

PROPERTY DESCRIPTION:

Civic address:

Legal Description

Lot: 21 Plan: EPS 1438 Block: ~~254~~ District Lot: 2711 Section: Township:Current Zoning: RESIDENTIAL OCP designation:Current land use: RESIDENTIALSurrounding land uses: BUILDING LOTSCurrent method of sewerage disposal: ☒ Community Sewer ☐ Septic Tank ☐ OtherCurrent method of water supply: ☒ Community Water ☐ Well ☐ OtherAny restrictive covenants registered on the subject property: ☐ Yes (if yes, provide details) ☒ NoAny registered easements or rights-of-ways over the subject property: ☒ Yes (if yes, provide details) ☐ NoDoes the subject property possess a legal road access: ☒ Yes ☐ No (if no, provide details)Agricultural Land Reserve: ☐ Yes ☒ NoRiparian Area: ☐ Yes ☒ NoEnvironmentally Sensitive: ☐ Yes ☒ NoMoT 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):

RETAINING WALL TO DRIVEWAY**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.): 2459 Section: 7.27.4Proposed variance: from 2.0m to 4.0m2. Bylaw (Include No.): 2459 Section: 7.27.4 (a)Proposed variance: from 1.2m to 2.58m

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:

WE ARE TRYING TO ACHIEVE A VIABLE SOLUTION TO GAIN ACCESS TO THE PROPERTY. & BELIEVE WE ARE DESIGNING & BUILDING THE PERFECT SOLUTION. ALTHOUGH WE ARE NOT DEPARTING FROM THE PLANNING PRINCIPLES IT DOES REQUIRE AWARENESSES TO ACHIEVE THE FINISHED PRODUCT.

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

ALL VARIANCES APPLIED FOR ARE WITHIN OUR SETBACKS WITH LITTLE OR NO EFFECT TO NEARBY PROPERTIES. THERE IS BUILDING LOTS EACH SIDE WHICH CHASE VALLEY OWN.

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 HAVE WORKED WITH ECORA ON THREE OTHER DESIGNS. THIS FINAL ONE IS THE BEST OPTION TO THE PROBLEM.

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:

ECORA BELIEVES THIS IS THE BEST OPTION CONSIDERING THE TOPOGRAPHY OF THE PROPERTY.

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 VARIANCE WILL ENHANCE THE SITE CHARACTERISTICS WITH A SOLUTION TO AN OTHERWISE UGLY AREA AND ENHANCE IT AESTHETICALLY