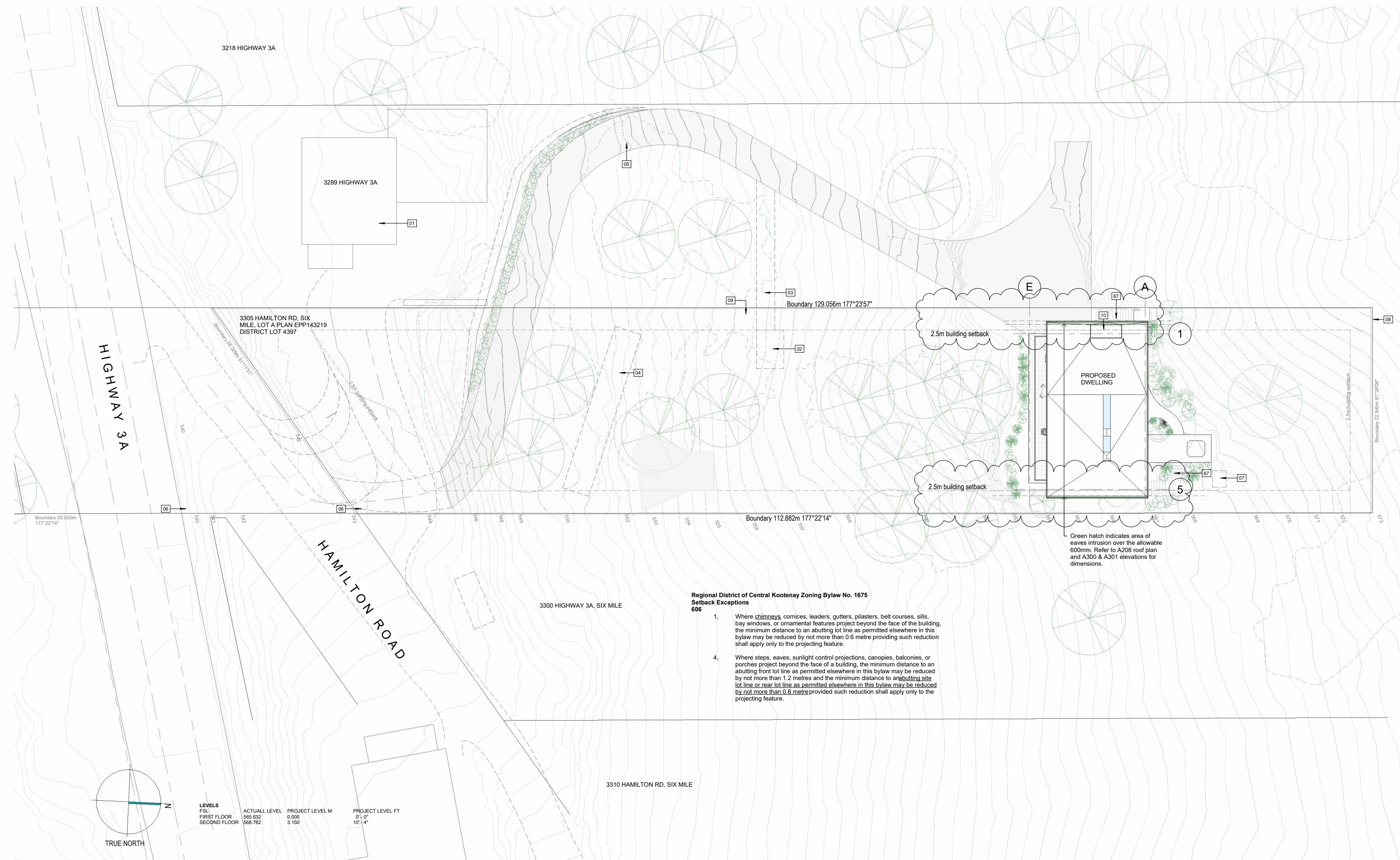
2026-04-24

KEY NOTES:	
01	EXISTING NEIGHBORING HOUSE
02	PROPOSED ACCESSORY BUILDING LESS THAN 10m ²
03	ACCESSORY BUILDING ACCESS FORMED BETWEEN TREES, BY OTHERS
04	SEPTIC FIELD, 62' X 10', BY OTHERS
05	ACCESS DRIVEWAY, THROUGH NEIGHBORING SITE WITH PROPOSED EASEMENTS, BY OTHERS
06	GAS SUPPLY LOCATION, BY OTHERS
07	450 GAL. 5.5w x 61 x 2.5d W/PUMP + TANK FOR FIRE SUPPRESSION (T.B.D.) BY OTHERS
08	WATER SUPPLY, BY OTHERS
09	POWER SUPPLY LOCATION, BY OTHERS
10	CHIMNEY WITHIN BUILDING SETBACK AS RULE 606
87	LANDSCAPE STAIRS AT GRADE, NO MORE THAN 0.6 METRE ABOVE THE AVERAGE FINISHED GROUND ELEVATION

DEVELOPMENT VARIANCE SUMMARY:
 - SEE DEVELOPMENT VARIANCE SUMMARY REPORT (DATED APRIL 22ND, 2026), ISSUED SEPARATELY.
 - SEE THE PROPOSED VARIANCE, SHOWN CLOUDED ON SHEETS A100 (SITE PLAN), A208 (ROOF PLAN), A300 AND A301 (ELEVATIONS).



