

PROPERTY DESCRIPTION:	
Civic address: 130 Ponderosa Ave., Kaleden, B.C.	
Legal Description <span style="float: right;">P16: 008-792-409</span>	
Lot: 1	Plan: 763 Block: 15 District Lot: 105S Section: Township:
Current Zoning: RS <u>2</u>	OCP designation:
Current land use: Residential	
Surrounding land uses: Residential	
Current method of sewerage disposal:	<input type="checkbox"/> Community Sewer <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other
Current method of water supply:	<input checked="" type="checkbox"/> Community Water <input type="checkbox"/> Well <input type="checkbox"/> Other
Any restrictive covenants registered on the subject property:	<input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No
Any registered easements or rights-of-ways over the subject property:	<input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No
Does the subject property possess a legal road access:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no, provide details)
Agricultural Land Reserve:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Riparian Area:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Environmentally Sensitive:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
MoT Approval:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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):  
 To construct a single family residence

**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.): 2800, 2022 Section: 16.2.5. a) ii, iii, iv  
 Proposed variance: To vary the side exterior setback from 4.5m to 1.2m (MoT has approved) and to vary the side interior setback from 1.5m to 1.2m and to vary the rear setback from 7.5 meters to 6.0 meters.

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:

\* please note that the Ministry of Transportation has approved this variance.

The requested variance is requested in order to construct a reasonably sized home on this small lot. The requested variance will not have a negative impact on the distance from the traveled roadway.

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

The proposed dwelling will have no impact on nearby properties or public lands.

The new home will not adversely affect current area homes.

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:

One older home currently exists on the three lots. The proposal will see three

homes, each occupying one of the existing small lots, which is a much more

efficient use of the property, as well as providing much needed living

accommodations in this area.

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:

The variance appears to be the only reasonable option to place the home on

the property *and* having the least impact on current siting regulations.

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 variance will have a positive impact on the property and surrounding area

because it will provide a modest sized new home.