

THOMPSON-NICOLA REGIONAL DISTRICT

BOARD OF VARIANCE

Regular Meeting – WEDNESDAY, JUNE 24, 2026

A G E N D A

Time: 1:30 p.m.

Place:

TNRD Office
4th Floor Meeting Room
465 Victoria Street
Kamloops, BC

Page

1. **ELECTION OF CHAIR**

2. **FIRST NATIONS LAND ACKNOWLEDGEMENT**

The TNRD acknowledges that our meeting today is located on the Tkemlúps te Secwépemc territory, within the unceded ancestral lands of the Secwépemc Nation.

3. **MINUTES**

(a) **Board of Variance - September 24, 2025 - Minutes**

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[Board of Variance - September 24, 2025 - Minutes](#)

4. **REPORTS and/or INQUIRIES**

(a) **Board of Variance Application No. BOV 70
Lot 9, District Lot 367, KDYD, Plan 9799
009-660-593
7114 Hillcrest Dr, Savona, BC (Pavlovich)**

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[BOV 70 - Fact Sheet](#)
[Written Submissions](#)

5. **UNFINISHED BUSINESS**

6. **ADJOURNMENT**

THOMPSON - NICOLA REGIONAL DISTRICT

BOARD OF VARIANCE

Wednesday, September 24, 2025

MINUTES of a Meeting of the THOMPSON-NICOLA REGIONAL DISTRICT BOARD OF VARIANCE held in the Thompson-Nicola Regional District Office 4th Floor Meeting Room on Wednesday, September 24, 2025, commencing at 1:30 PM.

PRESENT: Mr. D. Franklin, Chair (Via Microsoft Teams)
Ms. B. Jackson
Mr. T. Crawford

STAFF: Mr. B. Sanghera, Planner
Ms. S. Robbins, Administrative Assistant
Ms. C. Dobell, Recording Secretary

OTHERS: Edward R Berry, Owner – BOV 67

1. CALL TO ORDER

Chair, D. Franklin, called the meeting to order at 1:30 PM

2. FIRST NATIONS LAND ACKNOWLEDGEMENT

Chair, D. Franklin, respectfully acknowledged the Tk'emlúps te Secwépemc territory in which the meeting was held.

3. ADOPTION OF MINUTES

The minutes of the April 23, 2025, meeting were considered and adopted.

Moved by: Barb Jackson

Seconded by: Terry Crawford

CARRIED UNANIMOUSLY

4. REPORTS

- 4.1 **Board of Variance Application No. BOV 67**
Lot A, Section 21, Township 20, Range 15, W6M, KDYD, Plan KAP 83971
PID: 027-088-871
3382 Powell Rd, Pinantan Lake, BC (Berry)

Planner, B. Sanghera, introduced BOV 67 to the BOV members.

Discussion

BOV members asked for clarification regarding the proposed height, size, use, and location of the proposed accessory building.

The applicant informed BOV members that the height is intended to accommodate mezzanine storage space and the potential for a vehicle hoist. The size was determined as the maximum gross floor for an accessory building on the Property that remains within building code parameters. The structure would be used as a personal woodworking and mechanical shop and a space to park vehicles in the winter months. The location is due to the steep bank of the Property and the desire not to cut down trees to accommodate the build.

BOV members asked whether the ground has been tested for stability and if the building's height will obstruct the neighbour's view. The applicant noted that no ground testing has been completed and explained that the structure would not alter the neighbour's view.

BOV members expressed concern about future development with the altered setback, noting that future road development may result in the demolition of the accessory building. Members further commented on safety concerns regarding proximity to the road. Clarification was provided that the Ministry of Transportation and Transit (MoTT) has approved the setback, with safety elements considered, and that MoTT may revoke the permit at any time if deemed necessary.

BOV members discussed alternative solutions including location, gross floor, and height alterations. Members questioned the nature of hardship, acknowledging that finding an alternate location may cause financial strain, but this alone is not enough to be considered a hardship to reasonably approve the variance.

THAT, the request to reduce the front setback from 6.0 m to 3.0 m to enable the construction of an accessory building at 3382 Powell Road be DENIED.

Moved by: Terry Crawford

Seconded by: Barb Jackson

CARRIED UNANIMOUSLY

5. UNFINISHED BUSINESS**6. ADJORNMENT**

The Chair called the meeting to adjournment at 2:03 PM.

