

PROPERTY DESCRIPTION:					
Civic address: 2865 OUTLOOK WAY 1.					
Legal Description					
Lot:	Plan:	Block:	District Lot:	Section:	Township:
Current Zoning:			OCP designation:		
Current land use: RESIDENTIAL					
Surrounding land uses:					
Current method of sewerage disposal:		<input checked="" 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 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): Retaining walls in setbacks North + South property lines

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.): 2459 Bylaw (2008) Section: 7.27, 4 A. HEIGHT Proposed variance: vary height of retaining wall in setback from 1.2m to 3m
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:

We need to retain the fill on the ~~rest~~ neighboring properties. On the north side the wall needs to be approx 10' tall to achieve this. Only about 12' of this will be 10' high, then slopes down

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

it does not affect adjacent properties as the exposed face of the walls proposed faces into our lot

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:

need the height to retain the fill, won't work otherwise.

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 best suits my clients and the adjacent lots to retain the fill at the property lines so nobody loses any usable land.
- will alleviate conflict when neighbors build.

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:

Again, exposed face of wall faces my clients home, not visible from adjacent lots.