

PROPERTY DESCRIPTION:

Civic address: 3524 - 52nd AVE 0504005 BC V0H 1V6

Legal Description: SIMILK AMEEN DIVISION

Lot: 17 Plan: 4351 Block: _____ District Lot: 43 AND 223 Section: YALE DISTRICT Township: _____

Current Zoning: AG-1 OCP designation: AG

Current land use: AGRICULTURAL FRUIT TREES

Surrounding land uses: WEST - MOBILE HOME PARK NORTH - GRAPES / FRUIT TREES EAST - GRAPES SOUTH - GRAPES

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: SEE ATTACHED Yes (if yes, provide details) No

Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) No ATTACHED

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):
RENOVATION OF HOUSE, ADDITION TO HOUSE, ADDITION OF PATIO, POOL AND DECK, RETAINING WALL NEEDED AND IN SOME PLACES IT WILL BE HIGHER THAN 2 METRES, MAX 3 METRES
SEE ATTACHED LETTERS FROM OWNER AND ENGINEER

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.): 2451-2008 Section: 7.26 (#4) OF AREA A
 Proposed variance: To increase the height of a retaining wall RETAINING WALLS
from 2.0 m to 3.35 m. (11 feet)

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:

THIS VARIANCE REQUEST IS SAFE AND PRACTICAL WITH
NO IMPACT ON NEIGHBORING LANDS

SEE ATTACHED LETTERS FROM OWNER AND ENGINEER

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

WE DO NOT BELIEVE THE VARIANCE IMPACTS NEIGHBORING
PROPERTIES

SEE ATTACHED LETTERS FROM OWNER AND ENGINEER

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 SITE SLOPE CREATES A UNIQUE SITUATION. THIS
SOLUTION IS PRACTICAL AND SAFE

SEE ATTACHED LETTERS FROM OWNER AND ENGINEER

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:

WE BELIEVE THIS VARIANCE IS THE BEST SOLUTION
(SAFE- PRACTICAL- NO IMPACT ON NEIGHBORING LANDS)

SEE ATTACHED LETTERS FROM OWNER AND ENGINEER

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:

SEE ATTACHED LETTER FROM ENGINEER