Certified Correct:

Chair



The Region of BC's Best

SUMMARY & PURPOSE:

This Board of Variance Application is to reduce the front setback from 6 metres to a setback distance of 3.4 metres in the R-1 Residential Single & Duplex zone at 7114 Hillcrest Dr to enable the placement of a modular home.

Information supplied by the applicant

APPLICANT: Kobe Pavlovich
2805 Bowers Pl, Kamloops BC V1S 1W5

AGENT: Pav's Contracting Ltd.
2805 Bowers Pl, Kamloops BC V1S 1W5

LEGAL: Lot 9, District Lot 367, KDYD Plan 9799

PID: 009-660-593

CIVIC ADDRESS: 7114 Hillcrest Dr

LOCATION: Savona, BC

EXISTING:	Zoning Designation:	R-1: Residential Single & Duplex
	Zoning Provision	15.4.1 – "The front setback shall be 6 metres"
	Official Community Plan:	Cherry Creek Savona
	OCP Designation:	Suburban Residential
	Use:	Vacant

PROPOSED:	Zoning Provision:	Front setback to 3.4 m from 6 m for principal residence.
	Principal Use:	To place one modular home on the subject property.

SERVICES:	Roads:	Hillcrest Drive
	Water:	Savona Water System
	Sewer:	Onsite Sewage System

ADDITIONAL INFORMATION SUPPLIED BY PLANNING SERVICES

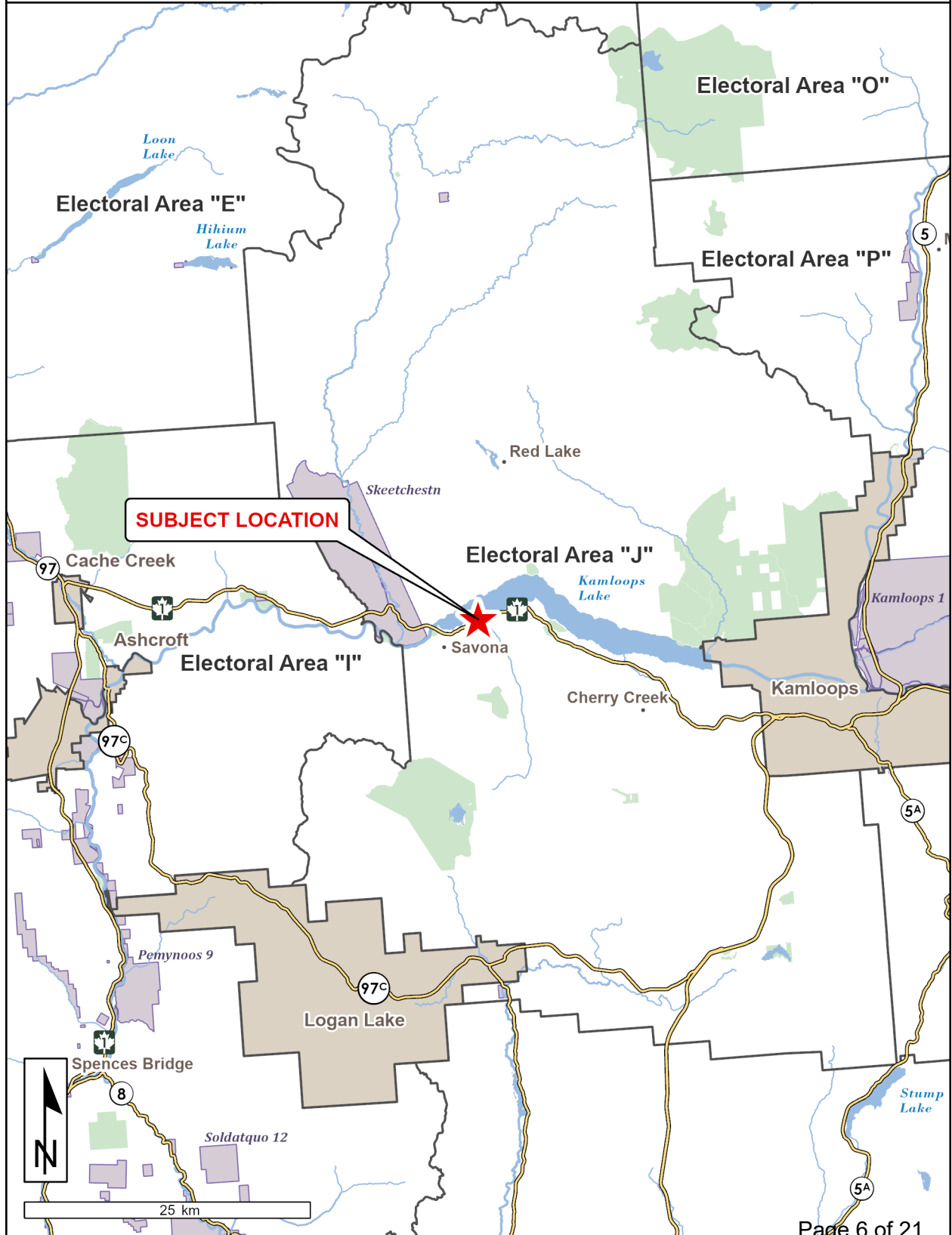
1. 6m front setback is required, additionally an application for a setback permit will be required to comply with the MOTT's 4.5 m front setback facing a public road.
2. Proposed East side yard setback of 1.55 m complies with R-1 zoning regulations subject to approval of front setback requirements (see comment #1). Proposed side yard setback must comply with BC Building Code Spatial Separation Requirements having no openings or vents and non-combustible construction may reduce the minimum 2.4 metres setback to 1.5 metres.
3. The applicant indicates the reason for hardship is because of the rights-of-way that exist on the property including a BC Hydro high voltage transmission line, that crosses the property diagonally. These constraints greatly reduce the building footprint limiting any other practical development. The current rights-of-way and setbacks create a burden to achieve reasonable use of the property.

ATTACHMENTS

- Mapping displaying Overview, Location & Zoning, OCP Designation, Riparian Assessment Area, and orthophoto of subject property
- BOV justification package submitted by Applicant
- Site Plan
- Property Information Report
- Photos of property submitted by the Applicant

BOARD OF VARIANCE APPLICATION BOV 70

Overview



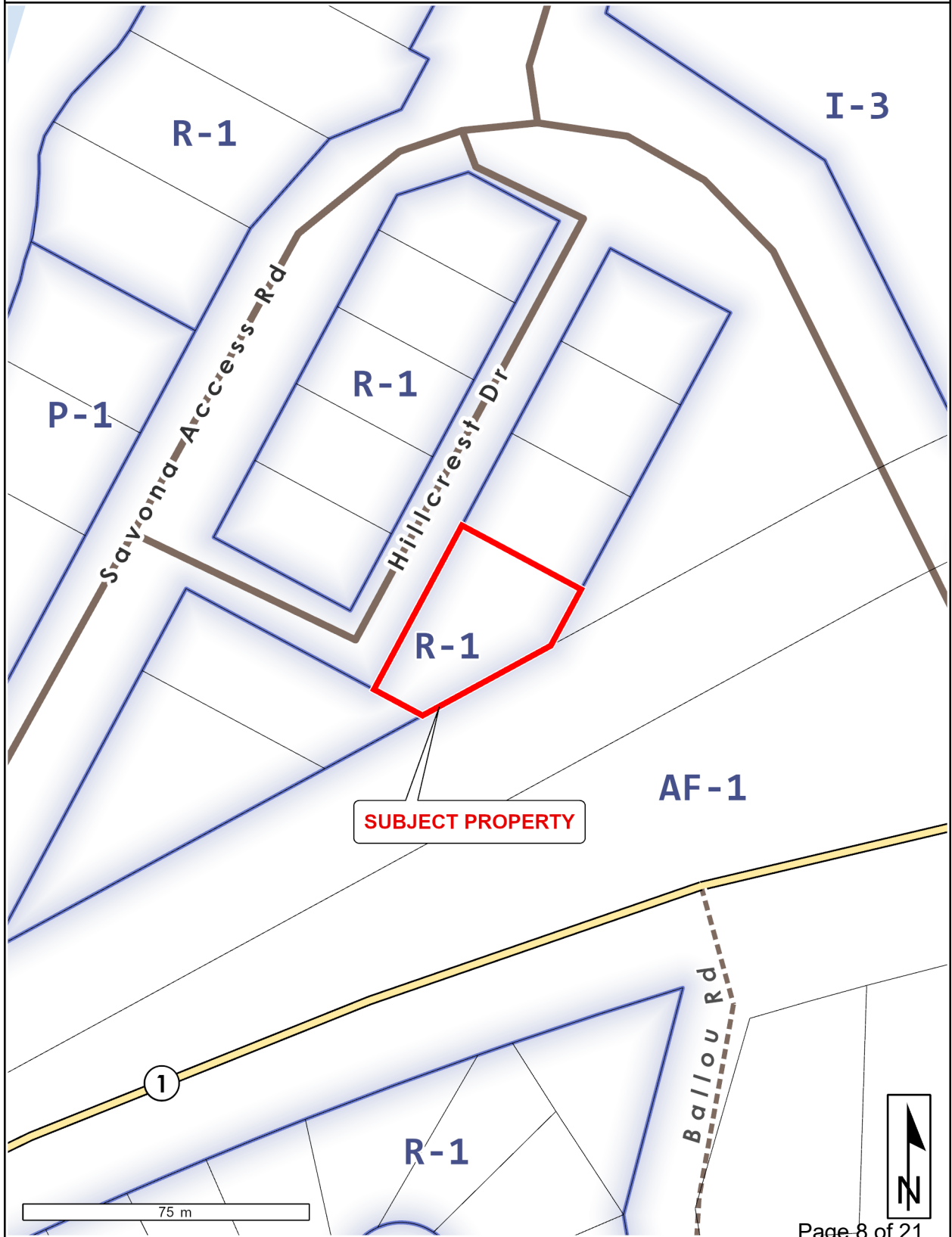
BOARD OF VARIANCE APPLICATION BOV 70

