

PROPERTY DESCRIPTION:

Civic address: 1133 ASH STREET OKANAGAN FALLS BC

Legal Description

Lot: 8 Plan: KAP1280 Block: 8 District Lot: 374 Section: SD4D Township: OKANAGAN FALLS

Current Zoning: R50 OCP designation:

Current land use: RESIDENTIAL

Surrounding land uses: RESIDENTIAL

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):

CONSTRUCT A DETACHED GARAGE AT BACK OF PROPERTY

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.): 2455-2008 Section: 11.2.6
Proposed variance: Change rear parcel line from one metre to zero

2. Bylaw (Include No.): 2455-2008 Section: 11.2.6
Proposed variance: Change both interior parcel lines from 1.5 metres (5 feet) to 1.22 metres (4 feet)

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:

OUR PROPERTY IS NOT VERY BIG, SO WE NEED TO UTILIZE AS MUCH AS POSSIBLE FOR ACCESSABLE STORAGE. WE FEEL THIS WILL STILL BE AN ACCEPTABLE SIZE FOR OUR NEIGHBORHOOD.

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

NO OTHER PROPERTIES WILL BE ADVERSLY AFFECTED. MANY PROPERTIES ON OUR BLOCK ALREADY HAVE DETACHED GARAGES - SOME WERE APPROVED FOR A VARIANCE AT ONE POINT IN TIME.

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 NEED OF ADDITIONAL ACCESSABLE STORAGE SPACE. WE HAVE A CRAWLSPACE, IN OUR HOUSE, THAT IS BECOMING INCREASINGLY DIFFICULT TO ACCESS. WE ALSO HAVE A 10X16 SHED THAT IS NOT MEETING OUR NEEDS. IT WILL BE REMOVED.

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 BACK OF OUR SMALL PROPERTY IS THE ONLY AREA TO ADD STORAGE. WE NEED TO UTILIZE AS MUCH AREA AS WE CAN, BUT STILL MAINTAIN ENOUGH OF A WALKWAY AROUND THE BUILDING.

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:

THIS IS BARE LAND WITH LANE ACCESS - NO TREES OR PLANTS ON THE PROPERTY OR NEAR THE LANEWAY ACCESS. IT WILL NOT INTERFERE WITH ANY OF OUR NEIGHBORS VIEWS OF THE

SURROUNDING AREA. THE EXISTING SHED HAS A WOOD FLOOR AND IS NOT PERMANENT - EASILY REMOVED.