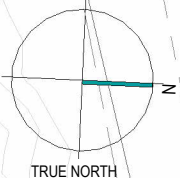
2026-05-01



Regional District of Central Kootenay Zoning Bylaw No. 1675
Setback Exceptions
606

- Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of the building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre providing such reduction shall apply only to the projecting feature.
- Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a building, the minimum distance to an abutting front lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 metres and the minimum distance to an abutting site lot line or rear lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre provided such reduction shall apply only to the projecting feature.

LEVELS			
FSL	ACTUAL LEVEL	PROJECT LEVEL M	PROJECT LEVEL FT
FIRST FLOOR	565.632	0.000	0' - 0"
SECOND FLOOR	568.782	3.150	10' - 4"



1
 A300 A010-Site plan
 1/16" = 1'-0"

M	EAVES VARIANCE	26/04/13
K	BP - EAVES	26/02/20
J	BUILDING PERMIT	26/01/26
rev no	issued for	yy/mm/dd

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project name
JARDIN HOUSE
 3305 HAMILTON RD, SIX MILE, LOT A PLAN EPP143219 DISTRICT LOT 4397

sheet title
SITE PLAN

project no.	2502
drawing file	
date	26/01/26
scale	1/16" = 1'-0" @ 24X36
drawn by	DJ
checked by	MS

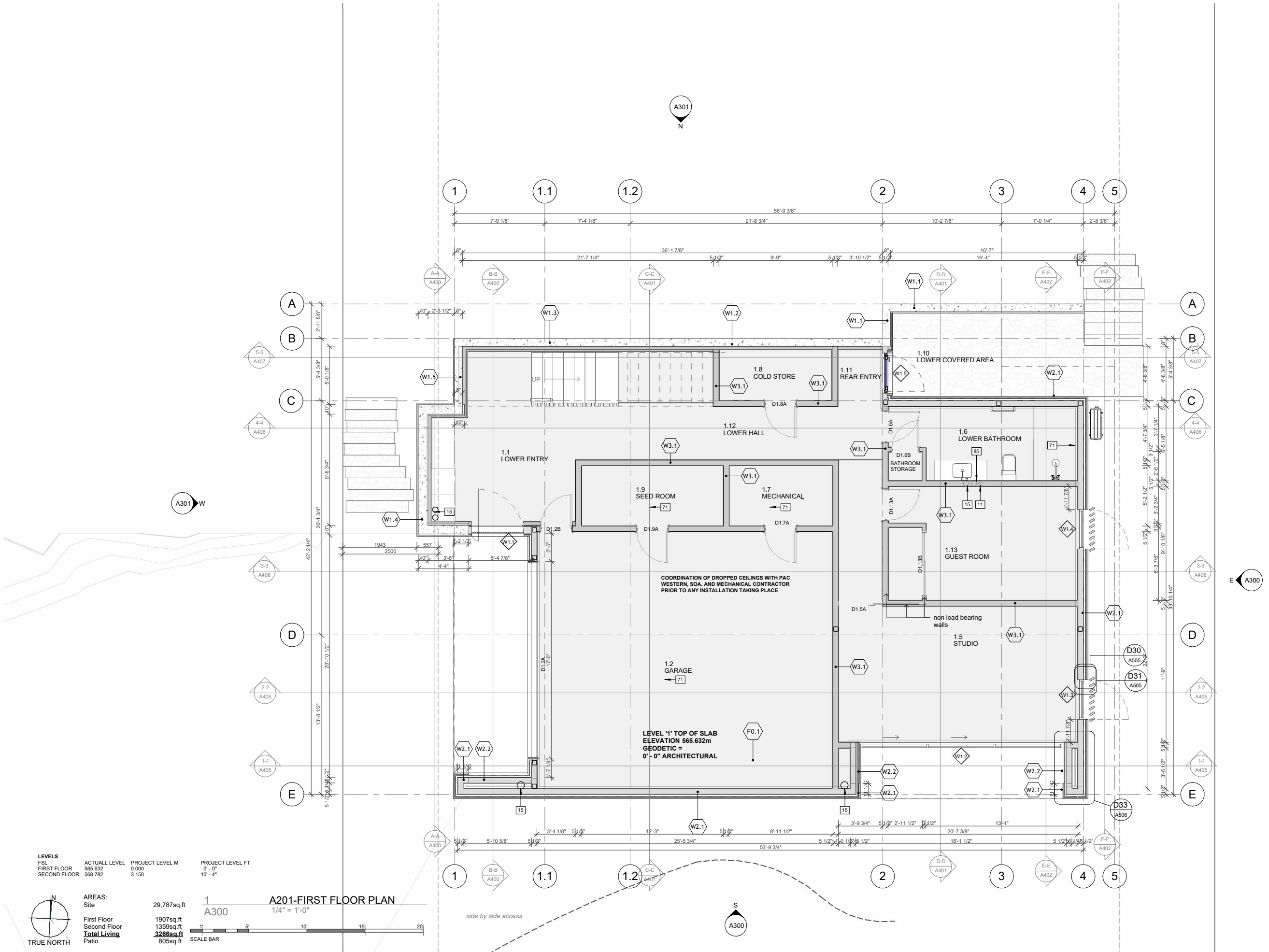
revision no. sheet no.
M A100

- KEY NOTES:**
- 10 CHIMNEY WITHIN BUILDING SETBACK AS RULE 606
 - 11 RADON VENT PIPE LOCATION. SEAL TO AIR BARRIER AT SLAB ON GRADE. REFER TO ADDITIONAL RADON MITIGATION NOTES ON A005
 - 12 4" PERFORATED PVC RADON PIPE (DASHED), REFER TO ADDITIONAL RADON MITIGATION NOTES ON A005
 - 15 DOWN SPOUTS TO SUIT ROOF DRAINS, COMBINE WITHIN BUILDING AS REQUIRED. INSPECTION HATCH AT FIRST FLOOR
 - 44 4" PERF. PIPE. SEE STORMWATER MANAGEMENT NOTES ON A005

