

**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 intention of this variance is to move the structure further away from the water and to higher ground.

This building has a parcel of 40% of the lot size which is the allotted footprint for a site subject to

undue hardship as the area of human disturbance on the property is greater than 70%.

The exact design of the house will fall within the 40% construction footprint if undue hardship is awarded.

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

Both adjacent properties have single family homes built on them. The only public land bordering

the property is the lake area. The change we are requesting moves the house towards the road by 6m.

This won't affect the adjacent homes but will actually give them a better view and more privacy.

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 shape of the parcel, in combination with the slope, dictates that only a very small house could

by constructed on the site if we were to stay 7.5m from the road and keep above the flood plain.

By allowing us to build a little closer to the road, like similar houses on the street, we are able

to construct a reasonably sized home.

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 current setback covers much of the property leaving virtually no building area.

Allowing the construction closer to the road is the only way the house can work on this site.

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:

This construction project won't impact any of the mature trees and their root systems, degrade the

established erosion control systems and if this and will help to prevent encroachment into the SPEA

area during construction.