

PROPERTY DESCRIPTION:			
Civic address: 245 Alder Avenue, Kaledan B.C.			
Legal Description			
Lot: 4	Plan: EPP74523	Block:	District Lot: 105S Section: Township:
Current Zoning: RS 2		OCP designation: LR	
Current land use: Bareland			
Surrounding land uses: Residential			
Current method of sewerage disposal:		<input type="checkbox"/> Community Sewer	<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other
Current method of water supply:		<input checked="" type="checkbox"/> Community Water	<input type="checkbox"/> Well <input type="checkbox"/> Other
Any restrictive covenants registered on the subject property:		<input checked="" type="checkbox"/> Yes (if yes, provide details)	<input type="checkbox"/> No
Any registered easements or rights-of-ways over the subject property:		<input checked="" type="checkbox"/> Yes (if yes, provide details)	<input type="checkbox"/> No
Does the subject property possess a legal road access:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (if no, provide details)
Agricultural Land Reserve:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Riparian Area:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Environmentally Sensitive:	<input type="checkbox"/> Yes <input type="checkbox"/> No	MoT Approval:	<input type="checkbox"/> Yes <input type="checkbox"/> 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): New residential

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.): <u>6.13 1 a</u> Section: _____ Proposed variance: <u>Increase eave projection into front setback from 0.60m to 1.68m. *</u>
2. Bylaw (Include No.): _____ Section: _____ Proposed variance: _____

* REDUCTION OF FRONTYARD SETBACK FROM 7.5M w/ ALLOWABLE .60M SETBACK TO 5.92M FRONTYARD SETBACK
 ↳ ROOF OVERHANG INTO

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 rest of the house meets the bylaw. The eave extension is for sun shading
_____ and for architectural intent.

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

The proposed eave extension is centered on the property and does not
_____ present shading issues for the property to the North. There are no adverse
_____ conditions to the adjacent properties.

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:

The buildable area for the site is confined by the slope restriction to the rear, and the septic field to the South.
_____ To take advantage of the views to the lake, and to enhance the front elevation, the garage was positioned to the
_____ rear, which required the driveway along the North property line. Because of the need for shading the upper deck,
_____ a variance is requested for the eave to project further to retain the architectural intent of the design.

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:

This is the best solution as there is only an eave extension, and not a building footprint
_____ extension.

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 does not negatively affect the environmental qualities of the site.

