

PROPERTY DESCRIPTION:

Civic address: 3010 CARM1 RD PANTICTON BC V0A 8V5

Legal Description

Lot: 1 Plan: KAPS 1494 Block: District Lot: 2710 Section: Township:

Current Zoning: LHI OCP designation:

Current land use:

RESIDENCE + FARM (REGISTERED)

Surrounding land uses:

RESIDENCE, SMALL BUSINESS,

Current method of sewerage disposal: Community Sewer Septic Tank Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: Yes (if yes, provide details) No

Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) No

Does the subject property possess a legal road access: Yes No (if no, provide details)

Agricultural Land Reserve: Yes No

Riparian Area: Yes No

Environmentally Sensitive: Yes No

MoTI Approval: Yes No

(required for setbacks within 4.5 metres of a road reserve)

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach as a separate sheet, as required):

GARAGE WITH STUDIO (ART + DESIGN)

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

1. Bylaw (Include No.): 2455, 2008 Section: 7.13 Sec 3

Proposed variance: "NO ACCESSORY BUILDING OR STRUCTURE SHALL HAVE SHOWERS, BATHS, BEDROOMS, OR BALCONYS OR DECKS"

2. Bylaw (Include No.): _____ Section: _____

Proposed variance: _____

SUPPORTING RATIONALE:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

THE SUBJECT BUILDING IS NOT SUPPOSED TO
HAVE AN OPEN DECK-AS IT IS A WORKSHOP.
THE TYPE OF WORK TO BE DONE WILL HAVE
FUMES + ODORS WHICH THE VARIANCE WILL REMEDY
THE HEALTH ISSUES

SADDLE MAKING
LEATHER CRAFT

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

SUBJECT BUILDING WILL NOT AFFECT VIEWS
OF NEIGHBORS, IS FAR FROM PUBLIC LANDS.
WILL HAVE NO FORSEEABLE NEGATIVE EFFECT

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

SUBJECT BUILDING WILL HOUSE VOLATILE
ODORS, THE VARIANCE REQUEST IS FOR AN
OPEN-AIR WORK AREA FOR HEALTH
OF THE ARTIST + INSPIRATIONAL BENEFIT.

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

THE REQUESTED VARIANCE ALLOWS FOR A
MORE OPEN-AIR FEEL TO THE ARTIST STUDIO
TO FUEL CREATIVITY AS WELL AS PROVIDE
AMPLE AREA FOR PAINTED, DYED, VARNISHED OR OTHER
CHEMICAL TREATED ITEM TO AIR-DRY IN SAFETY

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

THE VARIANCE IS A POSITIVE FEATURE
WHICH ADDS ATTRACTIVENESS TO THE
PROPERTY AND AREA. WITHOUT AFFECTING
FACTORS WHICH INITIALLY HAD THE RESTRICTIONS FOR.