

PROPERTY DESCRIPTION:

Civic address: 525 Daguer Way, Princeton, B.C.

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

Lot: 12 Plan: KAP56749 District Lot: 13528

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: Low Density Residential (RS1)

Section No.: 16.1.6 (b)

Current regulation: No accessory building or structure shall exceed a height of 4.5m

Proposed variance: Accessory building height of 4.953m

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")

To allow a height of 4.953m garage.

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 4.953m garage is consistent with low density residential RS1 zoning
- The 4.5m accessory building height bylaw will not allow a reasonable ceiling height. 10ft. ceiling height required to do maintenance on personal light truck and/or RV storage
- Compliance would put unreasonable ceiling height within garage
- The proposed variance will not impact the character of streetscape or surrounding neighbourhood.