



Development Variance Permit Application

Referral Form – RDCK File V26141

Date: 2026-10-16

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 NOVEMBER 16, 2026). If no response is received within that time, it will be assumed that your agency's interests are unaffected.

LEGAL DESCRIPTION & GENERAL LOCATION:

833 Kootenay Road, Brilliant, Electoral Area 'I'
LOT F DISTRICT LOT 9 KOOTENAY DISTRICT PLAN 5735
012-807-711

PRESENT USE AND PURPOSE OF PERMIT REQUESTED:

This is an application for a Development Variance Permit (DVP) in Brilliant to reduce the exterior side setback to accommodate a residential garage.

Specifically, the DVP seeks to vary Section 605.1 of Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 to reduce the required setback from 7.5 metres to 2.4 metre - a reduction of 5.1m.

The building if constructed will encroach into the road right-of-way and a permit to authorize the structure in this location from the Ministry of Transportation and Transit is also required.

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING	OCP
0.32 ha	no	Suburban Residential (R1) in Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004	Suburban Residential (RS) in Sentinel Mountain Official Community Plan Bylaw No. 2821, 2024.

APPLICANT:

Jonas Horvath, Horvath Contracting and Design Ltd.

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 TRANSIT
- ☒ HABITAT BRANCH – WLRS
- ☒ FRONTCOUNTER BC
- ☐ AGRICULTURAL LAND COMMISSION
- ☐ REGIONAL AGROLOGIST
- ☐ ENERGY & MINES
- ☐ MUNICIPAL AFFAIRS & HOUSING
- ☒ INTERIOR HEALTH, HBE TEAM

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 I

☒ RDCK FIRE SERVICES

☒ RDCK EMERGENCY SERVICES

☒ RDCK BUILDING 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

☒ ARCHAEOLOGY BRANCH ☒ WATER SYSTEM OR IRRIGATION DISTRICT ☒ UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)	☐ 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



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



0 0.09 0.18 km

Scale: 1:9,028
October 2, 2026 2:00 PM
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
- Cadastre Property Lines
- RDCK Streets
- Trails
- Electoral Areas



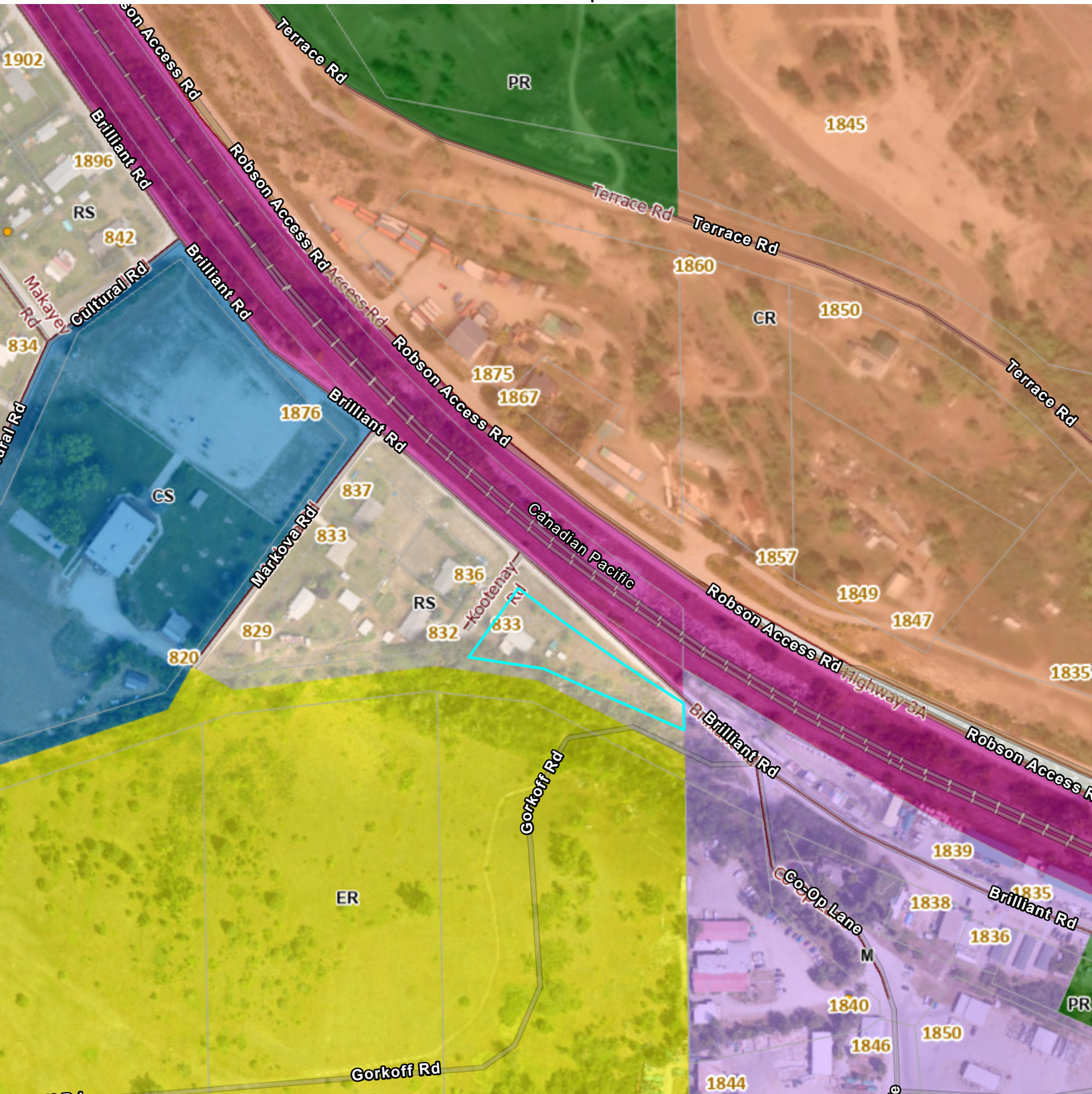
0 0.01 0.02 km

Scale: 1:1,128
October 2, 2026 2:05 PM
Size: 8.5 x 11"

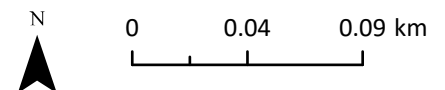


The map data are approximate for reference only.
The Regional District of Central Kootenay is not
liable for any errors or omissions on this map nor
any loss or damage resulting from its use.

RDCK Map



- | | |
|-------------------------|-------------------------------------|
| Address Points | Country Residential |
| Cadastre Property Lines | Environmental Reserve |
| RDCK Streets | Industrial |
| Official Community Plan | Parks and Recreation |
| Legend | Suburban Residential |
| Community Services | Utility, Railway and Transportation |
| | Electoral Areas |

