



TOWN OF WATSON LAKE

## APPLICATION FOR VARIANCE TO ZONING BYLAW

710 Adela Trail  
Box 590, Watson Lake, Yukon, Y0A 1C0

Phone: (867) 536-8000  
Email: info@watsonlake.ca

Town of Watson Lake  
Zoning Bylaw #015-07

### Development Property:

Municipal Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block/Quad \_\_\_\_\_ Current Zoning \_\_\_\_\_

### Property Owner Contact Information:

Name: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

### Applicant Contact Information: *(if different from owner)*

Name: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

### Type of Variance: *(give a brief explanation)*

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☐ Minor Variance (Under 10%) ☐ Major Variance (Over 10%)

Current OCP Designation: \_\_\_\_\_

### Authorization:

I hereby certify that I am the registered owner, or authorized agent of the owner, and hereby make application for a Development permit subject to the provisions to the Watson Lake Zoning Bylaw in accordance with the plans and supporting information submitted herewith and which forms part of this application.

I certify that the information given on this form and any other documents submitted is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for development approval.

I will permit an inspection of the property for the purposes of this development application and grant the town development authority right of entry.

Signature of Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

### Nature of Variance Requested and Reasons Why:

*Please describe and justify the proposal for the variance which must include the explanation of the practical difficulties or unnecessary hardships in the carrying out of the development, or by reasons of exceptional narrowness, shortness, shape, topography or other unusual feature of the property.*

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### Other Information that may be Required by the Development Officer:

- ☐ a site plan containing lot dimensions and other features such as the location of easements; the location and dimensions of existing and proposed buildings; the location of site access and egress; the location of public sidewalks, hydro poles, light standards, boulevard trees, fire hydrants and other features; the location, size and placement of signs and future signs; and the location of all existing and proposed services on the property;
- ☐ floor plans and elevation drawings of all proposed buildings and structures including any additions;
- ☐ a geo-technical evaluation of the site to confirm slope stability, appropriate top-of-bank setbacks and site suitability for on-site septic sewage disposal;
- ☐ a landscaping plan to show site grading, drainage, retaining walls, existing and future tree locations, species list, and open space landscape treatment;
- ☐ a development assessment where the magnitude or type of use may have off-site implications of short- or long-term duration by virtue of the nature of the development proposed. Typical impact considerations would include the physical, social, and economic consequences, impacts on municipal services and infrastructure, adjacent land uses, noise emissions, and future site rehabilitation;
- ☐ an environmental site assessment report confirming soil groundwater and surface water meet the standards of the Yukon Contaminated Site Regulations for all proposed uses;
- ☐ a digital drawing of the proposed development in a compatible format with Town software;
- ☐ proof of approval of the proposed on-site sewage disposal system by the authority having jurisdiction on lots not serviced by a municipal sewage system; and
- ☐ other planning and engineering information deemed necessary by the Development Officer, including but not limited to proposed onsite drainage, parking plan and traffic studies.

Continuation →

Other Information that may be Required by the Development Officer:

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Development Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Notes:

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-----OFFICE USE ONLY-----

Administrative Information: \_\_\_\_\_ Fee: \_\_\_\_\_

Payment Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed By:

Development Officer: \_\_\_\_\_ Date: \_\_\_\_\_