

PROPERTY DESCRIPTION:

Civic address: 121 WAPITI CRT, OSOYCOOS BC, V0H 1V6

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

LOT 10, DL 2709, PL KAP 87203

Current land use:

VACANT LAND

Surrounding land uses:

VACANT LAND & SUBDIVISION (RURAL)

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: 2800

Section No.: 15.3.8

Current regulation: 5 METERS

Proposed variance: 14 FT (4.27 METRES)

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")

TO VARY THE MINIMUM BUILDING WIDTH
FROM 5 METRES TO 4.27 METRES
DIFFERENCE OF .73

SUPPORTING RATIONALE:

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

- ① • is the proposed variance consistent with the general purpose and intent of the zone?
- ② • 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.)?
- ③ • is strict compliance with the zoning regulation unreasonable or un-necessary?
- ④ • 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:

ANSWERS TO QUESTIONS ABOVE:

① - YES - MODULAR HOME IS CONSISTENT WITH BUILDING CODES.

② - NO

③ - THE PROPOSED HOME IS NOT A MOBILE HOME IT IS A MODULAR HOME WHICH IS CONSISTENT AND MEETS ALL BUILDING CODES FOR STRUCTURE, SNOW LOAD REQUIREMENTS ETC. AS NOTED IN MY BUILDING PERMIT APPLICATION. ASKING FOR A WIDTH VARIANCE FOR A DIFFERENCE OF 0.73 METRES (5 METRES TO 4.27 METRES) DEPOSIT ALREADY MADE AND SECURED ON SAID UNIT WITH NO FINANCING APPROVAL FOR A LARGER HOME, DIFFERENCE OF \$50,000.00

④ - NO IMPACT TO SURROUNDING AREA RESIDENTIAL RURAL SUBDIVISION. LOT IS TREADED AND PRIVATE MODULAR IS A SHOWHOME WITH LOTS OF EXTRAS THAT MAKES IT VERY DESIRABLE AND APPEALING.