

**PROPERTY DESCRIPTION:**

Civic address: 453 EASTVIEW DRIVE, KALEIDON

Legal Description (e.g. Lot, Plan No. and District Lot):

LOT A, D.L 280 SOYO, PLAN KAP 45902

Current land use:

SH1

Surrounding land uses:

SH1 + SOME P.R.

**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.

Zoning Bylaw: 2800, 2022

Section No.: 15.1.5

Current regulation: 7.5m FRONT SETBACK.

Proposed variance: 3.5m FRONT SETBACK

Section No.:

Current regulation:

Proposed variance:

**DEVELOPMENT INFORMATION:**

Please provide a general description of the proposed development:  
(e.g. "to allow for an addition over an existing garage")

WE ARE PROPOSING TO ADD A NEW GARAGE WITH TURNAROUND AREA ON-SITE AND ARE ASKING TO REDUCE SETBACK FOR SAFER ACCESS AND TO MINIMIZE DISRUPTION OF THE SITE.

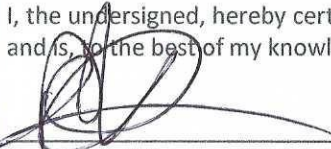
**REQUIRED DOCUMENTATION:**

All plans and drawings referred to in this section should be submitted as (1) full scale printed version and one (1) electronic, colour version. Additional information may be requested by the RDOS upon reviewing the application

- Certificate of Title** – to provide proof of ownership, copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent’s Office, a notary, lawyer or search company.
- Covenants** – where applicable, copies of any restrictive covenants, registered easements or rights-of-ways that apply to the subject property.
- Location Map** – showing the area in which the subject property is situated. *(ON SITE PLAN)*
- Site Plan** – drawn to scale and showing dimensions, shall include the following (as applicable):
  - North arrow and scale;
  - Dimensions and boundaries of property lines, rights-of-way, and easements;
  - Location and dimensions of existing structures and setbacks (including projections and overhangs) to parcel lines, rights-of-ways, easements;
  - Location of existing access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
  - Natural & finished grades of site, at buildings & retaining walls (indicate source of grade data)
  - Location of any physical or topographical constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc...);
  - Location of all existing water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes; and
  - Existing covenant areas (if applicable).
- Development Plan** - shall be drawn to scale and indicate the following:
  - detailed drawings of the proposed development, including building sections, elevations, finishes, floor plans, landscaping, access roads, driveways, vehicle parking spaces, pathways, and screening and fencing proposed for the site;
  - a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and *ON SITE PLAN*
  - location and width of proposed access(es) to the property, driveways, manoeuvring aisles and parking layout. *EXISTING IS SHOWN*
- Site Survey** - If the proposed development involves a variance to the siting or building envelope of an existing structure a current sketch plan (in metric), certified by a BC Land Surveyor shall be required. This may be combined with the requirements for a **Site Plan**, where appropriate. *MY SITE IS FROM TPO*
- Ministry of Transportation and Infrastructure (MoTI) Approval** – when it is proposed to construct a new building within 4.5 metres of a publicly dedicated road reserve, proof of approval from MoTI is required.

**DECLARATION:**

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

*AUG 9/24*  
\_\_\_\_\_  
Date

*DAVE SUTTON*  
\_\_\_\_\_  
Print name of Owner or Authorized Agent