

PROPERTY DESCRIPTION:			
Civic address: <u>1888 WILLOWBROOK RD.</u>			
Legal Description			
Lot: <u>4</u>	Plan: <u>KAP 31653-02</u>	Block:	District Lot: Section: <u>25</u> Township: <u>54</u>
Current Zoning: <u>LH1</u>		OCP designation:	
Current land use: <u>RESIDENTIAL</u>			
Surrounding land uses: <u>RESIDENTIAL.</u>			
Current method of sewerage disposal:		<input type="checkbox"/> Community Sewer	<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other
Current method of water supply:		<input type="checkbox"/> Community Water	<input checked="" 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 type="checkbox"/> Yes <input checked="" 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):

siting mobile home

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.): 2453 Section: 10.4.6 a)iii)
Proposed variance: reduce int side setback from 4.5m to 2.78m

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:

Would not defeat purpose of bylaw as
we are replacing building with mobile
home in same area.

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 WILL NOT AFFECT NEARBY PROPERTIES
AS THE ADJACENT HOMES BOTH NORTH & SOUTH ARE
APPROX 250-450 FEET FROM WHERE MOBILE IS
SITUATED. ONE ON THE SOUTH HAS A HILL THAT ~~HIS~~ HIDES
HIS HOUSE FROM OURS.

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:

This variance should be considering as
there was a structure there before
and all services in place.

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:

THIS LOCATION ALREADY HAS ALL SERVICES AT
SITE, ANY OTHER LOCATION WAS TOO CLOSE TO
CREEK OR TOO FAR FROM POWER & SEPTIC.

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 SHOULD NOT NEGATIVELY AFFECT THE
ENVIRONMENTAL QUALITIES AS THE SITE IS 500+ FEET
FROM ROAD AND PROPERTY IS DIVIDED BY CREEK THAT
IS LINED WITH TREES ACROSS LENGTH OF PROPERTY.