

PROPERTY DESCRIPTION:

Civic address: 2788 LIDICOAT ROAD KEREMERS B.C.

Legal Description (e.g. Lot, Plan No. and District Lot):

LOT B SECTION 31 TOWNSHIP 52 SOYO PLAN 2485

Current land use:

AGRICULTURE / RESIDENTIAL

Surrounding land uses:

RESIDENTIAL WEST-HOBBY FARM
NORTH - HAY FIELD; EAST UNDEVELOPED, SOUTH VINEYARD.

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.

Zoning Bylaw: SUBDIVISION SERVICING BYLAW 2000, 2002

Section No.: SCHEDULE A SECTION 3.2.10.1

Current regulation: A WELL MUST BE CONSTRUCTED ON EACH PARCEL.

Proposed variance: TO USE EXISTING WELL ADJACENT TO PROPOSED LOT, AND REGISTER A COVENANT FOR WELL AND ACCESS

Section No.: SCHEDULE C SECTION 2-a-ii

Current regulation: A WELL LOG OR PUMP TEST COMPLETED IN PREVIOUS 12 MONTHS.

Proposed variance: A WELL LOG DATED OCT 9/1971 AS WELL AS A STATEMENT OF PAST AND PRESENT USE OF WATER FROM WELL.

DEVELOPMENT INFORMATION:

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

THE CLIFTONS HAVE FARMED THIS PROPERTY SINCE 1967 THE PARENTS WILSON + JUNE BUILT A NEW HOUSE ON THE PROPERTY IN 1977 AND INSTALLED A WELL TO SERVICE THE HOUSE AND GARDEN. THEY APPLIED FOR A HOMESITE SEVERANCE AND RECEIVED APPROVAL FROM AGRICULTURAL LAND COMMISSION LAST YEAR.

PLEASE SEE ADDENDUM.

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 ADDENDUM.