

Variance Application for 4675 Kitwanga Drive, 108 Mile

To: Variance Board Members
Cariboo Regional District
180 North 3rd Ave
Williams Lake, BC

Date: 14 Sep 2020

Regarding: Withdrawal of application for a Variance to frontage set back

Hello Board Members and Regional Chair

It's with a sad heart we have decided we have no choice but to withdraw our application for a variance to allow our improvements to our property. This decision was not an easy one but is the only logical choice we have.

We would like to thank the board members for their time and consideration of our application for a variance to the frontage set back to allow improvements to our property. Unfortunately, as stated in our support letter for the variance, we are being put in a position to accept a condition that is not in our best interest and ultimately the best interest of any future owner of the property.

We are sure some members of the board thought that the request for a restrictive covenant was fair but may have missed a simple point that if they were in our shoes, would they accept a condition that no other home owners along Kitwanga Drive had to accept. In fact, it's made us wonder if we didn't love, plant and maintain the trees along our property line, would that covenant even been considered. If not, then the requirement of the covenant and the 20% increase in the cost of our garage to pay for it is unfair to say the least. Please remember, the intent of the variance application was to add value to the property as well as correct a subdivision design flaw that restricted available building locations to a narrow strip with the set back from the lake coupled with the set back from Kitwanga Drive.

When the property was bought the original site plan for the building permit was reviewed and it showed the septic field on the south / lake side of the main building (see attached). It wasn't until we had submitted a Building Permit application for review that we discovered the septic field had been moved to the west side of the house and didn't allow us to build within the current set back restrictions. The more we looked at it the more we realized this was our only option to be able to have what all the other properties around 108 resort area had, the ability of have a garage / shop in a logical location.

We realize that the board has voted, and we are bound by the decision. Unless there is some way to appeal the decision, we have no choice but to not build what we feel would have been a great improvement to the property and, we think, had no impediment to the look and feel of the 108 Mile community. If there is an appeal process available, would you be so kind as to inform us as we still feel this is not only good for us but meets the needs the 108 community has for good looking properties.

Sincerely

Arne and Annette Johanson
4675 Kitwanga Drive,
108 Mile Regional District

DL 76

Kitwanga Drive

60.5m

Plan
32678

38.68m

Proposed
SFD

±12.80m

±12.80m

Septic
Field

Drive

29.71m

B

45.72 m to
High Water

39.62 m to High
Water

D

C

Blk A

108 Mile Lake

Lot C, DL 76
108 Mile Ranch



District Lots



Lots



Subject Property



Scale 1:500

July 8, 2003