

PROPERTY DESCRIPTION:			
Civic address: <u>4705 MIMAC CRT OK FALLS BC.</u>			
Legal Description			
Lot: <u>18</u>	Plan: <u>AP 33386</u>	Block:	District Lot:      Section:      Township:
Current Zoning: <u>R52</u>		OCP designation:	
Current land use: <u>RESIDENTIAL</u>			
Surrounding land uses: <u>RESIDENTIAL</u>			
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 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 type="checkbox"/> No			
Does the subject property possess a legal road access: <input 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): <u>BUILDING ADDITION OF 3<sup>rd</sup> BEDROOM &amp; 2<sup>nd</sup> BATHROOM TO CURRENT HOME.</u>

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.): <u>2455</u> Section: <u>11.2.6a i</u> Proposed variance: <u>Vary front parcel line setback from 7.5m to 6.25 m.</u>
2. Bylaw (Include No.): <u>2455</u> Section: <u>11.2.6a iv</u> Proposed variance: <u>vary interior side setback from 3.0m to 1.82 m</u> <u>↑</u> <u>← determine projection</u>

**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:

- ADDITION & FURTHEST PROTECTION AREN'T ANY CLOSER THAN ROW OF NEIGHBORS
- NO IMPACT ON STREET SCAPE.
- NO AFFECT ON TRAFFIC AS > 4.5 FROM ROW.

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

- NEIGHBOUR'S HOME HAS NO VIEW OBSTRUCTION FROM THIS ADDITION.
- SINGLE STOREY ADDITION

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:

- NO OTHER AREA TO BUILD ADDITION AS THE ADDRESS & FRONT PROPERTY LINE DO NOT MATCH.

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:

- BUILDING ADDITION WILL ALLOW OUR YOUNGER, GROWING FAMILY TO RESIDE AT ADDRESS. CONTINUE
- ADDITION IS FINANCIALLY RESPONSIBLE IMPROVEMENT TO FAMILY NEIGHBOURHOOD.

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:

- LOW PROFILE BUILDING SUITS OTHER RANCHER STYLE HOMES INSIDE CUL DE SAC.
- ADDITION WILL NOT EXCEED NEIGHBOURING VIEWS.