

**PROPERTY DESCRIPTION:**

Civic address: 431 Lakehill road Kaleden BC V0H 1K0

Legal Description (e.g. Lot, Plan No. and District Lot):  
 LOT A, PLAN KAP20027, DISTRICT LOT 1045 1055  
 SIMILKAMEEN DIV OF YALE LAND DISTRICT

Current land use: RS2

Surrounding land uses: RS2, ONE DIRECT NEIGHBOR WITH A1, SITE SPECIFIC ZONING

**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: Z800

Section No.: 16.2.6 b

Current regulation: MAX HEIGHT ON ACCESSORY BUILDING OF 4.5M

Proposed variance: INCREASE MAX HEIGHT TO 6.73m FOR ACCESSORY BUILDING

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 for an addition to an existing garage. The addition proposed has an 8' garage below and a 8' storage area above. This puts it above the max height of accessory buildings on RS2 zoning.

#### 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:

1. The proposed variance is consistent with the general purpose and intent of the zone. It is not changing building use or property use.
2. The proposed variance addresses the physical constraint of flat reasonably accessed area for a garage while also combining with the existing garage. The second floor maximizes the sqft without it's foot print sprawling and impacting old trees on the property
3. Subject to neighborhood approval the height zoning regulation may prove to be un-necessary as the existing house is taller than the proposed garage and only slightly adjacent to it.