

PROPERTY DESCRIPTION:

Civic address: 2631 Nicola Avenue, Tulameen, BC, V0X 2L0

Legal Description Yale Division Yale
District Townsite

Lot: 6 Plan: of Tulameen Block: 19 District Lot: 128 Section: Township:

Current Zoning: Residential OCP designation:

Current land use: Residential

Surrounding land uses: Residential

Current method of sewerage disposal: Community Sewer Septic Tank OtherCurrent method of water supply: Community Water Well OtherAny restrictive covenants registered on the subject property: Yes (if yes, provide details) NoAny registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) NoDoes the subject property possess a legal road access: Yes No (if no, provide details)Agricultural Land Reserve: Yes No Riparian Area: Yes NoEnvironmentally 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):

I wish to construct an accessory building (boat shed) that will be 0.4572m away from the interior side parcel line and 0.0m away from the principal dwelling. See attached descriptions and drawings for specific details.

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.): RDOS Electoral Area 'H'
Zoning Bylaw 2498, 2012 Section: 7.12.2Proposed variance: I am proposing that the boat shed (which will not be attached to the principal dwelling) be built against the existing dwelling within the 1.0 metre bylaw. Please see attached for further description.2. Bylaw (Include No.): RDOS Electoral Area 'H'
Zoning Bylaw 2498, 2012 Section: 12.1.5Proposed variance: I am proposing that the boat shed (which will not be attached to the principal dwelling) be built within the 1.0 metre bylaw for the interior side parcel line. Please see attached for further description.

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:

I do not believe we are significantly departing from the planning principle or the objective intended by the bylaw. This is an accessory building which will be open concept and essentially put a roof over the boats so they are out of the elements, particularly in the winter. My neighbour who will see this structure is fully supportive of the build design and location, as per the letter of reference he has provided. I do not feel this structure will negatively impact the parcel, the neighbouring parcels, or the community.

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 not adversely affect the adjacent property. I have spoken extensively with my neighbour at 2627 Nicola Avenue and he is fully supportive of the proposed building size and location with respect to the parcel line. See attached letter of support from my neighbour (Kevin Savage).

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:

I have two boats that I wish to park on the property. The principal dwelling is essentially right in the middle of the parcel. There is a septic field in the backyard and it is challenging to maneuver the boats into the backyard anyways, due to the small size of the lane. The front yard has multiple trees, which limit the alternative space to park the boats. This is really the only location available.

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:

Same as described in the response to question 3.

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:

We will not be removing any trees to build the structure, so environmental impact is negligible. We also plan to have the shed open on all sides so you can see through the structure. This will minimize any impact on the natural site characteristics. It will essentially just be a roof over the boats to keep them out of the elements.