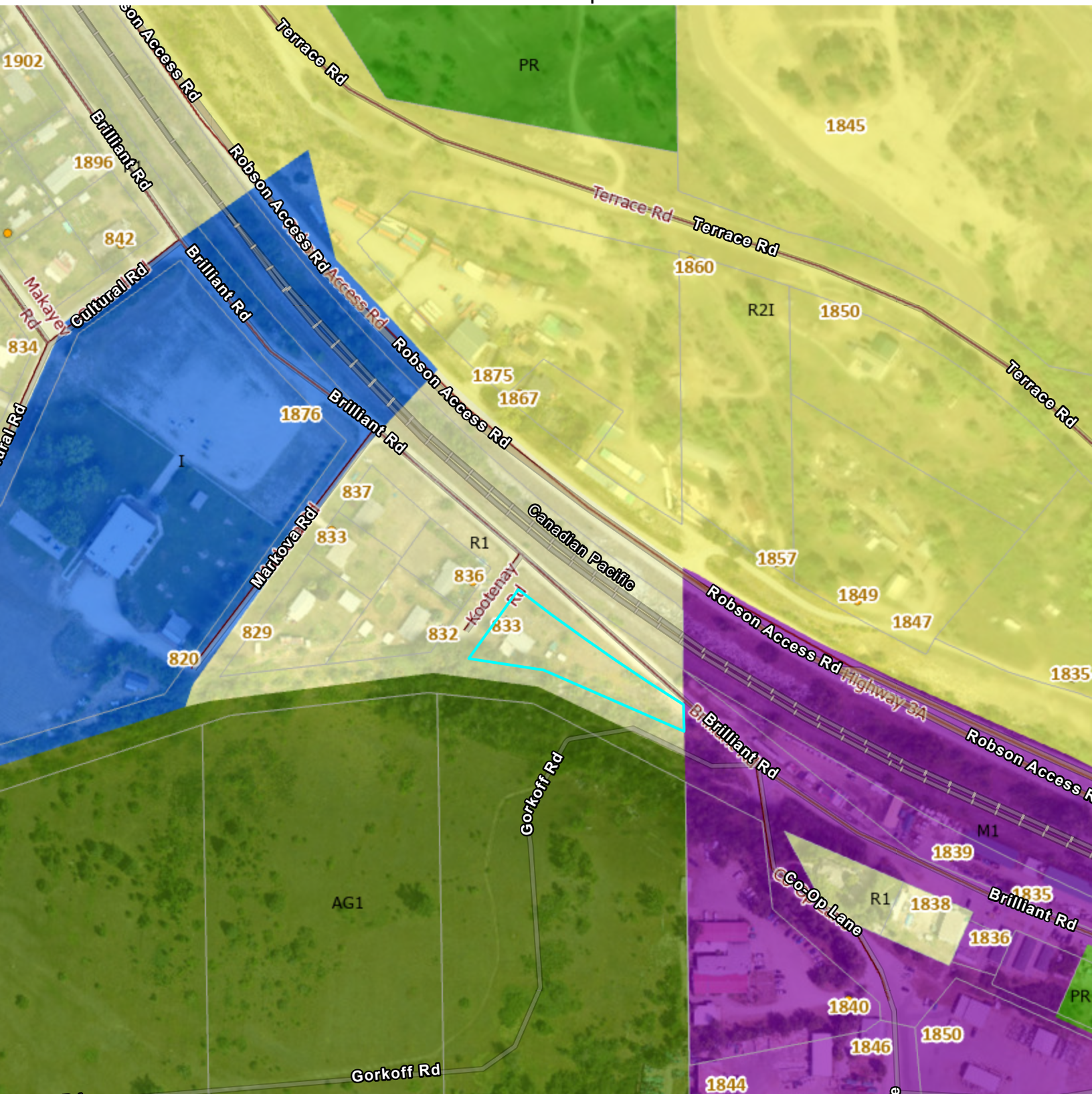


Scale: 1:4,514
October 2, 2026 2:01 PM
Size: 8.5 x 11"

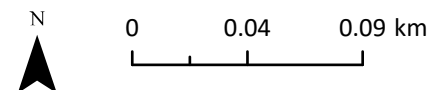


The map data are approximate for reference only.
The Regional District of Central Kootenay is not
liable for any errors or omissions on this map nor
any loss or damage resulting from its use.

RDCK Map



- | | |
|-------------------------|----------------------|
| Address Points | Industrial |
| Cadastre Property Lines | Institutional |
| RDCK Streets | Parks and Recreation |
| Zoning | Residential 1 |
| Class | Residential 2 |
| Agriculture | Electoral Areas |



Scale: 1:4,514
October 2, 2026 2:00 PM
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
- Cadastre Property Lines
- RDCK Streets
- Agriculture Land Reserve
- Electoral Areas



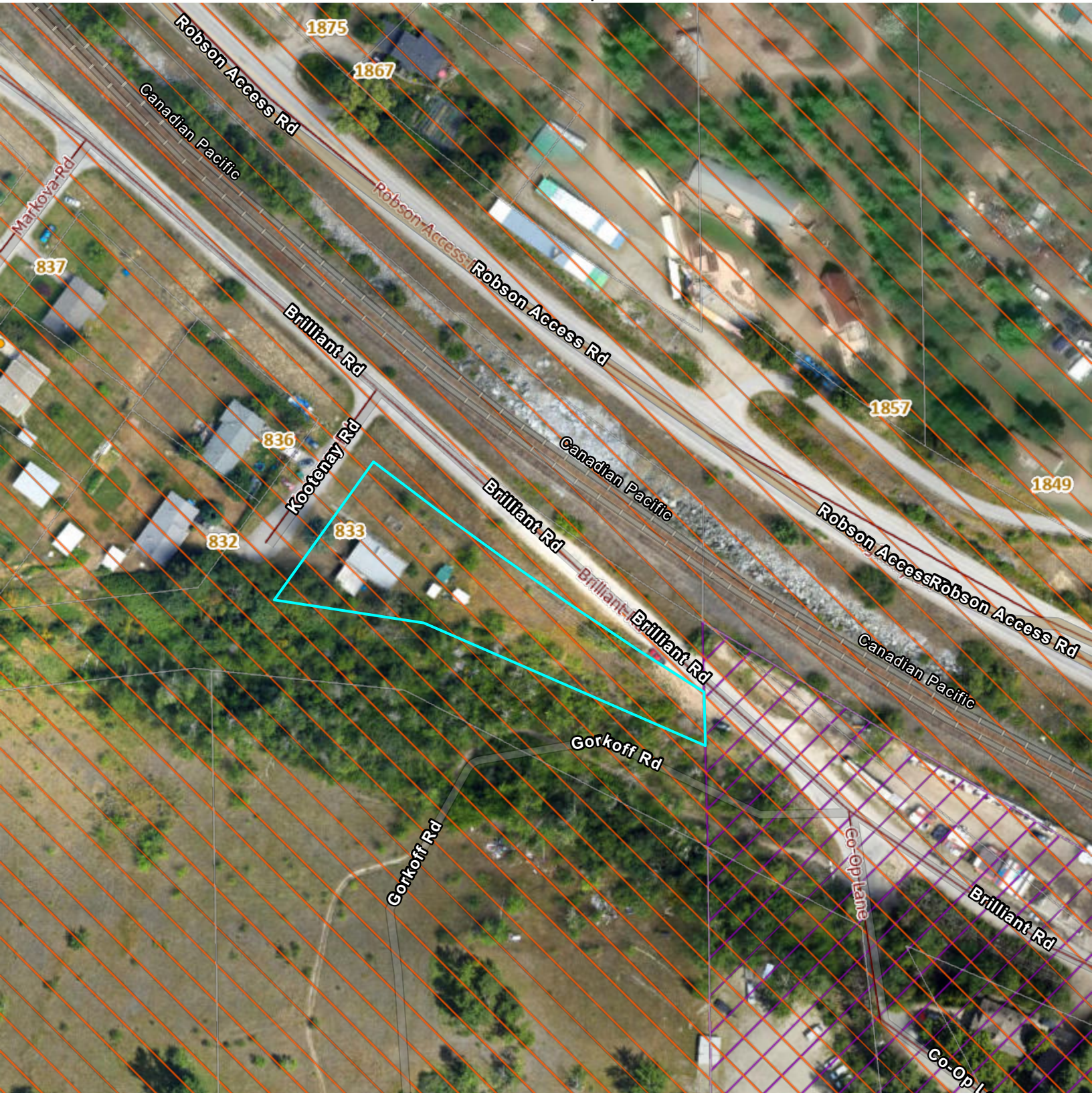
0 0.04 0.09 km

Scale: 1:4,514
October 2, 2026 2:01 PM
Size: 8.5 x 11"

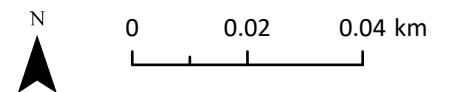


The map data are approximate for reference only.
The Regional District of Central Kootenay is not
liable for any errors or omissions on this map nor
any loss or damage resulting from its use.

RDCK Map



- | | |
|-------------------------|---------------------------|
| Address Points | Development Permit Areas |
| Cadastre Property Lines | DPA Type |
| RDCK Streets | Industrial and Commercial |
| | Wildfire |
| | Electoral Areas |



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
- Cadastre Property Lines
- RDCK Streets
- Community Heritage Register
- Electoral Areas



0 0.02 0.04 km

Scale: 1:2,257
October 2, 2026 2:02 PM
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.

Setback Requirements

605

- 1 Unless otherwise stated, no principal or accessory building or structure except a fence may be located within 7.5 metres of a front or exterior side lot line or within 2.5 metres of any other lot line.
- 2 Despite Section 605(1), buildings and structures shall be setback a minimum of fifteen (15) metres from lot lines adjacent to the Agricultural Land Reserve boundary.
- 3 Unless otherwise stated no portable sawmill may be located within 100 metres from a property line.
- 4 Despite Section 605(1), on all lots having a residential zone and are less than 0.2 hectares in area, the minimum setback to front or exterior lot lines shall be 4.5 metres.
- 5 Despite Section 605(1), for all of Electoral Area F, unless otherwise stated in the zone, no principal or accessory building or structure except a fence may be located

Development Variance Permit Proposal Summary

This Development Variance Permit Proposal Summary is for the property at **833 Kootenay Rd** (PID: 012-807-711), covering our plan to build an **accessory building: garage**.

The property owners, **Christa and Jesse Bosma**, gave their contractor and agent, **Horvath Contracting and Design Ltd.** (represented by **Jonas Horvath**), the go-ahead to apply for a **Development Variance Permit** so we can build the garage as planned.

A Development Variance Permit is needed because the **proposed accessory building is closer than 7.5 meters from the exterior lot line**.