Location Map



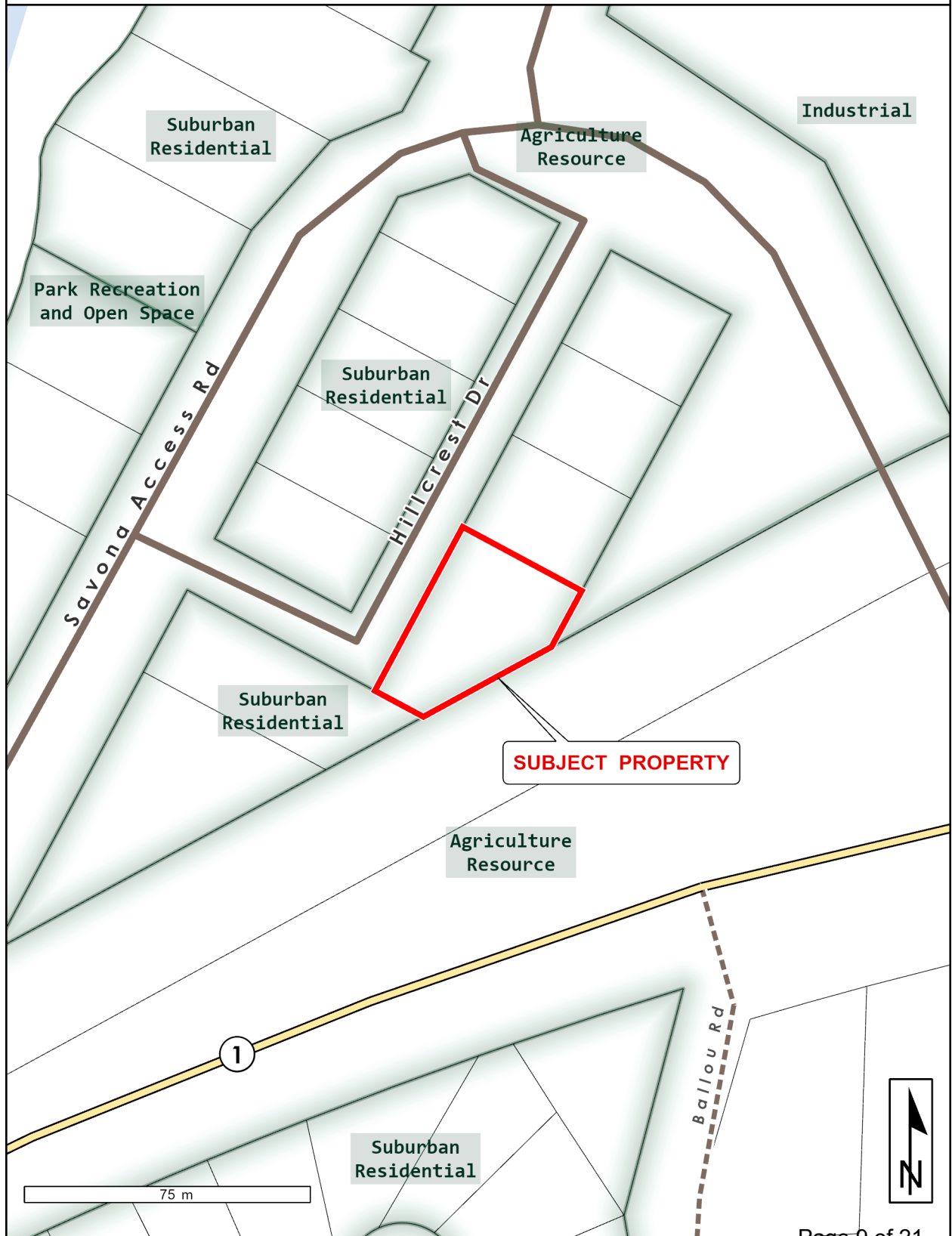
BOARD OF VARIANCE APPLICATION BOV 70

Zoning and ALR 

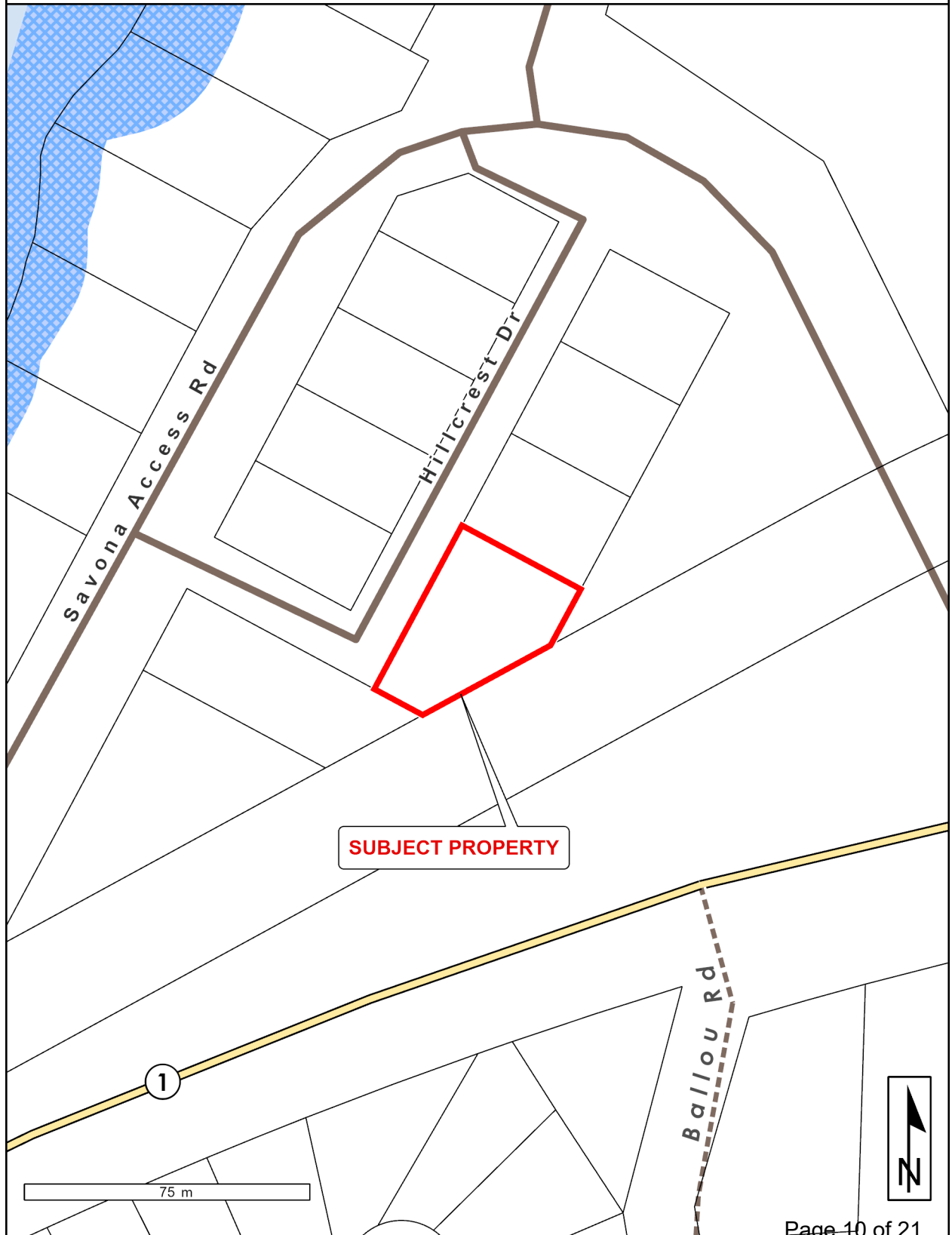


BOARD OF VARIANCE APPLICATION BOV 70

Official Community Plan (OCP) Designation 



BOARD OF VARIANCE APPLICATION BOV 70
Riparian Assessment Area 



BOARD OF VARIANCE APPLICATION BOV 70
Ortho Map



Date: May 26, 2026

To: Thompson Nicola Regional District – Board of Variance

RE: Legal Description: Lot 9, Plan KAP9799, District Lot 367, Meridian W6, Kamloops Div. Of Yale Land District

Civic Address: 7114 Hillcrest Dr, Savona BC

Additional notes for variance application:

The property previously had an older home that was lost to a fire. The lot has since been cleared including the removal of debris, and the former foundation and we are now ready for redevelopment.

