

PROPERTY DESCRIPTION:

Civic address: 4003 37 Street Osoyoos BC V0H 1V6

Legal Description

Lot: 10 Plan: KAP9792 Block: District Lot: 42 Section: Township:

Current Zoning: RS1 OCP designation:

Current land use: residential

Surrounding land uses: residential / agricultural

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):

- new roof over west deck
- bathroom addition on south east corner of house

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.): 2451 Section: _____
Proposed variance: back variance to change from 7.5 metres to 2.5 metres

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:

There is currently an addition on the existing dwelling - the proposed addition will be on the side and will not encroach the setback any further

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

the addition will not extend past the main portion of the house and is well within the current setback to the dwelling beside it (6.05 meters)

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:

There is no other place within the existing dwelling for a 2nd bathroom

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 only other way to add a second bathroom would be to forfeit a bedroom

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 proposed structure would be more cohesive and uniform in nature than the existing one and would not look like an obvious add-on.