Framework

The requested variance falls under **RDCK Zoning Bylaw 1675, Division 6, Section 605.1**. Under Section 605.1, main buildings or accessory structures can't sit closer than **7.5 meters of a front or exterior side lot line** or within **2.5 meters of any other lot line** on properties zoned **Suburban Residential (R1)** in Electoral Area I.

Required Variance

To build the garage according to our design, the wall ends up sitting **3.06 meters from the front lot line**. The roof eave will stick out another **2 feet (0.60 meters)** past the outside wall. Given this, the total variance to the front lot line requested is **2.46 meters, which is a reduction of 5.04m**.

Rationale

The applicants are asking for approval on this variance for the following reasons:

- **Existing Building Orientation and Accessibility:** This chosen location matches how the house was originally set up. It lines up nicely with the exterior doors, windows, and existing parking. Keeping it here makes getting in and out of everyday vehicles easy, efficient and safe.
- **Site and Septic Infrastructure Constraints:** Relocating the garage anywhere else on the property, means that a new driveway needs to be constructed right near the septic field. This brings up additional technical and permit work. Any other layout would also mean major rework on the house frame and layout, adding huge extra costs and extending the timeline significantly.
- **Structure Dimension Requirements:** Shrinking the garage to fit the standard 7.5-meter setback wouldn't leave enough room inside to actually park and store the owner's vehicles, defeating the whole point of building it.

Effects on Surrounding Properties

Public Infrastructure: The boulevard and lots right next to this exterior lot line have no regional infrastructure on or in it, like sidewalks, power poles, or streetlights.

Impact on Adjacent Properties: No neighbouring houses or property lines are close enough to be impacted by the smaller setback.

Cul-de-Sac Positioning: This place is the only lot on that side of the cul-de-sac boulevard, so it won't block sightlines or mess with traffic for anyone else on the street.

GENERAL NOTES

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE PLANS, THE OWNER AND/OR BUILDER ACCEPTS THESE PLANS AS DRAWN AND HAS READ AND UNDERSTANDS THE GENERAL NOTES AS FOLLOWS,

- THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT SUBSEQUENT CHANGES TO THE CODE ARE COMPLIED WITH AND INCORPORATED IN THE CONSTRUCTION OF THIS PLAN. ALL WORK SHALL CONFORM TO THE CURRENT BC BUILDING CODE AND/OR LOCAL BUILDING CODES AND BYLAWS THAT MAY TAKE PRECEDENT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE BC BLDG. CODE (LATEST EDITION).
- ENGINEERED ROOF & FLOOR JOISTS BY MANUFACTURER / P. ENGINEER LICENCED IN THE PROVINCE OF BC. SHOP DRAWINGS TO BE PROVIDED TO THE BUILDING DEPT. UPON APPLICATION FOR PERMIT.
- DO NOT SCALE THE DRAWINGS - SHOULD DISCREPANCIES EXIST, CONTACT THE OWNER IMMEDIATELY.
- THE CONTRACTOR SHALL MAKE ANY NECESSARY ALLOWANCES FOR ANY VARIATIONS AND / OR REVISIONS MADE ON ACCOUNT OF SUBTRADES AND PRODUCT SELECTION FOR THE COMPLETION OF THE PROJECT.
- FEATURES OF CONSTRUCTION NOT CLEARLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
- CONFIRM ALL MEASUREMENTS THAT GOVERN THE SCOPE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A NEAT & ORDERLY CONSTRUCTION SITE AT ALL TIMES. AT END OF CONSTRUCTION, THE BUILDER SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE & BUILDING(S) OF ANY REFUSE & MAKING GOOD ANY DAMAGE TO BUILDING(S) INCURRED DURING CONSTRUCTION.
- CONTRACTOR TO BE WELL VERSED WITH THE BCBC 2024 AS AMENDED AND TO EXERCISE GOOD CONSTRUCTION PRACTICES THROUGHOUT ALL ASPECTS OF THE JOB AND ENFORCE THE SAME ON ALL RELATED SUBTRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL SITE MEASUREMENTS AND FOR ENSURING ALL CONSTRUCTION SAFETY AND PROCEDURE REQUIREMENTS APPLICABLE IN THE PLACE OF THE WORK ARE CONFORMED TO.
- THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIANCES FROM STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE.
- EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS IS MADE. DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY EFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK & VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE THE DESIGNER SO CORRECTIONS CAN BE MADE.

STRUCTURAL DESIGN & ENGINEERING

- IN SOME INSTANCES, BEAM & FRAMING SIZES NOT SPECIFIED IN PART 9 OF THE BUILDING CODE ARE USED; THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF THE OWNER.
- THE CITY OR MUNICIPAL BUILDING DEPARTMENT MAY REQUIRE CONFIRMATION OF FOUNDATION & FOOTINGS BY A CERTIFIED STRUCTURAL ENGINEER WHICH IS THE RESPONSIBILITY OF THE OWNER.

CONCRETE & REINFORCING STEEL

- CONCRETE SLAB CONSTRUCTION SHALL CONFORM TO CSA.A23.3-04
- CONCRETE COMPRESSIVE STRENGTH SHALL BE 32 MPa AT 28 DAYS, MAX. AGGREGATE SIZE TO BE 20MM AND SLUMP TO BE 50MM MAX, UNLESS OTHERWISE STATED.
- AIR ENTRAIN ALL CONCRETE 6-7%.
- CONCRETE COVER FOR REINFORCEMENTS SHALL BE IN ACCORDANCE WITH BC BUILDING CODE AND CSA A23.3-04.
- ALL FLOOR SURFACES SHALL BE LEVEL TO A TOLERANCE OF 10MM AND NOT OUT OF PLANE BY MORE THAN 3MM ON 3000MM TEMPLATE. STEEL TROWEL FINISH ALL FLOORS.
- REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CSA G30.18-M92, GRADE 400.
- REINFORCING BARS SHALL BE CONTINUOUS ACROSS CONSTRUCTION JOINTS AND ELEVATION VARIATIONS UNLESS NOTED. CONTINUOUS BARS SHALL BE FULLY DEVELOPED BY LAPPING WHERE SPICED.

EXCAVATION AND BACKFILL

- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
- THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 18".
- BACKFILL WITHIN 24" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS 10" OVER IN DIAMETER.

DAMPProofing AND DRAINAGE

- 4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWLSPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.
- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.
- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

FOOTINGS

- MINIMUM 2200 PSI POURED CONCRETE.
- MINIMUM 30" BELOW FINISHED GRADE.
- FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 2500 PSF.

FOOTING SIZE

- FOOTINGS TO BE 20" W X 8" H OR AS SPECIFIED BY P. ENGINEER.
- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL NOT BE GREATER THAN ITS THICKNESS.

STEP FOOTINGS

VERTICAL RISE:

- 24" MAX. FOR FIRM SOILS
- 16" MAX. FOR SAND OR GRAVEL

HORIZONTAL RUN = MIN. 24"

FOUNDATION WALLS

- TO BE POURED CONCRETE ON SOLID UNDISTURBED BEARING BELOW FROST LINE.
- ALL CONCRETE & MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY CURRENT BUILDING CODES REQUIRE ENGINEERING.
- DAMPProofing SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.
- FOUNDATION WALL TO EXTEND MINIMUM 6" ABOVE FINISHED GRADE.
- A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE. A DRAINAGE LAYER SHALL CONSIST OF:
 - MIN. 3/4" MINERAL FIBRE INSULATION WITH MIN. 2 DENSITY OF 3.6 LB/FT
 - MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, OR
 - AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE
- FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
- GRADES SHOWN ON ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- IT IS RECOMMENDED THAT ALL FOUNDATION WALLS 24" AND HIGHER SHALL HAVE ONE 12mm REINFORCING BAR CENTRED 3" FROM TOP; CORNER REINFORCING TO BE LAPPED MINIMUM 24".

CONCRETE FLOOR SLABS

- GARAGE AND EXTERIOR SLABS AND EXTERIOR CONCRETE STEPS SHALL BE 4650PSI WITH 5-8% AIR ENTRAINMENT.
- MINIMUM 3" THICK, PLACED ON A MINIMUM OF 4" COARSE, CLEAN, GRANULAR MATERIAL.
- ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

WOOD FRAME CONSTRUCTION

- ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO.1 & 2, AND SHALL BE IDENTIFIED BY A GRADE STAMP.
- ALL WOOD TO CONFORM TO CSA-0141-05 (AS AMENDED).
- MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.
- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 6 MIL POLYETHYLENE OR TYPE 'S' ROLL ROOFING.

