

PROPERTY DESCRIPTION:					
Civic address: <u>2620 - NICOLA AVE</u>					
Legal Description					
Lot:	Plan:	Block: <u>17</u>	District Lot: <u>128</u>	Section:	Township:
Current Zoning:			OCP designation:		
Current land use: <u>RESIDENTIAL RS1</u>					
Surrounding land uses: <u>RESIDENTIAL RS1</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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmentally Sensitive:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MoT Approval:	<input checked="" type="checkbox"/> Yes <input 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): <u>GARAGE TO LOOK LIKE A BARN TO MATCH THE HOUSE</u>

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.): <u>2498</u> Section: <u>12.1.5.6i</u> Proposed variance: <u>7.5 METER SET BACK TO 3.04 METER</u>
2. Bylaw (Include No.): <u>2498</u> Section: <u>12.1.6.6</u> Proposed variance: <u>4.5 METER HEIGHT HEIGHT TO 6.767 METER</u>

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:

To keep the esthetics of the buildings cohesive to the property. The garage roof height is required in order to match the house design.

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

The new garage will be replacing a smaller old one in the same location.

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:

A gambrel roof design will not fit on a 4.5 metre height restriction, nor matching the main house roof design.

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:

By reducing the road set back from 4.5 metres to 3.5 metres allows for a buffer to the septic field.

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:

No trees or natural foliage will be removed to accommodate the building in question.