We are proposing to place a single wide modular home on the property. However, the development is significantly constrained by registered rights – of – way, specifically the BC Hydro high voltage transmission line that crosses diagonally through the property. This right – of – way imposes limitations on the building footprint, reducing the available area available to place the modular home.

We are requesting consideration and flexibility regarding the setback requirements to accommodate the modular home. The home will be placed on blocking to minimize site disturbance. A survey with the placement of the home and the required setback has been included.

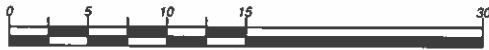
The property is currently vacant and has limited use due to its small building envelope. We have applied to the Ministry of Transportation and Transit for a reduced roadway setback and are also requesting a reduced side setback from the TNRD. This proposal has been carefully developed to support redevelopment of the property, restore residential use, and add value to the surrounding neighborhood. Thank you for your consideration. We welcome the opportunity to discuss this proposal further or review other available options.

Regards,

Jackie House, Administrator for Pav's Contracting Ltd

**SKETCH OF LOT 9, DL 367
KDYD, PLAN 9799**

UPDATED MAY 26th, 2026



ALL DISTANCES ARE IN METRES 1:100

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300.

ALL DISTANCES ARE IN METERS AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED. DISTANCES ARE DERIVED FROM LAND TITLE OFFICE RECORDS (PLANS 9799, A1466 AND A1983).

LOT 9 IS SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES AND INTERESTS WHICH MAY AFFECT THE POSITIONING OF STRUCTURES ON THE PROPERTY:

RIGHT OF WAY 61797E (PLAN A1446)
RIGHT OF WAY 85897E (PLAN A1983)

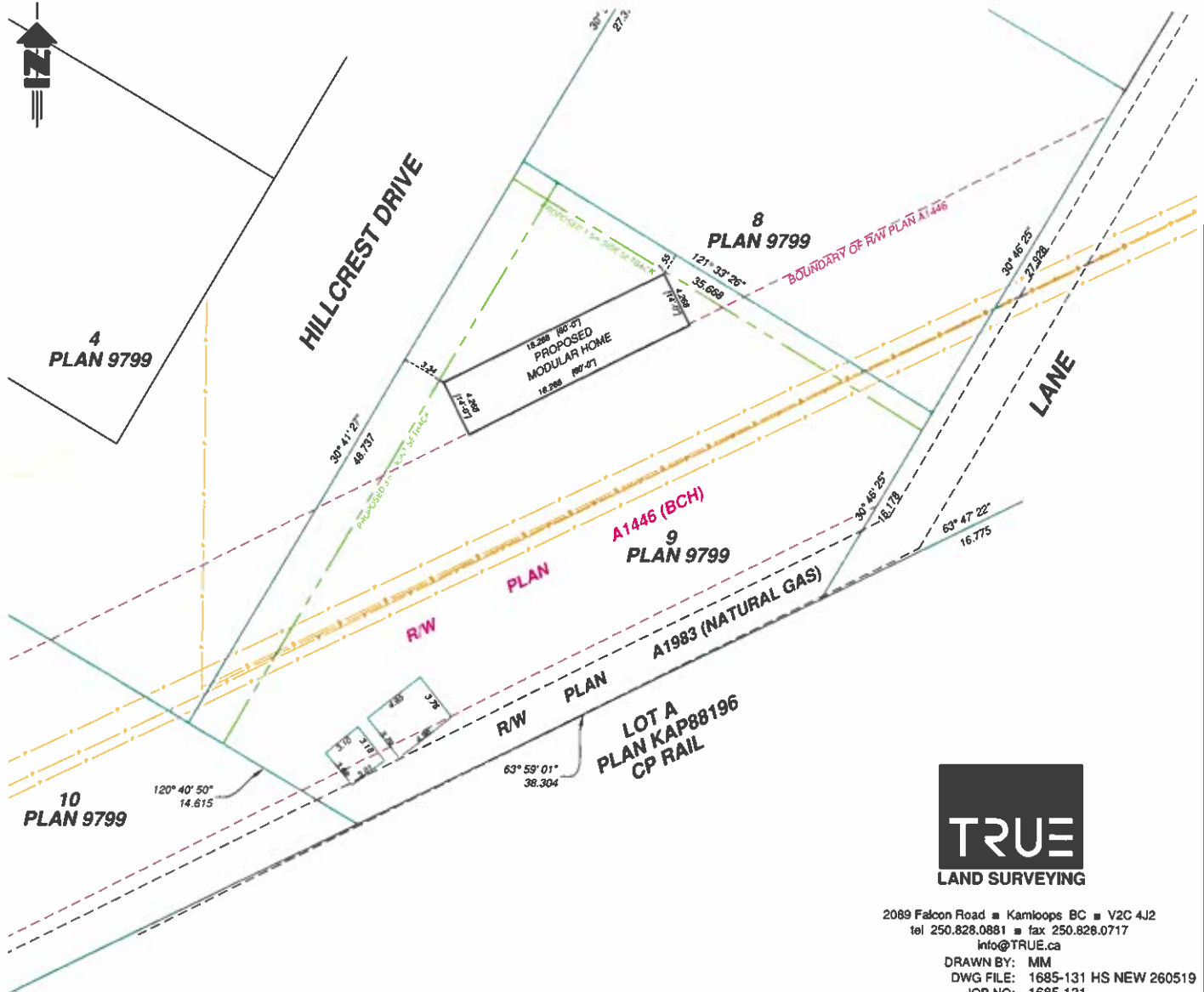
UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

