

PROPERTY DESCRIPTION:

Civic address: 660 RAVEN HILL RD.

Legal Description (e.g. Lot, Plan No. and District Lot):
LOT 7, PLAN KAP 77363

Current land use: SINGLE FAMILY DWELLING.

Surrounding land uses:
FARMS W/LIVESTOCK/SINGLE FAMILY DWELLINGS

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.

Zoning Bylaw: SECTION 7.1 OKANAGAN VALLEY ZONING BYLAW.

Section No.: 7.1

Current regulation: DECKS NOT PERMITTED ON ACCESSORY BUILDINGS.

Proposed variance: 4' WRAP AROUND DECK, 3' OFF GRADE.

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage"),

- ACCESSORY BUILDING 14' X 16'
- 4' WRAP AROUND DECK, 3' OFF GRADE ELEVATION.
- TOTAL BUILDING FOOT PRINT 22' X 24'
- ACCESSORY BUILDING TO BE USED AS YOGA/MEDITATION BUILDING.

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:

- ALL LOTS IN AREA ARE QUITE LARGE/TREED AREAS
- SOME LIVE STOCK IN AREA-
- NO PHYSICAL OR LEGAL CONSTRAINTS
- STRICT COMPLIANCE WITH ZONING REGS SEEMS UNREASONABLE AND UN-NECESSARY.
- PROPOSED VARIANCE DOES NOT IMPACT THE CHARACTER OF THE STREETSCAPE OR SURROUNDING AREA (NEIGHBORHOOD).
- NO ELECTRICITY, NO PLUMBING
- BUILDING NOT DESIGNED FOR CONTINUOUS HUMAN OCCUPANCY.
- BUILT ON EXISTING GRAVEL PAD AS TO NOT DISTURB ANY OF THIS ENVIRONMENT.
- VERY LOW IMPACT ON ENVIRONMENT
- WELL SURROUNDED BY TREES/OUT OF GEN. PUBLIC VIEW.