

**PROPERTY DESCRIPTION:**Civic address: **135 Towers Road, Eastgate, BC, V0X 1R0**

## Legal Description

Lot: **7** Plan: **12149** Block: District Lot: **902** Section: Township:Current Zoning: **SH4** OCP designation: **SH**Current land use: **Residential**Surrounding land uses: **Residential**Current 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 ☒ No Riparian Area: ☒ Yes ☐ NoEnvironmentally Sensitive: ☐ Yes ☒ No MoT 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):

**Construction of new cabin and a prayer shed. This request is for the Prayer Shed ONLY. Requesting to build the shed closer to the side line then the 4.5 M regulation.****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.): **2498, 2012** Section: **11.8.5(iii)**Proposed variance: **Setback to side line for the Prayer Shed ONLY, to be reduced to 2.59 M**

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:

The proposed setback of 10 feet still leaves a decent distance from the  
the property side line, and there is no structure close by on the neighbour's  
property.

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

The proposed 10 foot setback leaves lots of room to construct a fence if  
so desired. The proposed structure does not adversely affect the view  
from the neighbour's home.

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 cabin has to be located on the lot so the front yard is large enough for  
the septic tank and septic drainage field. The water well is in the back yard  
so the septic system has to be in the front yard. The shed distance from  
from the cabin allows access into the back yard and separation for fire.

If the shed is moved further back and away from the side line, the view of  
the river from the cabin will be negatively affected.

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:

If the shed is moved further back and away from the side line, the view of  
the river from the cabin will be negatively affected.

Restrictions due to the water well and the septic system dictates the  
positioning of the cabin, so the positioning of the shed works well on this lot  
and in relation to the view of the river.

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 positioning of the shed mostly hides it behind the cabin and from the  
street, it is not a "noticeable" building. The shed would be located at a  
similar elevation to the cabin and the neighbour's buildings, fitting in nicely  
with the grade elevations.

**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 an existing structure a current sketch plan (in metric), certified by a BC Land Surveyor 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.

X (Randy) \_\_\_\_\_

X (Joy) \_\_\_\_\_

Signature of Owner or Authorized Agent

Randy May

Joy May

Print name of Owner or Authorized Agent

Dec 28 2020

Date