

PROPERTY DESCRIPTION:	
Civic address:	1-8410 120th ave V0H 1V0
Legal Description (e.g. Lot, Plan No. and District Lot):	Lot 1 Plan EPS 2860 District 2450 PID 029774080
Current land use:	Low density residential RS3
Surrounding land uses:	AG1. SH3. RS3

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.	
<u>Zoning Bylaw:</u>	16.3.5 Minimum Setbacks
<u>Section No.:</u>	16.3.5 (2)(3)
<u>Current regulation:</u>	2)Rear parcel line 7.5 metres
<u>Proposed variance:</u>	Rear parcel line 1.5 meters
<u>Section No.:</u>	
<u>Current regulation:</u>	
<u>Proposed variance:</u>	

DEVELOPMENT INFORMATION:
<p>Please provide a general description of the proposed development: (e.g. "to allow for an addition over an existing garage")</p> <p>We are requesting a variance on Lot 1, The lot is a panhandle shape sided by AG1 on both sides. The south west property line is on a steep slope and requires a retaining wall and we can not get to 1.5 meters to the property line. We are asking for a relaxation on the South East property line as we get squeezed by zoning on the South East side and the steep slope on the South West side.</p>

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

Requesting this variance will not change the streetscape or affect other properties. Strict compliance with the zoning regulation is unreasonable as the south east side is limited by a steep slope and can not be built to 1.5 m and the south west side has a current by law of 7.5 M inconsistent with adjacent properties. Please consider the odd shape of the property with a hammerhead driveway steep slope and the SPEA line.