

PROPERTY DESCRIPTION:

Civic address: 3990 - 3rd St.

Legal Description

Lot: 9 Plan: 519 Block: 59 District Lot: 210 Section: Township:

Current Zoning: Residential OCP designation:

Current land use:
SINGLE FAMILY DWELLING

Surrounding land uses:
Residential

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 MoT 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):

Detached Garage

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.): 2459 Section: 12.1.6 b(iv)
Proposed variance: Reduce ext side setback from 4.5m to 1.19m
(as measured to outermost projection [roof])

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:

No impact on traffic
Does not affect any adjacent properties

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

No effect - on exterior side
- neighbors stairs less - 1 m from property line
- neighbors patio/deck - less than 2.4 m from property line. No affect on sitelines of roadway

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:

no other place to build
existing parking is and has been in this location since time we have lived at address
Closest access to the residence at alleyway

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:

Addresses parking issue keeping cars off street. With extreme temperature & climate swings, offers protection & safety of vehicles

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:

N/A - no environmental concerns
& will not affect natural site character in any way.