

**PROPERTY DESCRIPTION:**

Civic address: 364 Orchard grove lane

Legal Description

Lot: Plan: Block: District Lot: Section: Township:

Current Zoning: AG 1 OCP designation:

Current land use: Home

Surrounding land uses:

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):

Re-places/Re-build unsafe carport and storage area

**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.): 2453 Section: 10.2.6 ai  
Proposed variance: reduce front setback from 7.5m to 2.54m  
as measured to outermost projection

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:

Approval of variance will provide support to move forward with getting carport/storage area up to needed standards set out by bylaw's, and Building Permit

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

Replaced with in same area/profile, that matches existing home, with approval/support from Ministry of Transportation, improving surroundings and safer access to existing homes entrances

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:

To make safer access to existing home and Replace un-safe carport/storage area with new

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:

To Replace/rebuild carport/storage area the variance is needed as old carport/storage was with in a front set back to front roadway and was unsafe

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 carport/storage area will be built within same profile area and with little to no effect on surrounding area