WALLS

- EXTERIOR WALLS SHALL CONSIST OF:
 - CLADDING
 - AIR BARRIER SYSTEM LAPPED 4" AT JOINTS
 - 1/2" PLYWOOD SHEATHING
 - 2X6 STUDS @24" O.C.
 - 2X6 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE

- INTERIOR LOADBEARING WALLS SHALL CONSIST OF:
 - 2X6 STUDS @ 16" O.C.
 - 2X6 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE
 - 2X6 MID-GIRTS IF NOT SHEATHED
 - 1/2" GYPSUM BOARD SHEATHING

COLUMNS, BEAMS & LINTELS

- MINIMUM 3 1/2" END BEARING FOR WOOD BEAMS.
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.

ROOF & CEILINGS

- REFER TO TRUSS MANUFACTURERS DRAWINGS FOR TRUSS LAYOUT.
- HIP AND VALLEY RAFTER SHALL BE 2" DEEPER THAN COMMON RAFTERS.
- 2X4 COLLAR TIES @ RAFTER SPACING WITH 1X4 CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 7' 10" IN LENGTH.

NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

- HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM 1/4 X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES.
- NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN 1/2 THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH.
- WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, AND 1 1/2" IF NON-LOAD BEARING.
- ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

NATURAL VENTILATION

- ROOF / ATTIC VENTILATION SHALL BE IN ACCORDANCE WITH BCBC 2024 9.19.1.1 "ROOF SPACES".
- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF INSULATED AREA.
 - INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF INSULATED AREA.
 - ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS.
 - UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 FT² OF VENTILATION FOR EACH 538 FT².
 - MINIMUM NATURAL VENTILATION AREAS, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:
 - BATHROOMS: 0.97 FT²
 - OTHER ROOMS: 3 FT²
 - UNFINISHED BASEMENT: 0.2% OF FLOOR AREA

DOORS AND WINDOWS

- WINDOW STANDARDS SHALL COMPLY WITH BCBC 2024 SECTION 9.7 "WINDOWS, DOORS & SKYLIGHTS".
- EVERY BEDROOM SHALL CONTAIN AT LEAST A WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 FT² AND NO DIMENSION LESS THAN 15", WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAXIMUM SILL HEIGHT 39" FOR FIN. FLOORS ABOVE GRADE.
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6' 7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK.
- THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT.

EXTERIOR WALLS

- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3' 11" FROM PROPERTY LINES.
- 5/8" FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN 3' 11" FROM PROPERTY LINES.
- NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 24" FROM PROPERTY LINES.

ACCESS TO ATTICS & CRAWLSPACE

- ACCESS HATCH MINIMUM 22" X 24" (3.4 SQ FT) TO BE PROVIDED TO EVERY ROOF SPACE WHICH IS NOT LESS THAN 32 SQ FT IN AREA; NOT LESS THAN 39" IN WIDTH OR LENGTH AND NOT LESS THAN 24" IN HEIGHT OVER AT LEAST THE AREA DESCRIBED.
- ACCESS HATCH MINIMUM 20" X 28" TO BE PROVIDED TO EVERY CRAWL SPACE. OPENINGS SHALL BE FITTED WITH A DOOR OR HATCH, EXCEPT WHERE THE CRAWL SPACE IS HEATED AND THE ACCESS OPENING INTO THE CRAWL SPACE IS FROM AN ADJACANT HEATED SPACE.

ROOFING

- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST 1/2" INTO ROOF SHEATHING.
- EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS.
- EAVE PROTECTION SHALL EXTEND 2' 11" UP THE ROOF SLOPE FROM THE EDGE, AND AT LEAST 12" FROM THE INSIDE FACE OF THE EXTERIOR WALL, AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH MINIMUM 4" HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS, OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 1 IN 1.5, OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED.
- OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 23 5/8" WIDE.
- FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS.
- SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN .068" SHEET LEAD, 0.013" GALVANIZED STEEL, 0.013" COPPER, 0.014" ZINC, OR 0.019" ALUMINUM.

NOTES:

- CONTRACTORS & SUBCONTRACTORS RESPONSIBLE FOR CHECKING ALL DETAILS & DIMENSIONS WHILE REPORTING ANY DISCREPANCIES TO OWNER.
- ENGINEERING, REQUIRED FOR CONCRETE WORK IS THE RESPONSIBILITY OF THE OWNER. FOUNDATION DESIGN TO BE CHECKED BY LOCAL ENGINEER TO SUIT SOIL CONDITIONS.
- ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS TO BE DETERMINED BY INSTALLING CONTRACTORS.
- TRUSS MANUFACTURERS DESIGN TAKES PRECEDENCE.
- FLOOR SYSTEM MANUFACTURERS DESIGN TAKES PRECEDENCE.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY PLANS WITH ALL LOCAL BUILDING AUTHORITIES & CODE BOTH MUNICIPAL & GOVERNMENTAL.
- THESE DRAWINGS HAVE BEEN PRODUCED BY R.PIVA DRAFTING SERVICES WITH THE UTMOST CARE. HOWEVER, DOES NOT TAKE RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

DRAWING LIST:

- A-0 GENERAL NOTES
- A-1 SITE PLAN
- A-2 FOUNDATION PLAN
- A-3 1ST FLOOR PLAN
- A-4 ROOF PLAN
- A-5 WEST & SOUTH ELEVATIONS
- A-6 NORTH ELEVATION & SECTION A

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO OWNER BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE OWNER.
*DRAWINGS ARE NOT TO BE SCALED.

HORVATH CONTRACTING & DESIGN LTD.

1418 COLUMBIA AVE, CASTLEGAR, BC
TEL: (604) 304-0421
E-MAIL: JONAS@HCAD.CA

R. PIVA DRAFTING SERVICES

1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599 Email: avprpp@gmail.com

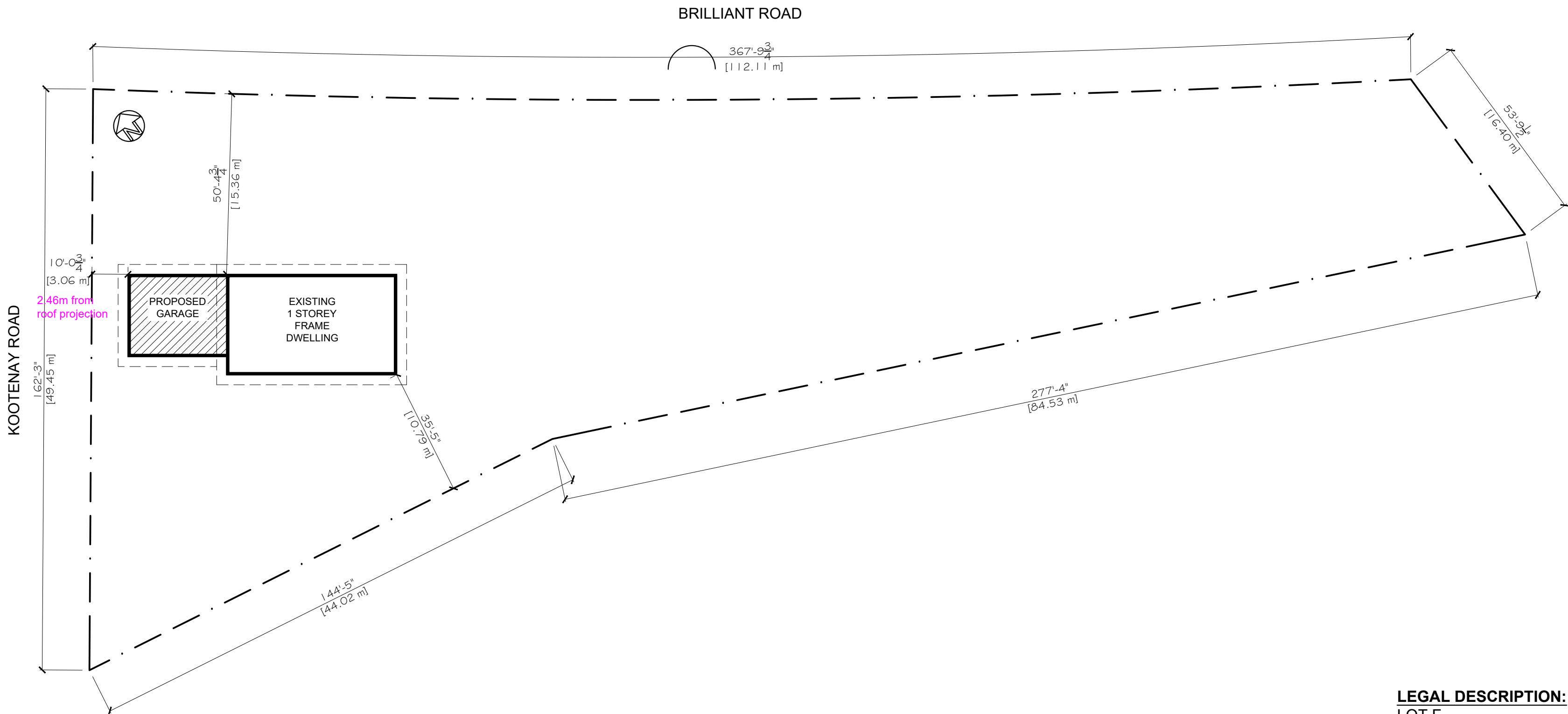
Project Name & Address:

PROPOSED GARAGE FOR: 833 KOOTENAY ROAD OOTISCHENIA, BC

Title:

GENERAL NOTES

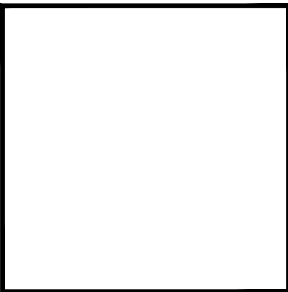
Project No: 26-51	Sheet
Date AUGUST 20, 2026	A-0
Scale 1"= 25'	



LEGAL DESCRIPTION:	
LOT F	
DISTRICT LOT 9	
KOOTENAY DISTRICT PLAN 5735	
NEP5735	
PID 012-807-711	
AREA I : ZONING - R1	
MINIMUM SETBACKS:	
FRONT YARD	7.5 M (24.6')
ALL OTHERS	2.5 M (8.2')
MAX BLDGS COVERAGE	33 %
SUMMARY OF AREAS :	
	(SQ FT)
LOT AREA	34317.3
EXTG DWELLING AREA	1334
NEW GARAGE AREA	632.5
TOTAL BLDG COVERAGE	1966.5 (5.7%)

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO OWNER BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE OWNER.
*DRAWINGS ARE NOT TO BE SCALED.



**HORVATH CONTRACTING
& DESIGN LTD.**

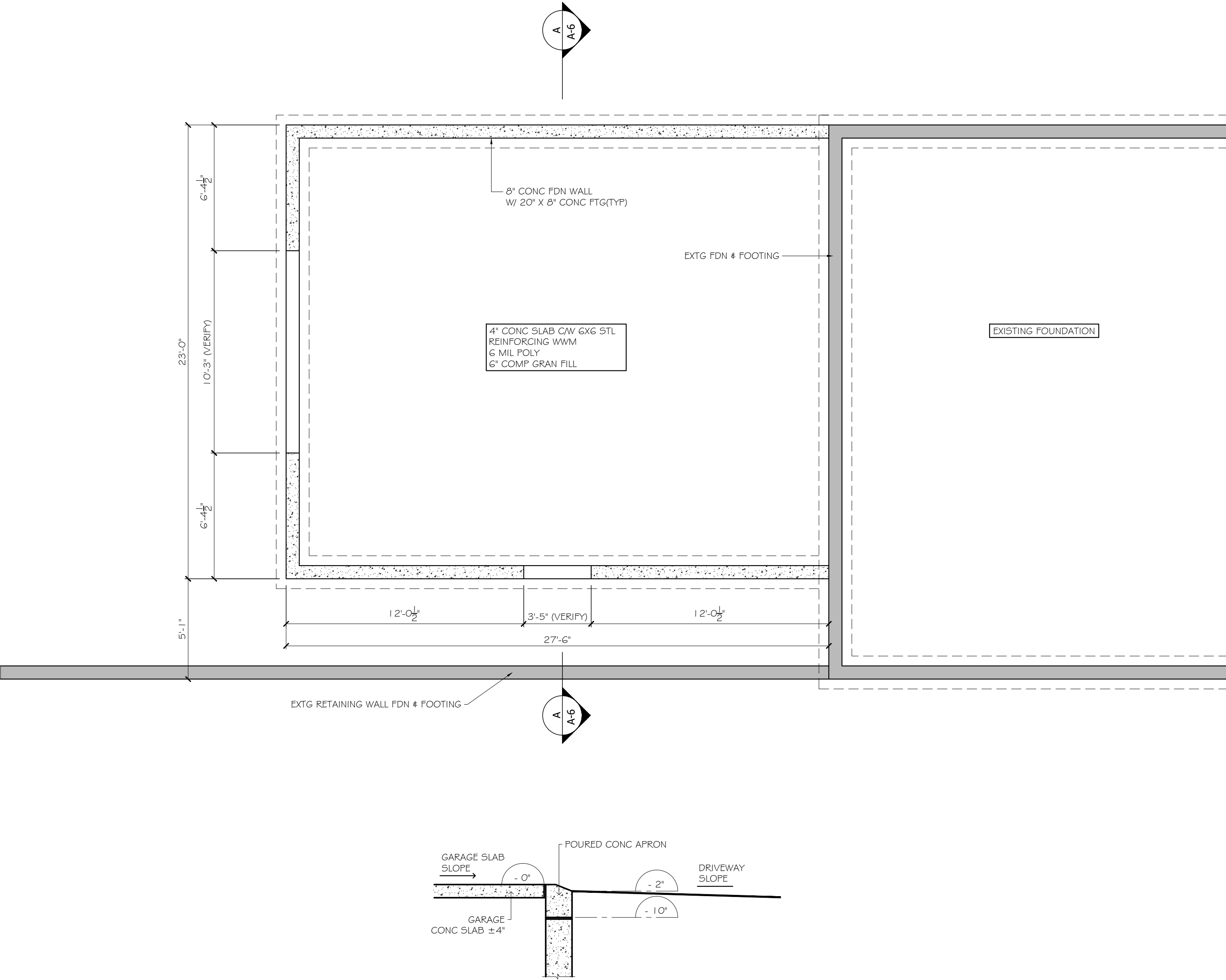
1418 COLUMBIA AVE, CASTLEGAR, BC
TEL: (604) 304-0421
E-MAIL: JONAS@HCAD.CA

**R. PIVA
DRAFTING SERVICES**

1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599 Email: aviprrp@gmail.com

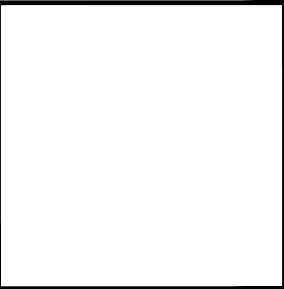
Project Name & Address:
**PROPOSED GARAGE FOR:
833 KOOTENAY ROAD
OOTISCHENIA, BC**

Title: SITE PLAN		
Project No: 26-51	A-1	
Date AUGUST 20, 2026		
Scale 1"=25'		



No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO OWNER BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE OWNER.
*DRAWINGS ARE NOT TO BE SCALED.

