

PROPERTY DESCRIPTION:

Civic address: 134 Clearview Cres.

Legal Description

Lot: 12 Plan: KAP 65691 Block: District Lot: 3955 Section: Township:

Current Zoning: RD2 OCP designation:

Current land use: empty lot

Surrounding land uses: Residential (multi units)

Current method of sewerage disposal: Community Sewer Septic Tank Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: Yes (if yes, provide details) No

Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) No

Does the subject property possess a legal road access: Yes No (if no, provide details)

Agricultural Land Reserve: Yes No Riparian Area: Yes No

Environmentally 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):
New Build of a duplex, two-story units, 18.02m x 9.59m (each)
* see attached.

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.): 11.5.6 Section: A) i + ii

Proposed variance: request 5m setback from front + rear

2. Bylaw (Include No.): 11.5.6 Section: A) iii

Proposed variance: request 1.52m setback from both sides

3. Bylaw # 11.5.8 A)

Requesting 55.89% parcel coverage from 45%.

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 asking to have the building centered on the lot to utilize the space most efficiently.

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

The multi Unit (no clearview) located to the East of the side property line appears to be set back 1.5 m
We are asking for the same allowance
* see photo Attached

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 variance would allow the building to be situated to allow for most effective removal + storage of snow.
It would also allow for adequate parking which is lacking for many units in the village.

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:

We have explored many options and have found this would be the best design layout to accommodate both families and stay with the building scheme of the village.

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 property is bare of structures + foliage (ie trees) there fore no adverse impact.
* see photo attached.