

PROPERTY DESCRIPTION:

Civic address: 130 Ponderosa Ave., Kaleden, B.C.

Legal Description

P18: 008-792-470

Lot: 3 Plan: 763 Block: 15 District Lot: 105S Section: Township:

Current Zoning: **RS 2** OCP designation:

Current land use:
Residential

Surrounding land uses:
Residential

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):
To construct a single family residence

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.): 2800, 2032 Section: 16.2.5 ii, iii
Proposed variance: to vary the side interior setbacks from 1.5m to 1.2m and to vary the rear setback from 7.5 meters to 6.0 meters.

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:

The requested variance is required in order to construct a reasonably sized
home on this small lot. The requested variance will not have a negative impact
on the distance from the adjacent properties.

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

The proposed dwelling will have no impact on nearby properties or public lands.
The new home will not adversely affect current area homes.

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:

One older home currently exists on the three lots. The proposal will see three
homes, each occupying one of the existing small lots, which is a much more
efficient use of the property, as well as providing much needed living
accommodations in this area.

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:

The variance appears to be the only reasonable option to place the home on
the property and having the least impact on current siting regulations.

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 have a positive impact on the property and surrounding area
because it will provide a modest sized new home.