



Development Variance Permit Application

Referral Form – RDCK File V2613J

Date: August 31, 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 September 27, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

3437 BROADWATER RD, RDCK REGION, ELECTORAL AREA 'J'
LOT A DISTRICT LOT 301A KOOTENAY DISTRICT PLAN 17267
005-459-818

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

The property is presently being used for residential purposes and has been improved with a single detached dwelling and two accessory buildings (84m² and 16m² in size). Construction on a third accessory building (135m²) commenced without a valid building permit.

The owner is seeking retroactive compliance and has applied for a building permit for this third accessory building. During the permit review, it was determined that a variance application was required due to the size of the accessory building and the cumulative size of all accessory buildings on the lot.

Specifically, this Development Variance Permit (DVP) seeks to vary RDCK Zoning Bylaw No. 1675, 2004 as follows:

- 701(8) To increase the maximum size of an accessory building from 100m² to 135m², and;
- 701(9) To increase the cumulative maximum size of all accessory buildings from 200m² to 250m².

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCF
0.56 ha	n/a	Suburban Residential (R1) in Regional District of Central Kootenay Zoning Bylaw No. 1675	Suburban Residential (SR) in Kootenay-Columbia Rivers Official Community Plan Bylaw No. 1157, 1996

APPLICANT: Wesley Greep

Please provide your response via email.

If your agency's interests are 'Unaffected' no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

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

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 J

☒ RDCK FIRE SERVICES

Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

☐ MUNICIPAL AFFAIRS & HOUSING	☒ RDCK EMERGENCY SERVICES
☒ INTERIOR HEALTH, HBE TEAM	☒ RDCK BUILDING SERVICES
☐ SCHOOL DISTRICT NO.	☐ RDCK UTILITY SERVICES
☒ WATER SYSTEM OR IRRIGATION DISTRICT	☐ RDCK RESOURCE RECOVERY
☒ UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	☐ RDCK REGIONAL PARKS
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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



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



0 0.02 0.04 km

Scale: 1:2,257
August 5, 2026 11:42 AM
Size: 8.5 x 11"



The map data are approximate for reference only.
The Regional District of Central Kootenay is not
liable for any errors or omissions on this map nor
any loss or damage resulting from its use.

RDCK Map



- | | |
|--|---|
|  Address Points | Zoning |
|  Cadastre Property Lines | Class |
|  RDCK Streets |  Open Space |
| |  Residential 1 |
| |  Electoral Areas |



0 0.02 0.04 km

Scale: 1:2,257
August 5, 2026 11:42 AM
Size: 8.5 x 11"

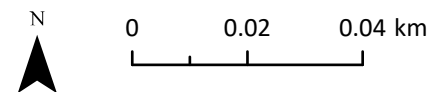


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RDCK Map



- Address Points
- Cadastre Property Lines
- RDCK Streets
- Official Community Plan
- Legend
- Open Space
- Suburban Residential
- Electoral Areas



Scale: 1:2,257
August 5, 2026 11:42 AM
Size: 8.5 x 11"

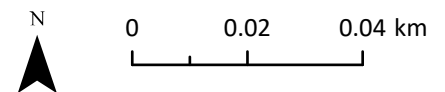


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RDCK Map



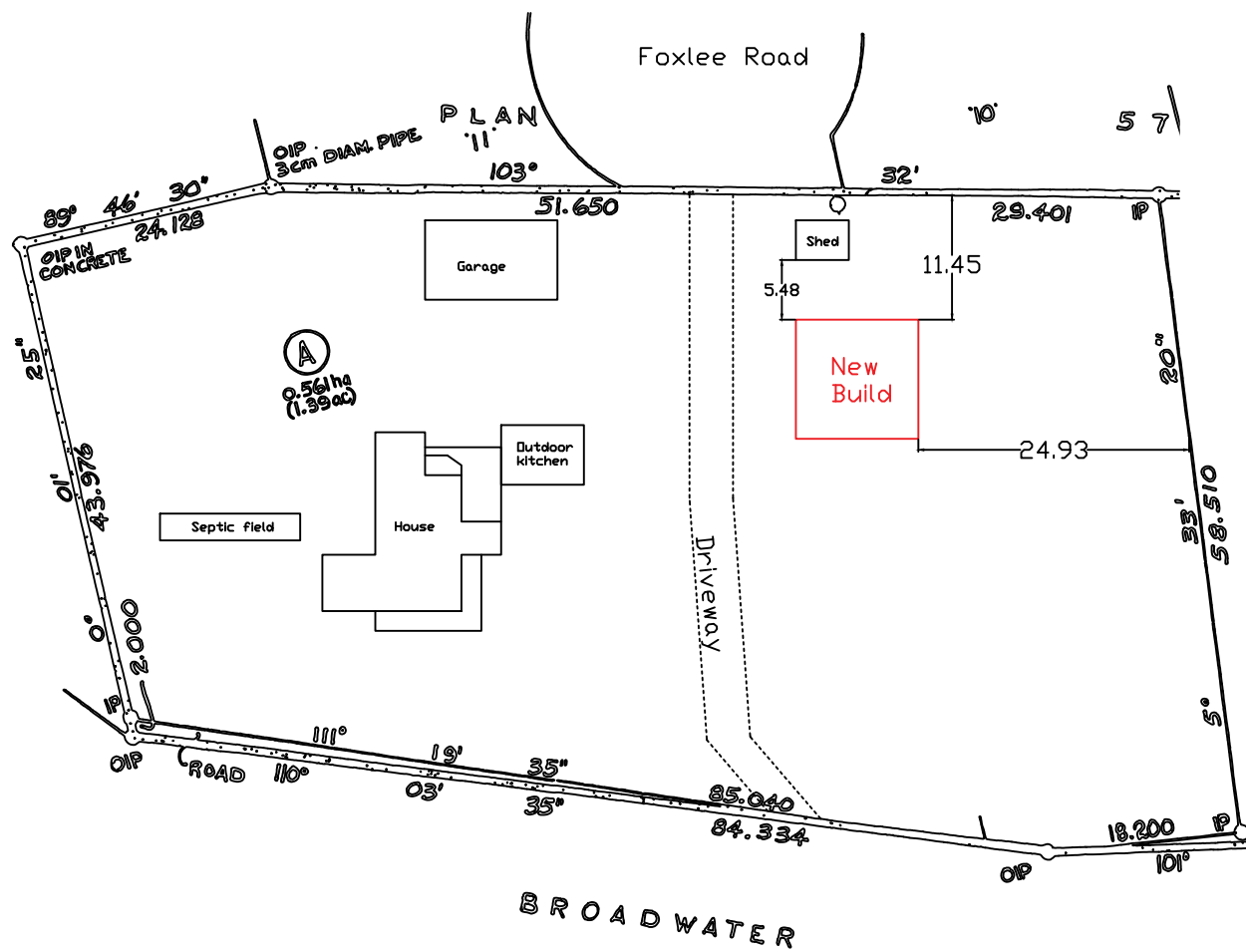
- Address Points
- Cadastre Property Lines
- RDCK Streets
- Flood Construction Levels - 1990
- Electoral Areas



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ROAD