- 45 SLOPES TO MEMBRANE SURFACE UNDER-PAVERS ON ADJUSTABLE PEDESTALS
- 46 COMBINED SMOKE ALARM AND CARBON MONOXIDE ALARM. CARBON MONOXIDE ALARMS TO COMPLY WITH REQUIREMENTS OF BCBC 9.32.4.2
- 47 SMOKE ALARM LOCATION. TO COMPLY WITH REQUIREMENTS OF BCBC 9.10.19
- 47 STUV 21.2-125, SF8 face fire
- 48 VALOR LG 1 GAS FIRE
- 71 SLOPE FLOOR TO FLOOR DRAIN
- 85 BLOCKING IN WALL TO SUPPORT VANITY



2026-05-01



LEVELS	ACTUAL LEVEL	PROJECT LEVEL M	PROJECT LEVEL FT
FSL	565.632	0.000	0'-0"
FIRST FLOOR	565.632	0.000	0'-0"
SECOND FLOOR	568.782	3.150	10'-4"



AREAS:
 Site 29,787sq.ft
 First Floor 1907sq.ft
 Second Floor 1359sq.ft
Total Living 3266sq.ft
 Patio 805sq.ft

A201-FIRST FLOOR PLAN
 1/4" = 1'-0"
 SCALE BAR

rev no	issued for	yy/mm/dd
M	EAVES VARIANCE	26/04/13
J	BUILDING PERMIT	26/01/26

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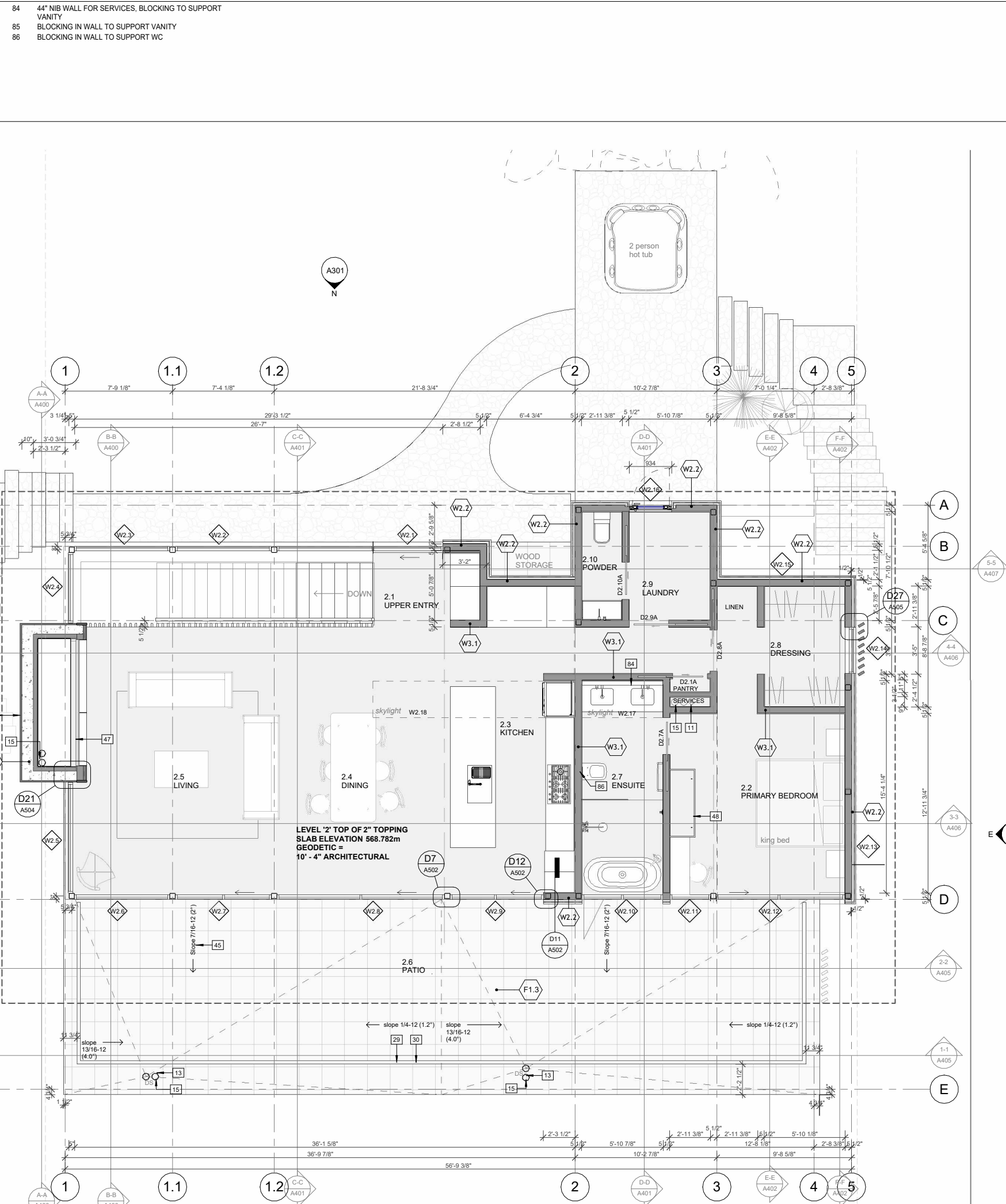
project name
JARDIN HOUSE

