

PROPERTY DESCRIPTION:

Civic address: H535 KILL RD NARANATA BC VOHINI

Legal Description (e.g. Lot, Plan No. and District Lot):
LOT 22 PL KAP3889

Current land use:
RS-1 VACANT

Surrounding land uses:
RESIDENTIAL

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.

Subdivision
Zoning Bylaw: 2000

Section No.: 4.2.9 SCHEDULE A.

Current regulation: HOLDING TANK NOT ALLOWED

Proposed variance: TO ALLOW HOLDING TANK

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

INSTALLATION OF A HOLDING TANK.
DETAILS PROVIDED IN ENGINEERING
SUPPORT LETTER.

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

See attached rationale

Rationale

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach, as a separate sheet, as required):
To complete a Riparian Report and obtain a Watercourse Development Permit
Eventually build a small home on property.

SUPPORTING RATIONALE:

A person may apply for an order of the Board of Variance in circumstance where it is believed that compliance with certain regulations may cause undue hardship and the variance is minor.

1. Please describe the regulations, requirements and circumstances, which if complied with, would cause undue hardship. Describe the nature of the hardship and how the requested variance would prevent undue hardship:

We are requesting the use of a holding tank because our sewerage ENGINEER is not satisfied that we can get sufficiently treated discharge AND the furthest distance the septic can be placed from the lake is 10 metres. Without the holding tank the lot would be unbuildable. (Sewerage Engineer's letter attached)

2. A variance should not result in inappropriate development of a site. Please describe how the requested variance meets this criteria:

This variance would allow us to build a single family home (subject to the ongoing Riparian Report), which is consistent with the neighbouring properties

3. The variance should not adversely affect the natural environment. Please describe how the requested variance meets this criteria:

For us to obtain Riparian Report approval, there must be sufficient compensation of trees and vegetation. The property will have a net gain in trees, plants and grasses. (QEP-S letter attached)

4. The variance should not substantially affect the use and enjoyment of adjacent land. Please describe how the requested variance meets this criteria:

The neighboring property to the east is vacant government land for approximately 450 meters. Properties to the west are small lakefront lots.

5. The variance should not vary the permitted uses or densities on a parcel, nor should a variance defeat the intent of the bylaw. Please describe how the requested variance meets this criteria:

Only one small residential home would be built on this lot as per the lot's zoning.