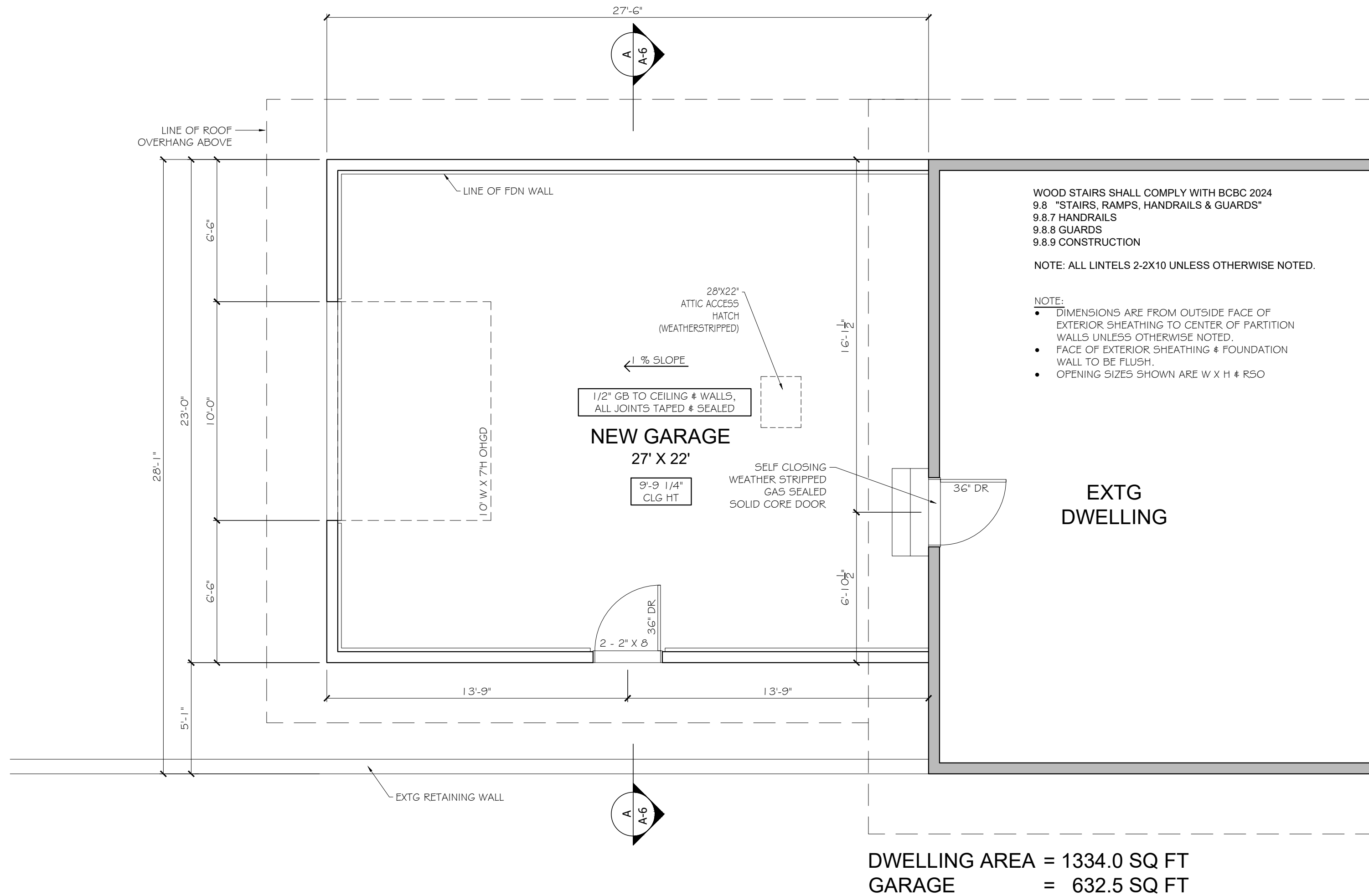


**HORVATH CONTRACTING
& DESIGN LTD.**
1418 COLUMBIA AVE, CASTLEGAR, BC
TEL: (604) 304-0421
E-MAIL: JONAS@HCAD.CA

**R. PIVA
DRAFTING SERVICES**
1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599 Email: aviprrp@gmail.com

Project Name & Address:
**PROPOSED GARAGE FOR:
833 KOOTENAY ROAD
OOTISCHENIA, BC**

Title: FOUNDATION PLAN	
Project No: 26-51	Sheet A-2
Date AUGUST 20, 2026	
Scale 1/4" = 1'	



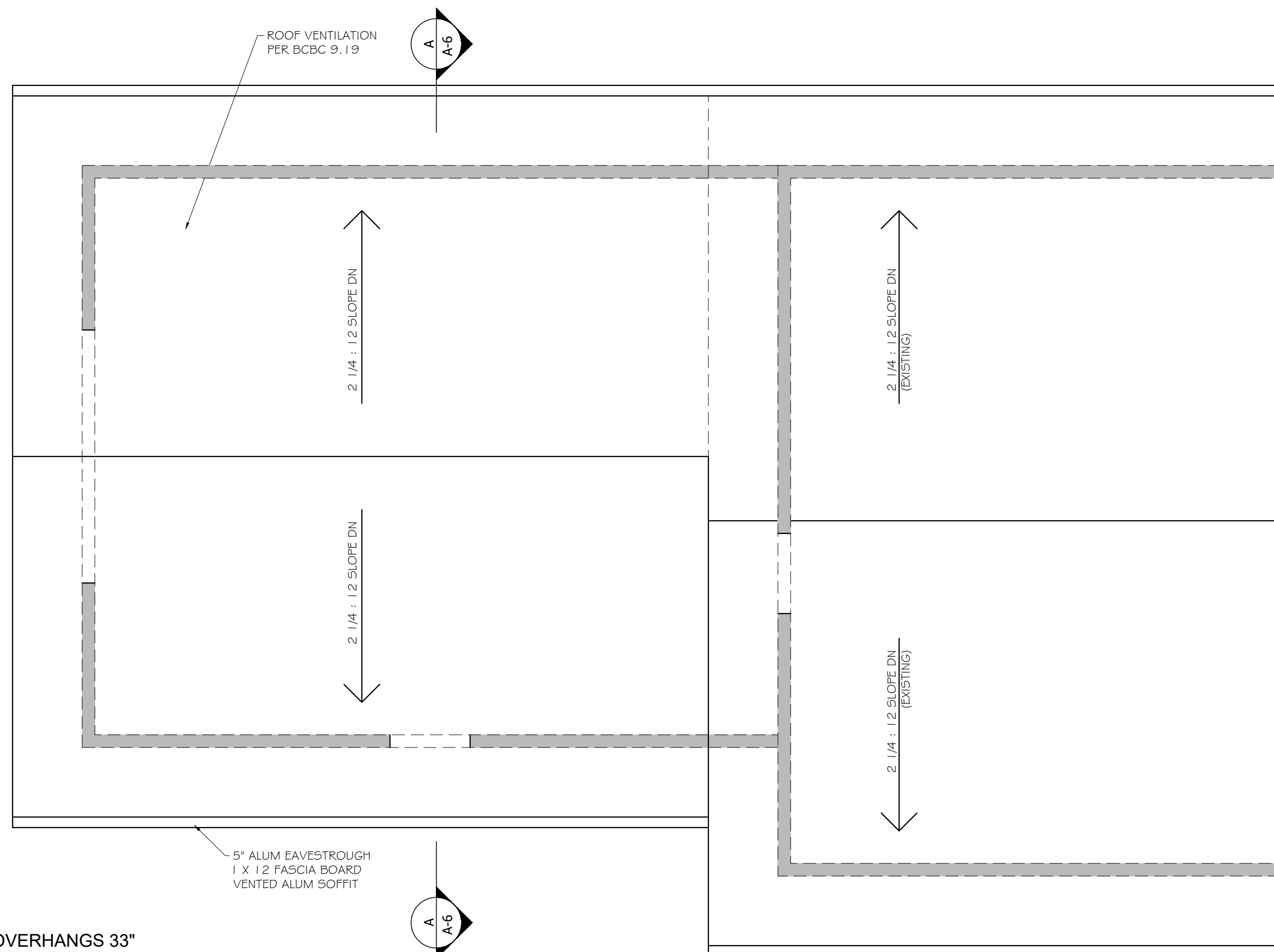
No.	Revision/Issue	Date

**HORVATH CONTRACTING
& DESIGN LTD.**

R. PIVA
DRAFTING SERVICES

Project Name & Address:
PROPOSED GARAGE FOR:
833 KOOTENAY ROAD
OOTISCHENIA, BC

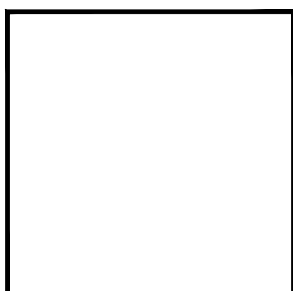
Title: 1ST FLOOR PLAN	
Project No. 26-51	Sheet A-3
Date AUGUST 20, 2026	
Scale $1/4" = 1'$	



- NOTE:
- ALL OVERHANGS 33"
 - 8" MIN HEEL.
 - 2 1/4:12 ROOF SLOPE (TO MATCH EXISTING).
 - FOR TRUSS LAYOUT REFER TO TRUSS MANUFACTURER'S DRAWINGS.
 - CONTRACTOR TO ENSURE SOLID BEARING TO U/S OF ALL TRUSS/BAM POINT LOADS.

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO OWNER BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE OWNER.
*DRAWINGS ARE NOT TO BE SCALED.