3305 HAMILTON RD. SIX MILE. LOT A
 PLAN EPP143219 DISTRICT LOT 4397

sheet title
FIRST FLOOR PLAN

project no.	2502
drawing file	
date	26/01/26
scale	1/4" = 1'-0" @ 24X36
drawn by	DJ
checked by	MS
revision no.	sheet no.
M	A201

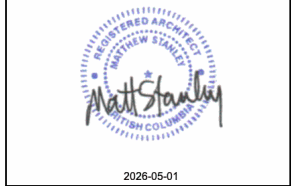
KEY NOTES:	
10	CHIMNEY WITHIN BUILDING SETBACK AS RULE 606
11	RADON VENT PIPE LOCATION. SEAL TO AIR BARRIER AT SLAB ON GRADE. REFER TO ADDITIONAL RADON MITIGATION NOTES ON A005
12	4" PERFORATED PVC RADON PIPE (DASHED). REFER TO ADDITIONAL RADON MITIGATION NOTES ON A005
13	ZURN Z165 8-3/8" DIAMETER COMBINATION MAIN ROOF AND OVERFLOW DRAIN
15	DOWN SPOUTS TO SUIT ROOF DRAINS, COMBINE WITHIN BUILDING AS REQUIRED, INSPECTION HATCH AT FIRST FLOOR
44	4" PERF. PIPE. SEE STORMWATER MANAGEMENT NOTES ON A005
45	SLOPES TO MEMBRANE SURFACE UNDER-PAVERS ON ADJUSTABLE PEDESTALS
46	COMBINED SMOKE ALARM AND CARBON MONOXIDE ALARM. CARBON MONOXIDE ALARMS TO COMPLY WITH REQUIREMENTS OF BCBC 9.32.4.2.
47	STUV 21.2-125. SF8 face fire
48	VALOR LG 1 GAS FIRE
84	44" NIB WALL FOR SERVICES, BLOCKING TO SUPPORT VANITY
85	BLOCKING IN WALL TO SUPPORT VANITY
86	BLOCKING IN WALL TO SUPPORT WC



LEVELS			
FSL	ACTUAL LEVEL	PROJECT LEVEL M	PROJECT LEVEL FT
FIRST FLOOR	565.632	0.000	0' - 0"
SECOND FLOOR	568.782	3.150	10' - 4"

AREAS:	
Site	29,787sq.ft
First Floor	1907sq.ft
Second Floor	1359sq.ft
Total Living	3266sq.ft
Patio	805sq.ft

SCALE BAR				
1" = 1'-0"	A300			
0	5	10	15	20



rev no	issued for	yy/mm/dd
M	EAVES VARIANCE	26/04/13
K	BP - EAVES	26/02/20
J	BUILDING PERMIT	26/01/26

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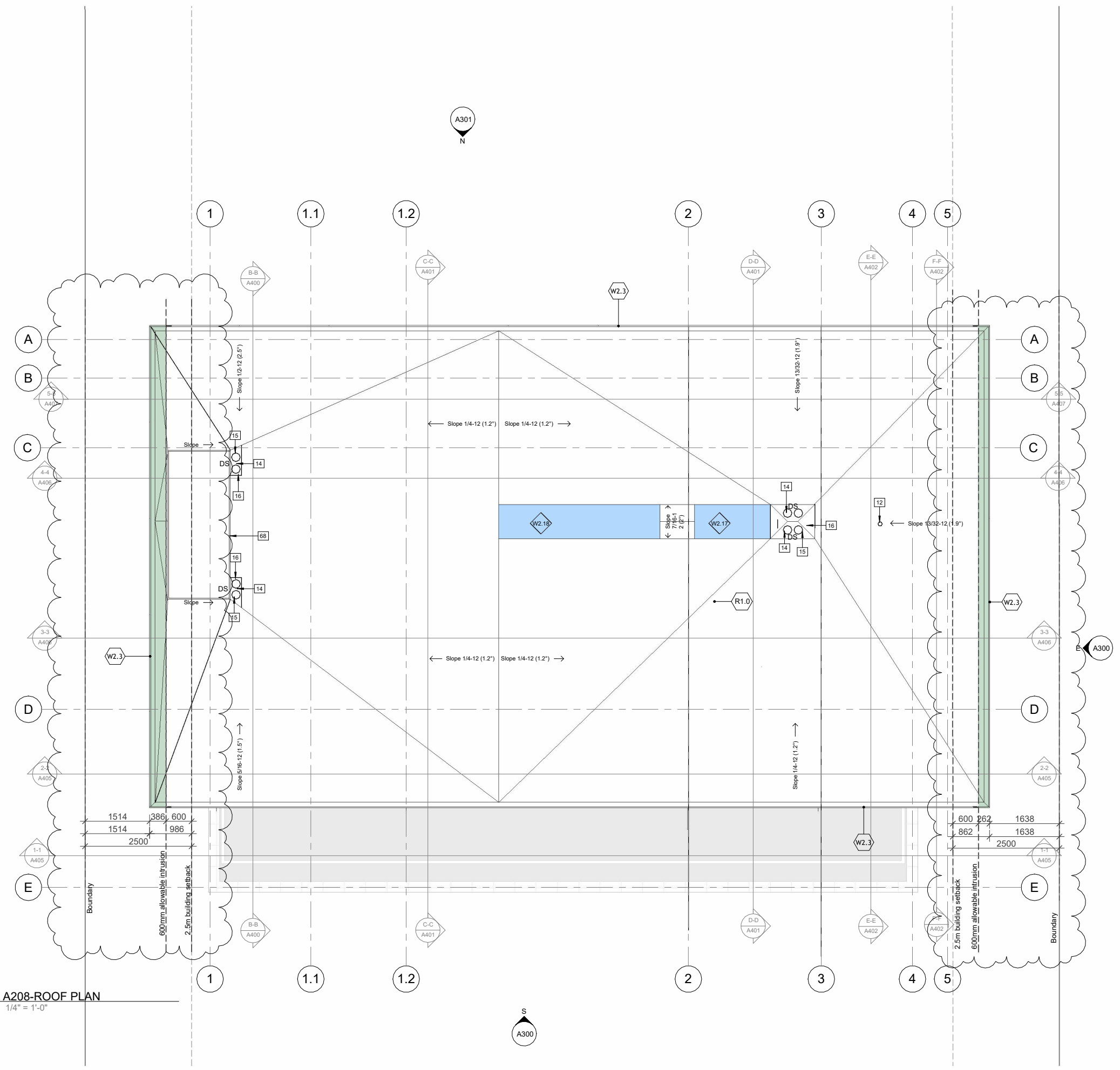
project name
JARDIN HOUSE
3305 HAMILTON RD. SIX MILE. LOT A
PLAN EPP143219 DISTRICT LOT 4397

