

**PROPERTY DESCRIPTION:**

Civic address: 2800 Coalmont Road., Tulameen, B.C.

Legal Description

Lot: 3 Plan: KAP63676 Block: District Lot: 104 Section: Township:

Current Zoning: SH4 OCP designation: SH

Current land use: Single detached dwelling

Surrounding land uses: Single detached dwellings & ancillary buildings

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):

Construction of a detached ancillary building

**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, no.2498 Section: 11.8.5. a) iii)  
Proposed variance: Reduction of interior side parcel setback from 4.5m to 1.5m  
to accommodate new ancillary building, including roof projections

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:

The variance will allow for construction of an ancillary building on the flat portion of the lot while avoiding interfering with the current property use, the existing covenant, easements, right of way, and avoiding construction on the hillside slope.

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

The variance request does not adversely affect neighbouring properties. access easements through the current property to the neighbouring properties restrict the building location on the site

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 proposed building would be constructed on the flat portion of the lot for ease of access for vehicle parking and boat storage while leaving space between the proposed building and existing cabin for adequate natural light to the cabin, space for parking and snow removal

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:

Due to site grading to the east of the property the ancillary building cannot be built to the east and the covenant area KAP63677 to the west does not allow for building west of the proposed proposed location. The existing residence to the north limits the ability to build to the north.

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 variance would avoid disturbance of hillside slope by building on the existing level yard area on the site.