

**PROPERTY DESCRIPTION:**

Civic address: 288 Alder Ave. Kaleden BC V0A1K0

Legal Description

Lot: 5 Plan: KAP114 Block: \_\_\_\_\_ District Lot: 1055 Section: \_\_\_\_\_ Township: \_\_\_\_\_

Current Zoning: RS2 OCP designation: \_\_\_\_\_

Current land use: Single family dwelling

Surrounding land uses: Single family dwelling / Crownland

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):

Demolish and rebuild Garage/Storage

**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 Section: 16.2.5b  
Proposed variance: Reduce <sup>front</sup> setback for shed from 7.5m to 0m <sup>MP</sup>  
measured to outer most projection. (roof)

2. Bylaw (Include No.): \_\_\_\_\_ Section: \_\_\_\_\_

Proposed variance: \_\_\_\_\_

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**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:

I have received a permit from Mot.

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

Will replace the shed and it will be further away from the parcel line than the existing shed

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:

We are in the WDP area so we have to move the shed further away from the lake

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:

We are trying to reduce impacting WDP area

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:

No ESDP area  
We will be applying for a WVP