sheet title
SECOND FLOOR PLAN

project no.	2502
drawing file	
date	26/01/26
scale	1/4" = 1'-0" @ 24X36
drawn by	DJ
checked by	MS
revision no.	sheet no.
M	A202

- KEY NOTES:**
- 11 RADON VENT PIPE LOCATION. SEAL TO AIR BARRIER AT SLAB ON GRADE. REFER TO ADDITIONAL RADON MITIGATION NOTES ON A405
 - 12 4" PERFORATED PVC RADON PIPE (DASHED), REFER TO ADDITIONAL RADON MITIGATION NOTES ON A405
 - 13 ZURN Z165 8-3/8" DIAMETER COMBINATION MAIN ROOF AND OVERFLOW DRAIN
 - 14 ZURN Z165 8-3/8" DIAMETER COMBINATION MAIN ROOF AND OVERFLOW DRAIN

- 15 DOWN SPOUT/S TO SUIT ROOF DRAINS, COMBINE WITHIN BUILDING AS REQUIRED, INSPECTION HATCH AT FIRST FLOOR
- 16 FORM 1" SUMP DRAINING TO RW/H
- 68 1" SQUARE SECTION STEEL. CHIMNEY CAP FRAME WITH SUPPORT LEGS AT 6 POINTS MINIMUM. FRAME TO EXTEND 2" HIGHER THAN FLUE COWL. FINISH FRAME WITH PERFORATED METAL FACINGS. MATT BLACK PAINT FINISH



LEVELS

FSL	ACTUAL LEVEL	PROJECT LEVEL M	PROJECT LEVEL FT
FIRST FLOOR	565.632	0.000	0' - 0"
SECOND FLOOR	568.782	3.150	10' - 4"

AREAS:	Site	29,787sq.ft
First Floor	1907sq.ft	
Second Floor	1359sq.ft	
Total Living	3266sq.ft	
Patio	805sq.ft	

A208-ROOF PLAN
 A400
 1/4" = 1'-0"

rev no	issued for	yy/mm/dd
M	EAVES VARIANCE	26/04/13
K	BP - EAVES	26/02/20
J	BUILDING PERMIT	26/01/26

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project name
JARDIN HOUSE
 3305 HAMILTON RD. SIX MILE. LOT A
 PLAN EPP143219 DISTRICT LOT 4397

