

PROPERTY DESCRIPTION:

Civic address: 1135 Jonathon Drive.

Legal Description

Lot: C Plan: KAP43732 Block: District Lot: Section: Township:

Current Zoning: SH6 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 Yes No (if no, provide details)

Agricultural Land Reserve: Yes No Riparian Area: Yes but exempt 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):

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.

- Bylaw (Include No.): 2461 Section: 10.9.6b i
Proposed variance: Reduce front setback from 9.0m to 3.37m
- Bylaw (Include No.): 2461 Section: 10.9.7 b
Proposed variance: Increase height for acc bldg from 4.5m to 7.26m

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 WILL ONLY MINIMALLY BE OUTSIDE OF BYLAW REQUIREMENTS AS IT IS A GARAGE ADDITION THAT WILL MATCH THE LOOK OF THE HOUSE.

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

THE GARAGE ADDITION WILL BE EXTENDED TO THE FRONT OF THE HOUSE AND WILL NOT IMEDE ANY VIEWS OR ADJACENT PROPERTIES. THE GARAGE SIDING AND DESIGN WILL NICLY MATCH THE HOUSE TO MAKE FOR A CLEAN LOOK.

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 GARAGE IS TO ACCOMMODATE A LIFTED ROOF HANDICAP VEHICLE SO THAT IT DOES NOT HAVE TO BE STORED OUTSIDE AND MADE MORE ACCESSIBLE DURING WINTER FOR WHEELCHAIR ACCESS. THE VEHICLE WILL CURRENTLY NOT FIT A STANDARD HEIGHT GARAGE DOORS.

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:

THIS GARAGE ADDITION WITH ONE OVERSIZED DOOR WILL BE THE LEAST INTRUSIVE TO THE EXISTING STRUCTURE WHILE INTEGRATING CLOSELY TO THE EXISTING STRUCTURE TO GIVE A SEAMLESS LOOK.

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 GARAGE ADDITION HAS NO EFFECT ON THE SURROUNDING NATURAL ENVIRONMENT AS THE ENTIRE FOOTPRINT WILL BE SITUATED ON THE PATCH OF GRASS.

WE HAVE CREATED A LANDSCAPE PLAN TO HELP ENHANCE THE LOOK OF THE PROPERTY FURTHER AROUND THE NEW ADDITION.