

PROPERTY DESCRIPTION:

Civic address: 3313 Coalmont Rd.

Legal Description

Lot: 1740 Plan: 57408 Block: District Lot: 4D4D Section: Township: Tulameen

Current Zoning: SH... ? OCP designation:

Current land use:

Residential - SFD under construction

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):

Build a covered concrete retaining wall that projects into the "interior side" setback by .6m

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.): Area H 2498 Section: 7.5 Projections
Proposed variance: Allow retaining wall to be built .6m inside the 4.5m interior side setback. Allow eave to project 1.2m

2. Bylaw (Include No.): Area H 2498 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:

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

The 4.5 m set back is significantly larger than most in the area. Encroaching by .6 m would pose no additional threats or inconveniences to the neighbouring property.

- 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 retaining wall will create a safe access to the lower portion of the property.

- 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:

- 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:

All work is outside the 15m riparian set back. Original flora & Fauna to be replanted