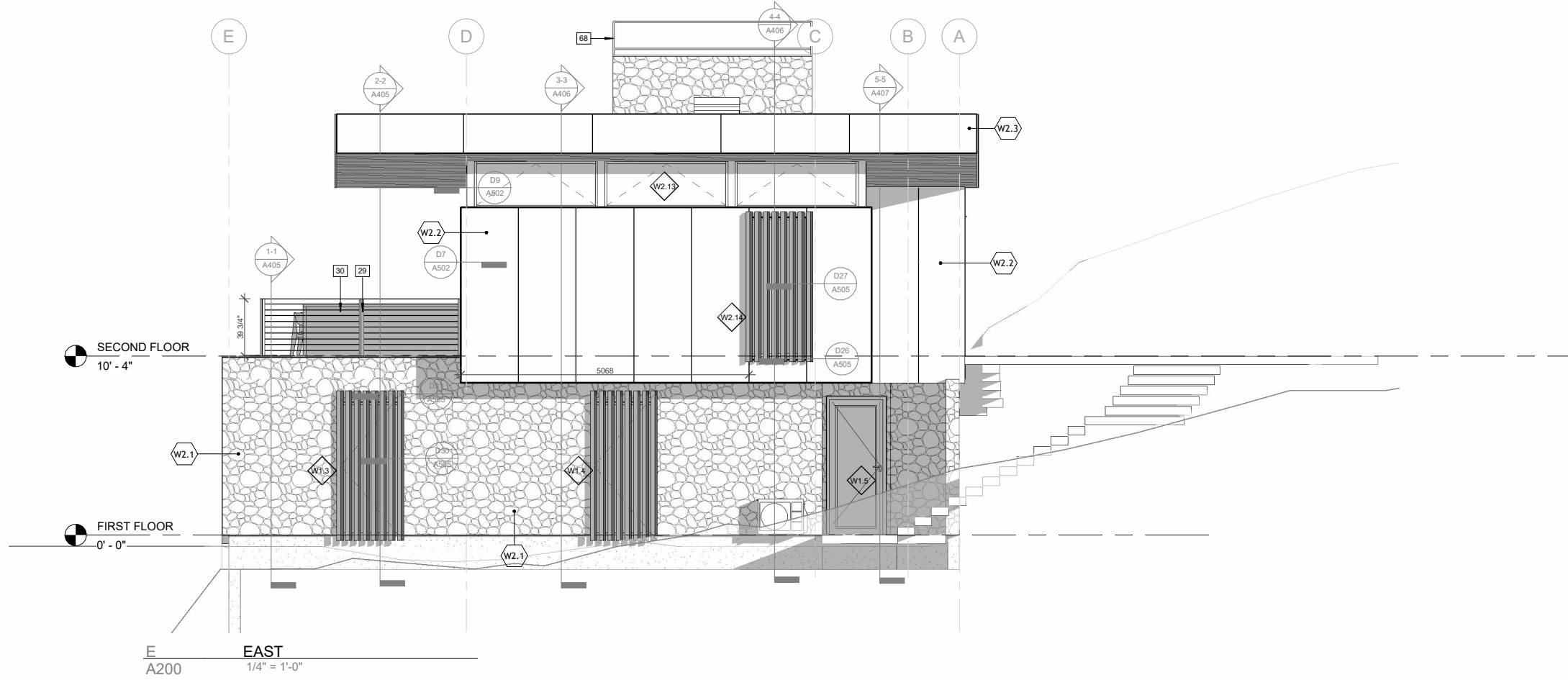
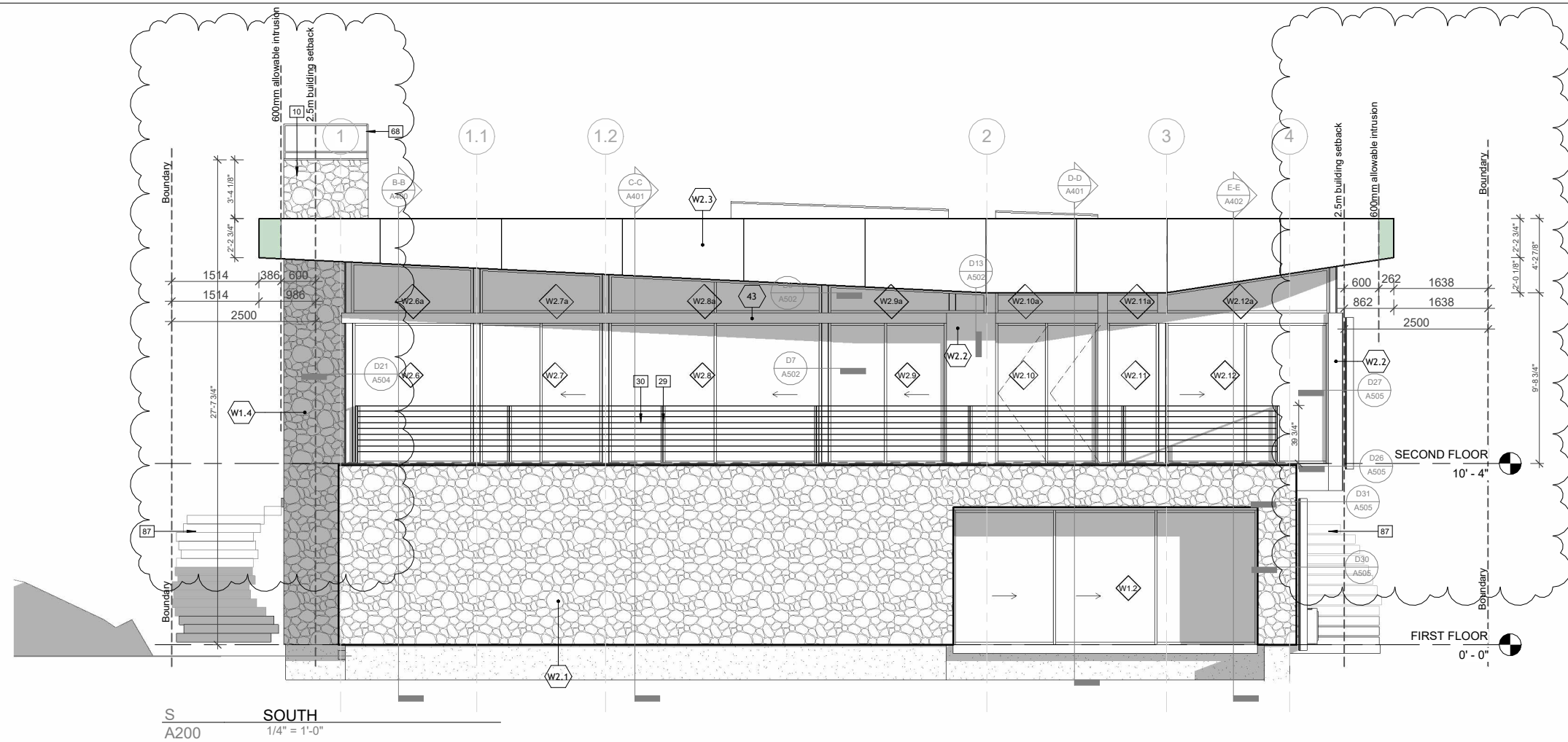
sheet title
ROOF PLAN

project no.	2502
drawing file	
date	26/01/26
scale	1/4" = 1'-0" @ 24X36
drawn by	DJ
checked by	MS
revision no.	sheet no.
M	A208

