

PROPERTY DESCRIPTION:			
Civic address: <i>136 Chadwell Place Ok Falls</i>			
Legal Description			
Lot: <i>18</i>	Plan: <i>EPP 61041</i>	Block:	District Lot: <i>2110</i> Section: Township:
Current Zoning:		OCP designation:	
Current land use: <i>serviced residential building lot</i>			
Surrounding land uses: <i>residential</i>			
Current method of sewerage disposal:		<input checked="" 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 checked="" type="checkbox"/> Yes (if yes, provide details)	<input 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):

*construct single family 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.): \_\_\_\_\_ Section: \_\_\_\_\_

Proposed variance: *change allowable front yard setback from 7.5m to 4.5m*

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 front wall and root line are staggered up too 10' and will in no way have a negative visual impact. see attached

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

Moving the house forward will enhance the view (to the rear) of the homes on either side.

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 have a no build covenant line at the rear of the lot, without the variance we would have a usable rear yard depth of only 7' at the south corner of the great room wall.

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 have designed the building to maximize the width and minimize the depth in order to have reasonable size rear yard (with the variance).

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:

Moving the building forward does not affect site characteristics.