THIS PLAN WAS PREPARED FOR DISCUSSION PURPOSES AND IS FOR THE EXCLUSIVE USE OF PAV'S CONTRACTING.

CIVIC ADDRESS: 7114 HILLCREST DR, SAVONA BC
PID: 009-660-593

TRUE LAND SURVEYING ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING BUT NOT LIMITED TO DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH AND DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.



2089 Falcon Road ■ Kamloops BC ■ V2C 4J2
tel 250.828.0881 ■ fax 250.828.0717
info@TRUE.ca
DRAWN BY: MM
DWG FILE: 1685-131 HS NEW 260519
JOB NO: 1685-131
FB: ■ P:



Parcel Description

Address

7114 Hillcrest Dr

Legal Description

LOT 9 DISTRICT LOT 367 KAMLOOPS DIVISION YALE DISTRICT
 PLAN 9799

Plan Number

KAP9799

Parcel Type (Class)

SUBDIVISION

Owner Type

PRIVATE

Lot Size(Calculated)(+/-5%) - Approximate lot size is calculated from a Geographic Information System. The true size of the lot is found on a legal survey plan.

Square Meter	Acre	Hectare
1391.42	0.344	0.139

Community

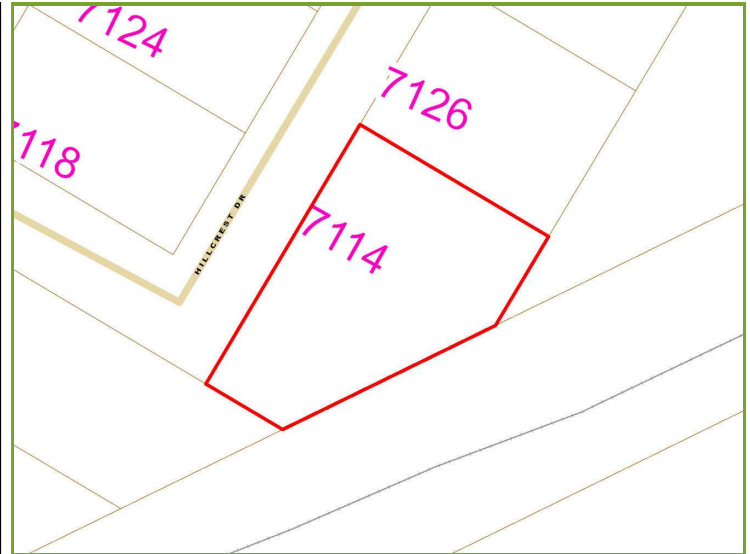
Savona

Local Authority

TNRD (Electoral Area "J")

School District

Kamloops/Thompson



Services

Contact the Local Authority for services provided by other jurisdictions

Water Service	Savona
Sewer Service	N/A
Fire Protection	N/A
Invasive Plants Program	Link
Nuisance Mosquito Reduction	Link

