

PROPERTY DESCRIPTION:					
Civic address: <u>337 ROAD 11, OLIVER, BC</u>					
Legal Description					
Lot:	Plan:	Block:	District Lot:	Section:	Township:
Current Zoning: <u>RS1</u>			OCP designation:		
Current land use: <u>SINGLE FAMILY HOME.</u>					
Surrounding land uses: <u>ORCHARD</u>					
Current method of sewerage disposal: <input 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 checked="" type="checkbox"/> Yes <input 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): *
<u>DEVELOP A LEAN TO COVERED PARKING AREA BESIDE EXISTING GARAGE.</u>
<u>THE STRUCTURE WILL NOT BE ENCLOSED.</u>

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.): <u>#2453</u> Section: <u>RDOS ZONING</u>
Proposed variance: <u>BUILD WITHIN 7.5 METRES OF FRONT</u>
<u>PARCEL LINE Variance of 2.4m</u>
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 VARIANCE DOES NOT INTERFERE WITH ANY TRANSPORTATION, FACILITIES,
SERVICES OR NATURAL ENVIRONMENT. THE STRUCTURE IS HIDDEN BEHIND
A LARGE TREE LINE AND IS FURTHER FROM THE FRONT PARCEL
LINE THAN OTHER STRUCTURES BUILT ON SEPARATE LOTS ON R11. SEE
ATTACHED PAGE

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 TO BUILD THE STRUCTURE DOES NOT INTERFERE
WITH THE USE OR VIEW OF ANY ADJACENT OR NEARBY
PROPERTIES. IT IS ENCLOSED ON 3 SIDES BY AN ORCHARD
AND IS HIDDEN FROM THE STREET BY TREELINE.

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:

THIS VARIANCE ALLOWS FOR A DRY, COVERED PASS THROUGH
AREA. VEHICLES WITH TRAILERS ARE ABLE TO PASS THROUGH
UNLOAD SAFELY WITHOUT THE NEED FOR A TIGHT
UNSAFE 3-4 POINT TURN.

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 REPRESENTS THE BEST SOLUTION TO SAFELY
CONSTRUCT WITHOUT AFFECTING NEARBY RESIDENTS,
TRAFFIC, OR FACILITIES. IT ALSO PRESERVES THE NATURAL
ENVIRONMENT. IT MAKES THE PROPERTY USE SAFER.

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 DOES NOT INVOLVE THE REMOVAL OF ANY
ADDITIONAL SOIL OR VEGETATION, OTHER THAN FOR THE
HOLES DUG FOR 3 STRUCTURAL POSTS. THE STRUCTURE
DOES NOT AFFECT THE SITE OTHER THAN PROVIDING ORGANIZED PARKING,
AND SAFE PASSAGE