

PROPERTY DESCRIPTION:

Civic address: 420 Panorama Crescent, Okanagan Falls BC

Legal Description

Lot: 9 Plan: KAP 16380 Block: 54 District Lot: 461 Section: P10 Township: Okanagan Falls. 007-322-020

Current Zoning: RS2 OCP designation: Residential

Current land use: Residential Dwelling

Surrounding land uses: Residential

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: B27612 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 GARAGE ADDITION TO EXISTING HOUSE.
SEE ATTACHED.

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: 11.2.6i
Proposed variance: Reduce Front Minimum Setback
From 7.5 m TO 1.0 m

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:

PLANNING PRINCIPLES/OBJECTIVES
INCLUDE NON OBTRUSIVE DESIGNS
PLEASING TO THE EYE AND MAINTAIN
NEIGHBOURHOOD AMBIANCE.

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

THE PROPOSED GARAGE DOES NOT
PROJECT FAR INTO VIEWS OF
NEARBY PROPERTIES. THIS IS
IMPORTANT ON THIS VIEW STREET.

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 ECCENTRIC PROPERTY LINE
IS THE MITIGATING FACTOR. THE
VARIANCE WOULD MAKE AN
ALLOWANCE FOR THIS.

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:

IT RESPECTS NEIGHBOURS PRIVACY
AND VIEWS WHILE MINIMIZING
NATURAL VEGETATION DISTURBANCE.

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 BUILDING DESIGN OF LOW ROOF
MAINTAINS SUNLIGHT TO NATURAL VEGETATION
AND IS MOSTLY BUILT ON PREVIOUSLY
DISTURBED LAND.