Future Debt (Loan Authorization)

For enquiries, contact the Local Authority

Future Debt

None

Development

For enquiries, contact the Local Authority

Zoning Bylaw 2400	Site Specific Zoning N/A	Zoning R-1
Development Permit Area N/A	Official Community Plan Name CHERRY CREEK-SAVONA	OCP Designation SUBURBAN

RESIDENTIAL, AGRICULTURE
RESOURCE

Lake Classification
Special Case Lake

Lake Name
Kamloops Lake

Lakeshore Development Guidelines (Intersect)
Yes

Fringe Area
N/A

Floodplain Information
Refer to Floodplain Management Bylaw 2828

Agriculture Land Reserve (Intersect)
No

Riparian Area (Source: TRIM)(Intersect)
No

Post-Wildfire Geohazard Risk Restrictions
Unknown

Development and Building Permits

from July 2009 to Present (For enquiries, contact the Local Authority)

Folio	Development Application Number	Development Application Type	Status
724.00480.366	BOV00070	Board of Variance Application	RECEIVED

BC Assessment

For enquiries, contact BC Assessment Authority

Folio	Actual Use	Manual class
724.00480.366	SINGLE FAMILY DWELLING	1 STY SFD-ALL AGES-SUBSTANDARD

Folio	Land Title PID	Assess Year	Land	Improvement	Property Class
724.00480.366	009-660-593	2025	\$146,000.00	\$75,800.00	1-Res

Folio	Land Title PID	Assess Year	Land	Improvement	Property Class
724.00480.366	009-660-593	2026	\$156,000.00	\$78,100.00	1-Res

Disclaimer: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be.





[REDACTED]

From: Julie Reimer [REDACTED]
Sent: June 22, 2026 11:24 AM
To: Kyle Chorlton
Cc: Wayne Reimer
Subject: Fwd: Opposition to Proposed Redevelopment Variance on 7114 Hillcrest Dr, Savona Bc

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL EMAIL

Do not click links or open attachments from unknown senders.

Sent from my iPad

Begin forwarded message:

From: Julie Reimer [REDACTED]
Date: June 22, 2026 at 10:35:26 AM PDT

Subject: Opposition to Proposed Redevelopment Variance on 7114 Hillcrest Dr, Savona Bc

To Kyle Chorlton,

We are writing to express our opposition to the proposed redevelopment and request for setback variances on this property.

Allowing this development to proceed with reduced setbacks would set an undesirable precedent for the neighborhood. In addition, the proposed design raises concerns that the property could be used as a rental, which may negatively impact the character of the area and reduce the value of surrounding homes. We are not opposed to a wood framed home being built to replace what previously occupied the lot.

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The existing setback requirements are in place to protect neighborhood standards, privacy, and property values. We respectfully request that the variance application be denied and that the current zoning requirements be maintained.

Thank you for your consideration.

Sincerely,

Wayne & Julie Reimer

7120 Savona Acc Rd

Sent from my iPad

From: Emmett Anderson [REDACTED]
Sent: June 22, 2026 6:49 PM
To: TNRD Planning Services
Subject: Board of Variance Application No. B OV 70

You don't often get email from [REDACTED] [Learn why this is important](#)

⚠ EXTERNAL EMAIL

Do not click links or open attachments from unknown senders.

I would like to object to the variance for lot 9, District Lot 367, KYD9799,PID: 009-660-593 7114 Hillcrest Dr. Kamloops, BC (Pavlovich). We have a very narrow street with no side walks. It will devalue the neighboring properties. The owner new about the easments when purchasing the property and is just trying to flip it without adding any real value or esthetics to it. If something is put on property it should be on a proper foundation with proper setbacks, like the rest of the block.

sincerely Dyke Anderson

[REDACTED]

From: Dave [REDACTED]
Sent: June 22, 2026 10:45 AM
To: Kyle Chorlton
Subject: 7114 hillcrest drive

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

 EXTERNAL EMAIL

Do not click links or open attachments from unknown senders.

Good morning Kyle; in the subject of the variance for a larger mobile home on the property at 7114 hillcrest drive. I believe to allow this mobile home to be situated where the new owner would like it, would not be very neighborly 7126 hillcrest drive as their two windows would be very close looking into each other. Also the mobile situated like that would allow for very limited vehicle access to said property. I am opposed to this variant. Thanks for your consideration Dave susanj Sent from my iPhone