**HORVATH CONTRACTING
& DESIGN LTD.**

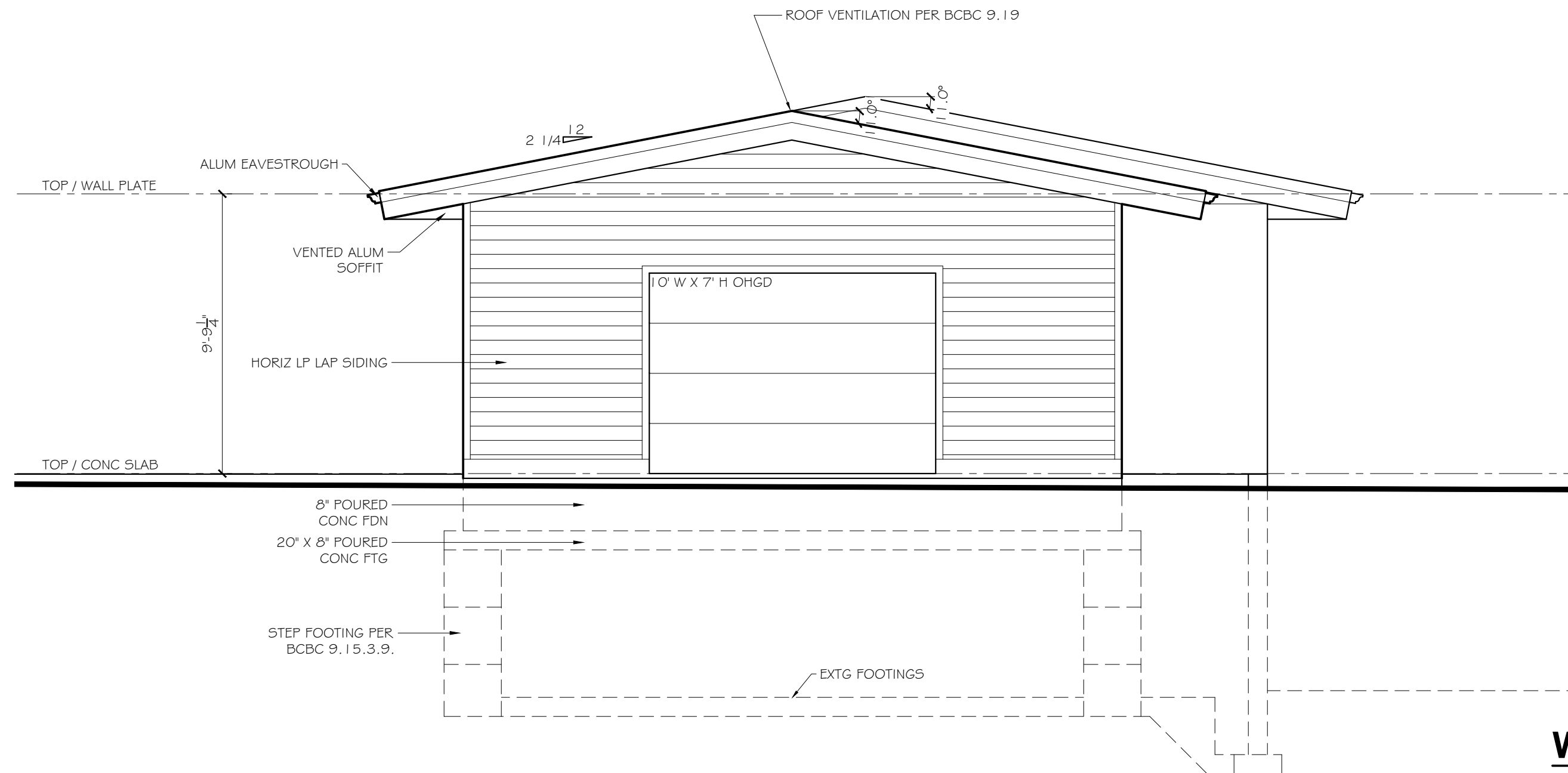
1418 COLUMBIA AVE, CASTLEGAR, BC
TEL: (604) 304-0421
E-MAIL: JONAS@HCAD.CA

**R. PIVA
DRAFTING SERVICES**

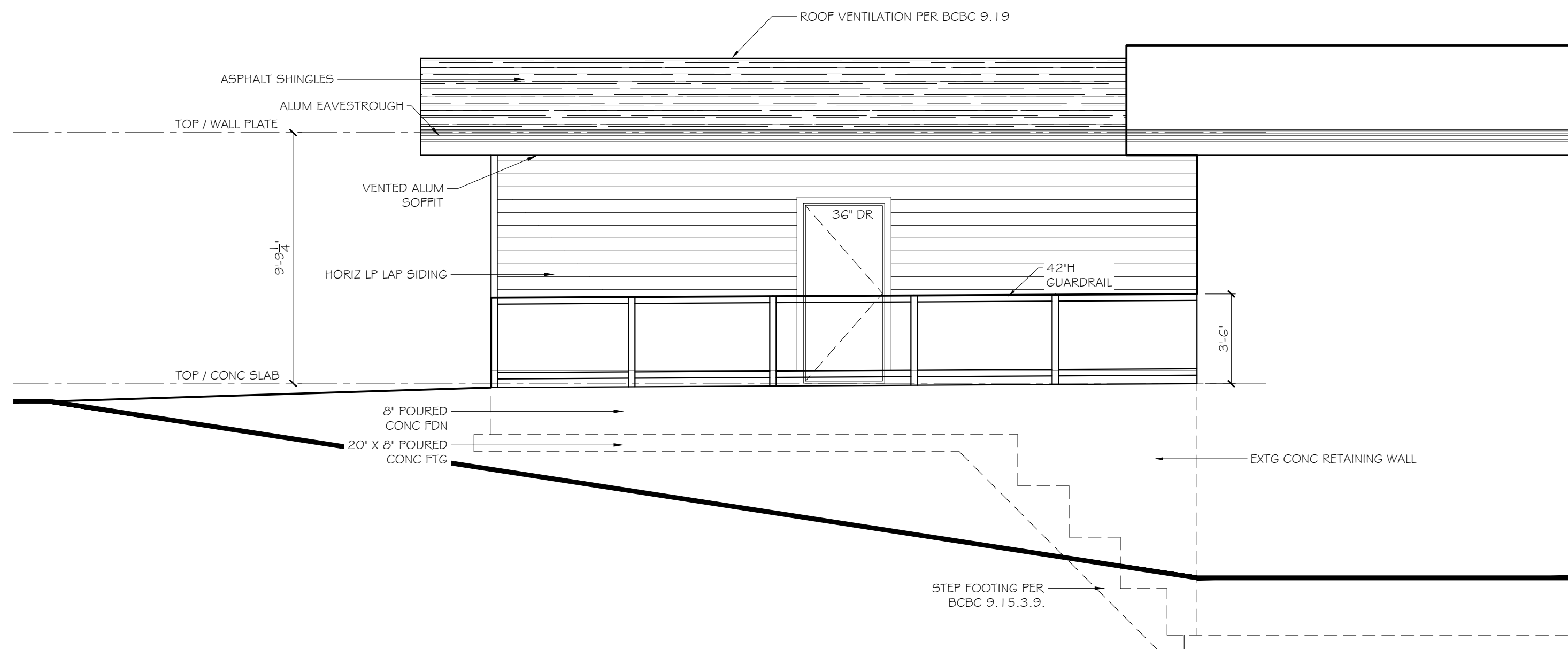
1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599 Email: aviprrp@gmail.com

Project Name & Address:
**PROPOSED GARAGE FOR:
833 KOOTENAY ROAD
OOTISCHENIA, BC**

Title: ROOF PLAN	
Project No: 26-51	Sheet A-4
Date AUGUST 20, 2026	
Scale 1/4"= 1'	



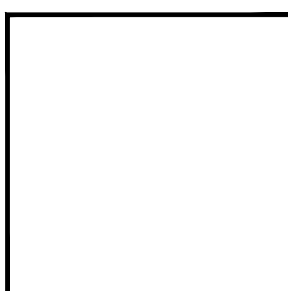
WEST ELEVATION



SOUTH ELEVATION

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO OWNER BEFORE PROCEEDING.
 *ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
 *THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE OWNER.
 *DRAWINGS ARE NOT TO BE SCALED.

