

PROPERTY DESCRIPTION:

Civic address: 1205 Maple St

Legal Description

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

Current Zoning: _____ OCP designation: _____

Current land use: _____

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):

Excessory Dwelling

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.): 2455 Section: 11.2.6(b)(i)
Proposed variance: Front set back from 7.5
to 2.25

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:

The said home is five feet too close to front setback and two feet to north side setback.

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

The said home does not affect adjacent or nearby properties or public lands. There are plenty of trees + shrubs as well there is cedar fence 6' tall.

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:

My 90 year old mother wanted to live with us in her own home, to be near family. She currently is diagnosed with mild dementia. We wanted her to be able to live the rest of her life in an environment that has her best interest. High quality of life promoting independence and reassurance.

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:

If unable to get variance because of setbacks we will remove the said home in the event of her passing.

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 said home does not negatively affect the natural characteristics or environmental qualities of the property.