

PROPERTY DESCRIPTION:

Civic address: 4813 Barten Place, OK Falls, V0H 1K2

Legal Description (e.g. Lot, Plan No. and District Lot):

4 Plan 29239

Current land use:

Residential

Surrounding land uses:

Residential

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 No.: 16.2.5 Minimum setbacks

Current regulation: 7.5 metres

Proposed variance: 5.0 metres

Section No.: 16.2.7 Maximum parcel coverage

Current regulation: 40%

Proposed variance: 50%

DEVELOPMENT INFORMATION:

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

- To add a front entry roof for protection from the elements and update curb appeal
- To allow for additional coverage in the rear

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:

- The proposed variance is consistent with the general Purpose and intent of the zone
- Strict compliance with the zoning regulation is unreasonable and un-necessary
- The proposed variance does NOT unduly impact the character of the streetscape or surrounding neighbourhood