

**PROPERTY DESCRIPTION:**

Civic address: 1203/1205 Maple street Ok Falls

Legal Description (e.g. Lot, Plan No. and District Lot):

Lot 0 DL 374 SD40 Plan 1501

Current land use:

Residential

Surrounding land uses:

Residential

**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.

Zoning Bylaw: Subdivision & Development Servicing Bylaw, 2900, 2024

Section No.: 4.4.2

Current regulation: where existing electrical distribution services are overhead underground pre ducting is required

Proposed variance: Remove regulation

Section No.:

Current regulation:

Proposed variance:

**DEVELOPMENT INFORMATION:**

Please provide a general description of the proposed development:  
(e.g. "to allow for an addition over an existing garage")

No proposed development. Subdividing the lot into 2 separate parcels to include 1 existing house on each lot.

#### SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will generally assess the proposal against the following criteria:

- is the proposed variance consistent with the general purpose and intent of the zone?
- is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?
- is strict compliance with the zoning regulation unreasonable or un-necessary?
- will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

I would like to debate the need for underground utilities as a secondary power source, as overhead utilities are already connected to 1208 Maple St.

The requirement for subdividing the above property is unwarranted due to already having overhead utilities. The above home is 640<sup>sq</sup><sub>ft</sub> one bedroom 1 bathroom. <sup>how</sup> much power is required? The unnecessary underground utilities if put in will disturb two well established Fir trees. These trees are essential in keeping CO2 down and are wonderful for noise control, due to the very busy street. I feel that keeping the tree's alive is more important than having a secondary underground utilities put in place when this small home already has overhead power connected.