- KEY NOTES:**
- 10 CHIMNEY WITHIN BUILDING SETBACK AS RULE 606
 - 29 SQ 3" CROSS SHAPE 10MM THICK STEEL HANDRAIL UPRIGHTS, 8'-9" EQUALLY SPACED O.C. REFER STRUCT. FOR DETAILS. RAW STEEL CLEAR COAT FINISH
 - 30 HORIZONTAL S/S TENSION WIRE BARRIER, SET SO NO OPENING EXCEEDS 100MM
 - 68 1" SQUARE SECTION STEEL. CHIMNEY CAP FRAME WITH SUPPORT LEGS AT 6 POINTS MINIMUM. FRAME TO EXTEND 2" HIGHER THAN FLUE COWL. FINISH FRAME WITH PERFORATED METAL FACINGS. MATT BLACK PAINT FINISH
 - 87 LANDSCAPE STAIRS AT GRADE, NO MORE THAN 0.6 METRE ABOVE THE AVERAGE FINISHED GROUND ELEVATION

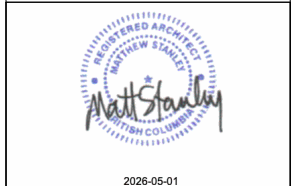


2026-05-01

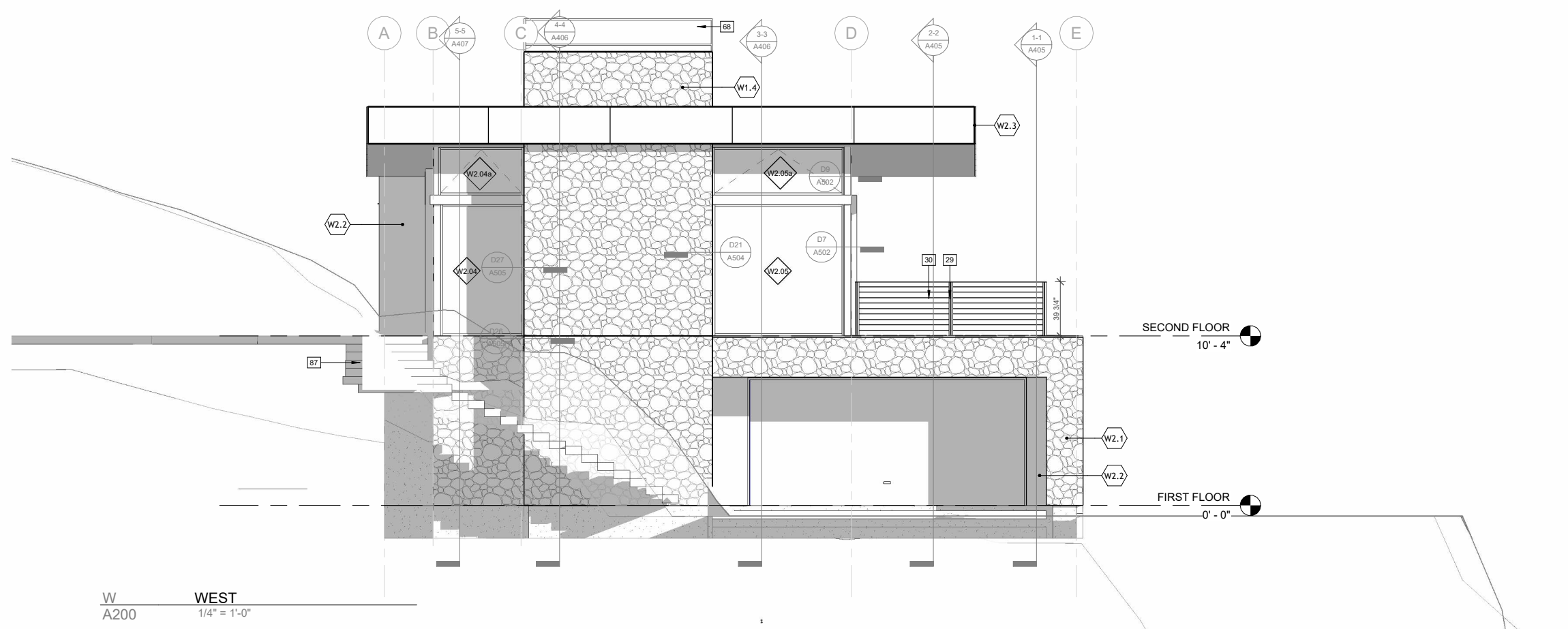
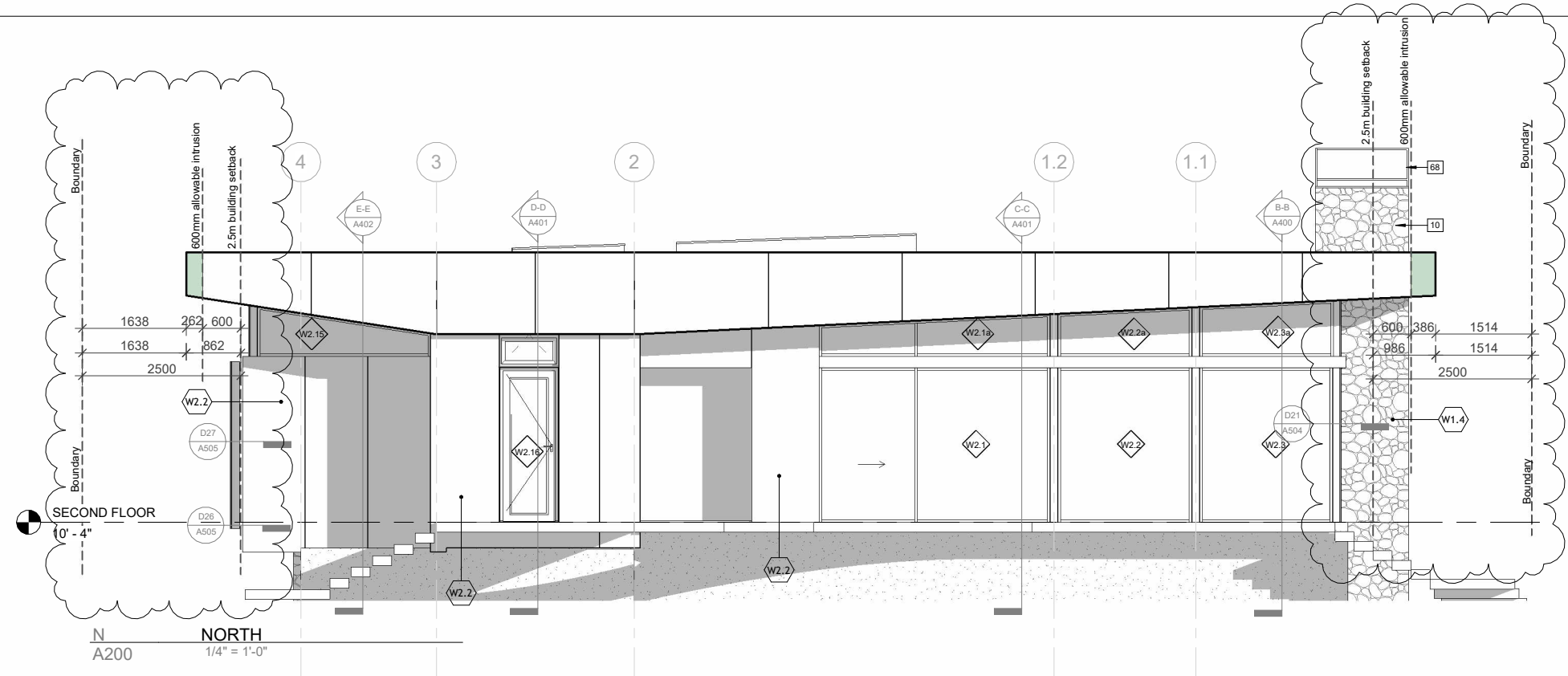


