

PROPERTY DESCRIPTION:

Civic address: 445 Eastview Road	
Legal Description	
Lot: 4	Plan: KAP9937 Block: 2 District Lot: 280 Section: Township:
Current Zoning: RS2	OCP designation: LR
Current land use: Single Family Dwelling	
Surrounding land uses: Single Family Homes and Nipit Lake	
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 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 a retaining wall to protect the home and property that has been impacted from flooding

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.

- Bylaw (Include No.): 2457, 2008 Section: 7.3.4
Proposed variance: Increase the height of a retaining wall located in a rear setback from 1.2m to 1.4m
- 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 height of the proposed retaining wall is between 1 and 1.4m

and is not a significant variance to the bylaw

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

The wall is located in the rear yard / waterfront area of the

property and not adjacent to neighbouring homes

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 property was significantly impacted by high flood waters from Nipit Lake

and a retaining wall is needed to protect the existing home and land

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:

Numerous engineering wall designs have been explored to step the wall

and reduce the height and the proposed wall is the preferred

engineering option

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 wall construction has gone through the Section 11 Provincial process

and the Department of Fisheries and both agencies are in support,

A WDP has been issued.

REQUIRED DOCUMENTATION:

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, Adobe PDF versions should also be included.

Certificate of Title – to provide proof of ownership, copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent’s Office, a notary, lawyer or search company.

Location Map – showing the area in which the subject property is situated.

Site Plan – drawn to scale and showing dimensions, shall include the following (as applicable):

- North arrow and scale;
- Dimensions and boundaries of property lines, rights-of-way, and easements;
- Location and dimensions of existing structures and setbacks (including projections and overhangs) to parcel lines, rights-of-ways, easements;
- Location of existing access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
- Natural & finished grades of site, at buildings & retaining walls (indicate source of grade data)
- Location of any physical or topographical constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc...);
- Location of all existing water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes; and
- Existing covenant areas (if applicable).

Development Plan - shall be drawn to scale and indicate the following:

- detailed drawings of the proposed development, including building sections, elevations, finishes, floor plans, landscaping, access roads, driveways, vehicle parking spaces, pathways, and screening and fencing proposed for the site;
- a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and
- location and width of proposed access(es) to the property, driveways, manoeuvring aisles and parking layout.

Site Survey - If the proposed development involves a variance to the siting or building envelope of a structure a current BC Land Surveyor’s survey certificate (in metric) shall be required. This may be combined with the requirements for a **Site Plan**, where appropriate.

Landscape Plan – where applicable, the Landscape Plan shall be drawn to scale and shall show existing and proposed landscaping and to include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine the amount of any security required.

Additional material or more detailed information may be requested by the Regional District upon reviewing the application.

DECLARATION:

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

Signature of Owner or Authorized Agent

May 12, 2021
Date

Donna Butler
Print name of Owner or Authorized Agent