

PROPERTY DESCRIPTION:

Civic address: 206 Maple Ave

Legal Description

Lot: 1 Plan: 16957 Block: District Lot: Section: Township:

Current Zoning: AG1 OCP designation:

Current land use: Residential

Surrounding land uses: Residential + Ag

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):

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.): _____ Section: _____

Proposed variance: Vary rear setback from 7.5m to 0.7m (actually 1.0m to wall, but 0.3m roof overhang)

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

Proposed variance: Vary interior side setback from 4.5m to 2.2m (actually 2.5m to wall, but 0.3m roof overhang)

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:

I was approved for a 1.0 m setback but
a mistake was found. Building Permit was issued.

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

Nearest neighbour is 40 metres away.
A closer setback actually has less impact
because not in view by neighbour.

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:

I was approved by Building + Planning Departments
for 1m setback. Building Permit was issued.

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 required setbacks don't leave much space
to build the garage that was approved at 1.0m.

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.