

PROPERTY DESCRIPTION:

Civic address: 2864 Coalmont Road

Legal Description

Lot: A Plan: EP21078 Block: District Lot: 104 Section: Township:

Current Zoning: LH2 OCP designation:

Current land use: Personal / Recreational

Surrounding land uses: Personal / Recreational

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: 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):

Existing Building on property.

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.): LH2 Section: 11.5.5

Proposed variance: Reduce front parcel line setback for principal dwelling from 9.0m to 7.18m. Building from property line 7.79m. Roof overhang 0.61m. Requested variance 7.18m.

2. Bylaw (Include No.): Section:

Proposed variance:

* Building is 7.79m from property line
Roof overhang is 0.61m (2ft)

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:

Building was already there when property purchased.

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

Building is considered to close to front property line.

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:

Building was already there when property purchased. Told it is too close to property line and have to apply for variance.

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:

Foundation and Building already signed off. Permit needs to be completed.

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:

Building is already there.