

PROPERTY DESCRIPTION:

Civic address: 2811 Coalmont Road., Tulameen, B.C.

Legal Description

Lot: 2 Plan: 10756 Block: District Lot: 104 Section: Township:

Current Zoning: RS1 OCP designation: LR

Current land use: Single detached dwelling with accessory buildings

Surrounding land uses: Single detached dwellings

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):

Removal of wood shed at the north west and detached garage at the south west of the property.
Proposed addition to the existing residence and new attached garage.

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.): Area H, no.2498 Section: 12.1.5 a) i)
Proposed variance: Reduction of front parcel setback from 7.5m to 2.20m
to accommodate new garage addition including roof projections

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:

Reduction of the front setback would allow for a new garage built to current building standards and connect to the current residence and proposed addition.

The existing detached building currently encroaching the front setback would 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 request does not affect neighbouring properties.

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 proposed garage would be on the flat portion of the lot for ease of access for vehicle parking and boat storage. The new garage is replacing an existing detached garage.

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:

Due to site grading and existing structures the proposed location best suits the connection to the existing dwelling for the addition and access to the garage for vehicle / boat storage from Coalmont Road.

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 proposed variance would allow less disturbance of hillside slope and move the proposed addition further away from Otter Lake.