

PROPERTY DESCRIPTION:					
Civic address: <u>465 N BEACH RD.</u>					
Legal Description					
Lot:	Plan:	Block:	District Lot:	Section:	Township:
Current Zoning:			OCP designation:		
Current land use: <u>RESIDENTIAL</u>					
Surrounding land uses: <u>RESIDENTIAL</u>					
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 type="checkbox"/> Well	<input checked="" 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 checked="" type="checkbox"/> Yes (if yes, provide details)	<input type="checkbox"/> No	
Does the subject property possess a legal road access:			<u>PRIVATE ACCESS RD FROM N. BEACH ROAD.</u>		
			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (if no, provide details)	
Agricultural Land Reserve:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Riparian Area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Environmentally Sensitive:		<input checked="" type="checkbox"/> Yes <input 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):

GARAGE WITH ARTIST LOFT.  
PROPOSED VARIANCE: INCREASE ALLOWABLE HEIGHT OF STRUCTURE TO 28 FEET.

**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.): \_\_\_\_\_ Section: \_\_\_\_\_  
Proposed variance: ADDITIONAL SINK IN GARAGE
- Bylaw (Include No.): \_\_\_\_\_ Section: \_\_\_\_\_  
Proposed variance: TO ALLOW DECK ON THE GARAGE

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:

PROPOSED VARIANCE DOES NOT AFFECT THE  
VIEWS OF THE ADJACENT PROPERTIES.

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

THERE ARE NO STRUCTURES ON ADJACENT  
PROPERTIES THAT ARE NEAR THE PROPOSED  
DVLPT. HENCE, THERE ARE NO "VIEWS" TO  
OBSTRUCT OR IMPLEDE OTHERS ENJOYMENT OF  
THEIR PROPERTY.

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 LOCATION OF THE PROPOSED DVLPT.  
IS IN A "DRAW" (LOWER ELEVATION) AND  
IS MUCH LOWER THAN PROPERTY TO THE  
NORTH. PROPERTY TO THE S. IS VERY STEEP  
AND LIKELY NOT A SUITABLE AREA FOR NEIGHBOUR TO BUILD  
ON.

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 SIZE/SHAPE OF THE PROPERTY IS SUCH  
THAT A HIGHER/NARROWER STRUCTURE IS  
BEST USE.

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 DVLPT. IS SET-BACK IN THE  
"DRAW" AND AS SUCH WILL BE DISCREET  
ON THE PROPERTY. IT WILL BE "MILDLY" VISIBLE  
BY NEIGHBOURING PROPERTY OWNERS. NOTABLY, IT  
WILL NOT RISE SIGNIFICANTLY ABOVE N. BEACH RD.

**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.

RDOS  
TO  
COLLECT

**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.

NOT  
REQ


**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.

 Oct 27/2020  
Signature of Owner or Authorized Agent Date

Glenda Peacock  Oct 28, 2020  
Print name of Owner or Authorized Agent