

PROPERTY DESCRIPTION:Civic address: 187 Lockie Rd.

Legal Description

Lot: 18 Plan: 44042 Block: District Lot: 596 Section: Township:Current Zoning: RS1 OCP designation:

Current land use:

RESIDENTIAL

Surrounding land uses:

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 ☒ NoRiparian Area: ☐ Yes ☒ NoEnvironmentally Sensitive: ☒ Yes ☐ NoMoT Approval: ☐ Yes ☒ No
(required for setbacks within 4.5 metres of a road reserve)EXEMPT**DEVELOPMENT INFORMATION:**

Provide a description of the proposed development (please attach as a separate sheet, as required):

SHOP / GARAGE**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 Section: 12.2.6(B)Proposed variance: VARY HEIGHT FROM 4.5 METERS TO
7.47 METERS

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:

THIS IS AN AVERAGE SIZE GARAGE FOR STORAGE
AND SHOP. MY EXISTING HOUSE HAS A 12/12
PITCH AND WANT THE SAME FOR GARAGE TO COMPLY
WITH SAME APPEARANCE AS EXISTING DWELLING.

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

THE PROPERTY HAS SURROUNDING TREES AT
PROPERTY LINES.

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 GARAGE IS TO MAINTAIN SAME APPEARANCE
AS EXISTING DWELLING ROOF LINES.

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:

MY CONCERN IS THE APPEARANCE OF DWELLING AND
GARAGE. OTHER OPTIONS MAY DEVALUE 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 BUILDING SITE FOR THE GARAGE IS EXEMPT
FROM E.S.D.P.