

PROPERTY DESCRIPTION:			
Civic address: 210 - 290 Anna Avenue			
Legal Description			
Lot: 1	Plan: KAP41817	Block:	District Lot: 210 Section: Township:
Current Zoning: NVC		OCP designation: NVC	
Current land use: Vacant			
Surrounding land uses: Mixed Use			
Current method of sewerage disposal: <input type="checkbox"/> Community Sewer <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other			
Current method of water supply: <input checked="" type="checkbox"/> Community Water <input type="checkbox"/> Well <input type="checkbox"/> Other			
Any restrictive covenants registered on the subject property: <input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No			
Any registered easements or rights-of-ways over the subject property: <input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No			
Does the subject property possess a legal road access: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no, provide details)			
Agricultural Land Reserve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Riparian Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmentally Sensitive: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		MoT Approval: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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): 9 unit townhome complex

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.): <u>2459</u> Section: <u>13.1.6</u> Proposed variance: <u>vary height of an accessory building from 4.5m to 6.5 m</u>
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 garage structure is single storey, and has been given a shed roof to visually screen
the adjacent industrial building

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

The garage structure is adjacent to a 10 m high blank wall on the Wine Vault property,
and does not impede views from any direction.

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 garage structure contains 18 parking stalls, water entry rooms, electrical rooms,
and gas metering. As such it does not conform well to a typical definition of an accessory
building.

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:

This 9 unit townhouse development has been divided into 4 buildings, 3 of which contain
dwelling space, one of which contains parking. By detaching the parking from the south side
of the units, the kitchen and bedrooms have direct access to southern light and yard space.

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 garage building provides an attractive face to the adjacent 10.0 m blank wall, and creates
an internal courtyard which allows for trees, greenery and useable outdoor space on this
post-industrial, brownfield site.