

**PROPERTY DESCRIPTION:**

Civic address: 913 Sunglo Drive

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

Lot 1 District Lot 5076 Osageos Division Yale District Plan

Current land use: Residential

18848

Surrounding land uses:

**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: 2800

Section No.: 15.5.6(b)

Current regulation: 4.5m height (accessory bldg)

Proposed variance: 6.55m " "

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")

Woodworking Hobby Shop

**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?  
*yes accessory building is allowed*
- 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.)?  
*no*
- 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? *no*

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:

A wood working shop necessitates overheight ceilings to manipulate materials such as ply wood or long boards. In addition, the roof pitch, as designed has solar panels in mind, and this angle is desirable.

In order to have the shop floor level to existing parking, putting it on a six foot crawl and foundation wall seemed to make the most sense, which also impacts the overall height.