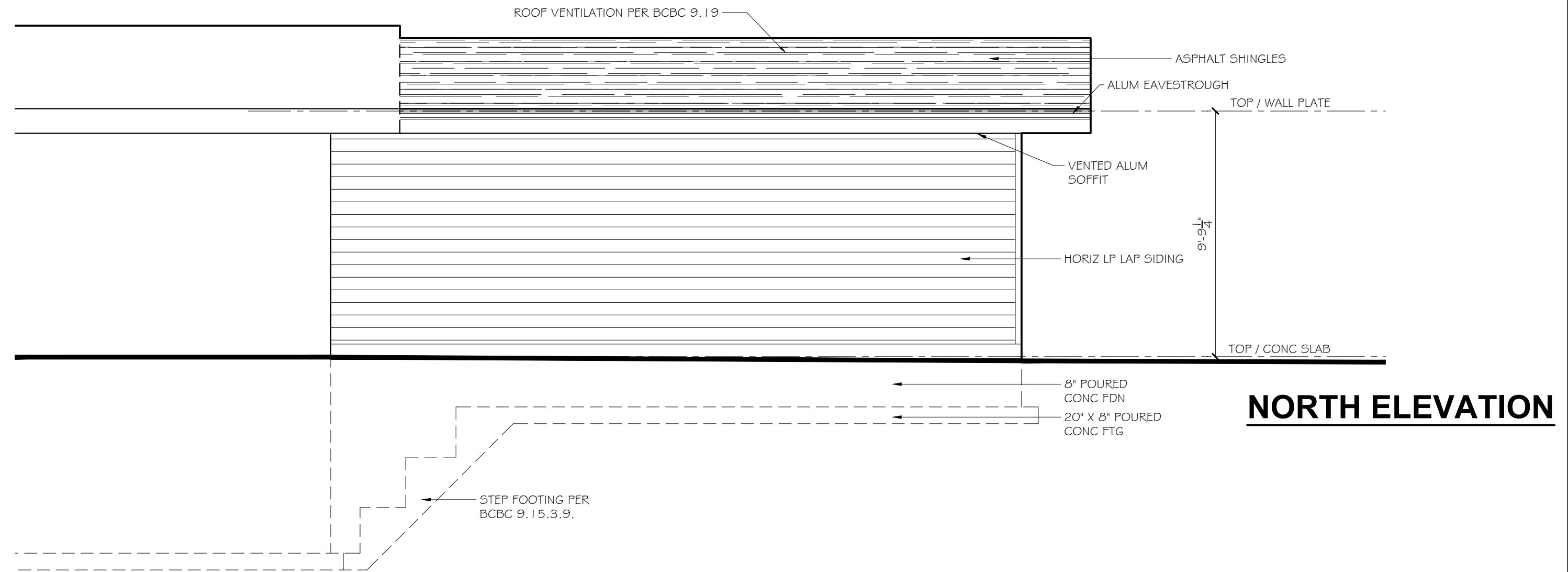


**HORVATH CONTRACTING
& DESIGN LTD.**
 1418 COLUMBIA AVE, CASTLEGAR, BC
 TEL: (604) 304-0421
 E-MAIL: JONAS@HCAD.CA

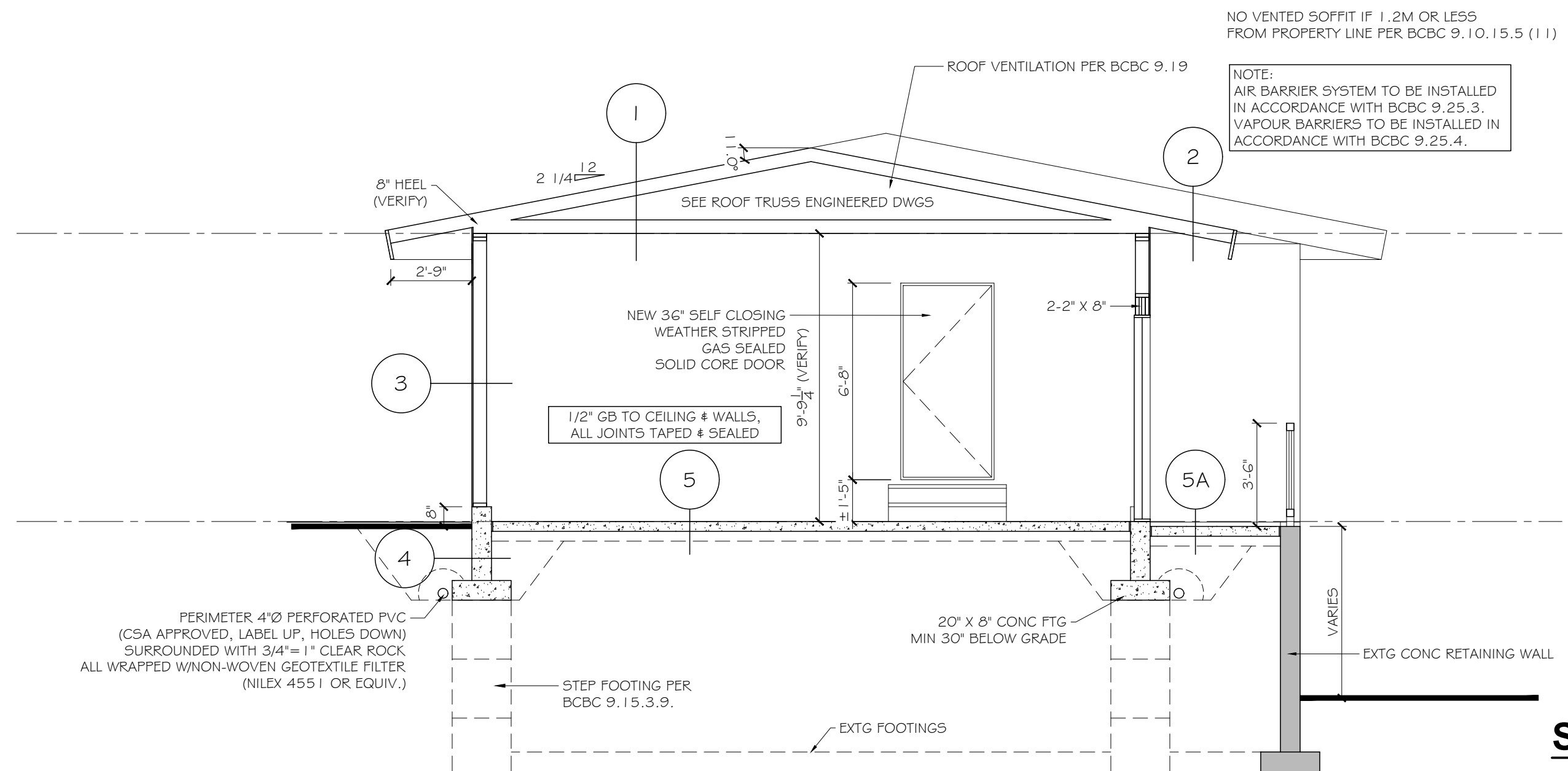
**R. PIVA
DRAFTING SERVICES**
 1453 Columbia Avenue
 Trail, BC, V1R 1J7
 Tel: (250) 364-2599 Email: aviprrp@gmail.com

Project Name & Address:
**PROPOSED GARAGE FOR:
 833 KOOTENAY ROAD
 OOTISCHENIA, BC**

Title: WEST & SOUTH ELEVATIONS	
Project No: 26-51	Sheet A-5
Date AUGUST 20, 2026	
Scale 1/4" = 1'	



- 1 ROOF CONSTRUCTION**
- ASPHALT SHINGLES
 - ROOF UNDERLAYMENT
 - 7/16" OSB / PLY SHEATHING
 - ENGINEERED ROOF TRUSSES @ 24" O.C.
 - R-60 INSULATION (OPTIONAL)
 - 6 MIL POLY
 - 1/2" G.B.
- 2 EAVE CONSTRUCTION**
- VENTED METAL SOFFIT
 - 2" X 4" SUB FASCIA
 - 1" X 12" FASCIA BOARD
 - EAVE PROTECTION
 - EAVESTROUGHING AT HORIZ EAVES
- 3 EXTERIOR WALL CONSTRUCTION**
- LP HORIZ SIDING
 - PT 3/4" STRAPPING @ 16" O.C.
 - TYVEK BLDG WRAP
 - 1/2" OSB / PLY SHEATHING
 - R-24 BATT INSULATION (OPTIONAL)
 - 2" X 6" @ 24" O.C.
 - 6 MIL POLY
 - 1/2" G.B.
- 4 FOUNDATION CONSTRUCTION**
- 8" CONCRETE FDN WALL
 - DAMP PROOF EXT BELOW GRADE
 - ANCHOR BOLTS 1/2"Ø X 10" @ 4'-0" O.C.
 - 1/4" SILL GASKET BETWEEN CONCRETE & PT WOOD PLATE
- 5 SLAB CONSTRUCTION**
- 4" CONC SLAB C/W 6X6 STEEL REINFORCING MESH
 - 6 MIL POLY
 - 6" COMPACTED GRANULAR FILL
- 5A SLAB CONSTRUCTION**
- 4" CONC SLAB C/W 6X6 STEEL REINFORCING MESH
 - 6" COMPACTED GRANULAR FILL



NO VENTED SOFFIT IF 1.2M OR LESS FROM PROPERTY LINE PER BCBC 9.10.15.5 (11)

NOTE:
AIR BARRIER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH BCBC 9.25.3.
VAPOUR BARRIERS TO BE INSTALLED IN ACCORDANCE WITH BCBC 9.25.4.

No.	Revision/Issue	Date

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO OWNER BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE OWNER.
*DRAWINGS ARE NOT TO BE SCALED.

HORVATH CONTRACTING & DESIGN LTD.

1418 COLUMBIA AVE, CASTLEGAR, BC
TEL: (604) 304-0421
E-MAIL: JONAS@HCAD.CA

R. PIVA DRAFTING SERVICES

1453 Columbia Avenue
Trail, BC, V1R 1J7
Tel: (250) 364-2599 Email: aviprrp@gmail.com

Project Name & Address:
**PROPOSED GARAGE FOR:
833 KOOTENAY ROAD
OOTISCHENIA, BC**

Title: NORTH ELEVATION & SECTION A		
Project No: 26-51	A-6	
Date AUGUST 20, 2026		
Scale 1/4" = 1'		