

PROPERTY DESCRIPTION:

Civic address: 331 Oak Ave

Legal Description

Lot: A Plan: KAP44885 Block: _____ District Lot: _____ Section: _____ Township: _____

Current Zoning: RS2 OCP designation: LR

Current land use: Residential

Surrounding land uses:

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):
- finish deck to front of house in order to have a way to enter and exit the deck space

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.): 2457 Section: 12.1.6(a)(i)
Proposed variance: reduce front setback for deck addition from 7.5m to 2.00m

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 variance request would not interfere with existing road traffic, neighbor lot not affected as deck is within side setbacks, consistant to street scape and no changes to existing front yard and landscape.

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

side set back are used, to not affect adjacent property, neighbors house is below mine.

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:

when the lot was divided into the lot it is now, highways moved the front lot line back, that inturn made my existing house well inside the front setbacks. This has limited my use of property and the ability to have an exit an entrance to the existing deck. For safety reasons as well.

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:

due to the topography, this side of the deck has the most stable side to build on and would allow the deck to connect directly to the ground without the need for stairs. this location would also make it wheel chair accessible

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:
