

**PROPERTY DESCRIPTION:**

Civic address: 425 Matheson Road Okanagan Falls

Legal Description

Lot: 1 Plan: KAS268 Block: sublot 934 District Lot: 2710 Section: \_\_\_\_\_ Township: Okanagan Falls

Current Zoning: \_\_\_\_\_ 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):

New 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.): 2455 Section: 10.1.6 ai

Proposed variance: To vary front setback from 4.5 to 0m  
Bording land is bare land steata

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:

No traffic concerns  
Nearest residence 400 m. away  
Lot inside of a bare land strata

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

next to bare land strata  
No access by others for usage on this lot  
Great access from main service road.

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:

As shown in the layout the proposed building is backing on to a bedrock slope and rock. removal may propose challenging and building difficulty

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:

All possible options have been reviewed, this solution is the most efficient and safest.

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:

There are zero environmental concerns as this building site and area of proposed structure