

PROPERTY DESCRIPTION:			
Civic address: 1115 Rounds Road			
Legal Description			
Lot: 1	Plan: 25803	Block: SDYD District Lot: 209	Section: Township:
Current Zoning: RS1		OCP designation: LR	
Current land use: Residential			
Surrounding land uses: Residential / Agricultural			
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): This application is seeking approval to vary side and rear yard setback distances in order to bring existing structures into compliance.

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 2008</u> Section: <u>11</u> Proposed variance: <u>Sec. 11.1.6(ii) Rear yard from 3.0m to 1.5 meters</u> <u>Sec. 11.1.6(iv) Interior side from 3.0m to 1.36 meters</u>
2. Bylaw (Include No.): _____ Section: _____ Proposed variance: _____ _____

*RPB*

**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 application is intended to legalize an existing situation where a portion of the garage and patio deck do not conform to existing setback requirements. Both structures are totally within the property boundary. There is an existing non-conforming shed which is attached to the garage, which will be removed.

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

The variance will legalize an existing accessory building(s) and will not have any affect on adjacent or nearby properties or utilities.

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:

This variance would be a unique solution to solve a situation that existed when they purchased the property in March of 2021.

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 appears to be the best solution, since the owners would like to resolve the situation and are committed to doing so, to the satisfaction of the Regional District.

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 variance will not negatively affect site characteristics or environmental qualities of the property and will maintain the existing character of the site.

RAB