M	EAVES VARIANCE	26/04/13
L	BP - limiting distance	26/03/26
K	BP - EAVES	26/02/20
J	BUILDING PERMIT	26/01/26
rev no	issued for	yy/mm/dd
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project name JARDIN HOUSE		
3305 HAMILTON RD. SIX MILE. LOT A PLAN EPP143219 DISTRICT LOT 4397		
sheet title ELEVATIONS - SOUTH & EAST		
project no.	2502	
drawing file		
date	26/01/26	
scale	1/4" = 1'-0" @ 24X36	
drawn by	DJ	
checked by	MS	
revision no.	sheet no.	
M	A300	

KEY NOTES:			
10	CHIMNEY WITHIN BUILDING SETBACK AS RULE 606	87	LANDSCAPE STAIRS AT GRADE, NO MORE THAN 0.6 METRE ABOVE THE AVERAGE FINISHED GROUND ELEVATION
29	SQ 3" CROSS SHAPE 10MM THICK STEEL HANDRAIL UPRIGHTS, 8-9" EQUALLY SPACED O.C. REFER STRUCT. FOR DETAILS. RAW STEEL CLEAR COAT FINISH		
30	HORIZONTAL S/S TENSION WIRE BARRIER, SET SO NO OPENING EXCEEDS 100MM		
68	1" SQUARE SECTION STEEL. CHIMNEY CAP FRAME WITH SUPPORT LEGS AT 6 POINTS MINIMUM. FRAME TO EXTEND 2" HIGHER THAN FLUE COWL. FINISH FRAME WITH PERFORATED METAL FACINGS. MATT BLACK PAINT FINISH		



2026-05-01



M	EAVES VARIANCE	26/04/13
L	BP - limiting distance	26/03/26
K	BP - EAVES	26/02/20
J	BUILDING PERMIT	26/01/26
rev no	issued for	yy/mm/dd
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project name JARDIN HOUSE		
3305 HAMILTON RD. SIX MILE. LOT A PLAN EPP143219 DISTRICT LOT 4397		
sheet title ELEVATIONS - NORTH & WEST		
project no.	2502	
drawing file		
date	26/01/26	
scale	1/4" = 1'-0" @ 24X36	
drawn by	DJ	
checked by	MS	
revision no.	sheet no.	
M	A301	