

PROPERTY DESCRIPTION:	
Civic address: 2811 Coalmont Road., Tulameen, B.C.	
Legal Description	
Lot: 2	Plan: 10756 Block: District Lot: 104 Section: Township:
Current Zoning: RS1	OCP designation: LR
Current land use: Single detached dwelling with accessory buildings	
Surrounding land uses: Single detached dwellings	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Environmentally Sensitive:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
MoT Approval:	<input type="checkbox"/> Yes <input 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):
Removal of wood shed at the north west and proposed addition to the existing residence .

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>Area H, no.2498</u> Section: <u>12.1.5 a) i)</u>
Proposed variance: <u>Amendment to previously approved DVP H2022.035</u>
<u>Reduction of front parcel setback from 7.5m to 2.20m</u>
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:

Reduction of the front setback would allow for a new garage built to current building standards and connect to the current residence and proposed addition.

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 request does not affect neighbouring properties.

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:

The proposed garage would be on the flat portion of the lot for ease of access for vehicle parking and boat storage. The proposed addition is being moved to the north of the existing structure as opposed to the south in the previous application due to environmental setbacks

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 Environmental QEP could not reduce the 15m SPEA and therefore we cannot build to the south  
Due to site grading and existing structures the proposed location best suits the connection to the existing dwelling for the addition and access to the garage for vehicle / boat storage from Coalmont Road.

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 proposed variance amendment allow for construction outside the 15m SPEA and moves the proposed addition further away from Otter Lake.