

PROPERTY DESCRIPTION:

Civic address: 195 Snow Mountain Place

Legal Description (e.g. Lot, Plan No. and District Lot): PID: 026 - 963 - 809, STRATA LOT 5
DISTRICT LOT 395s, SIMILKAMEEN DIVISION YALE DISTRICT, STRATA PLAN KAS3172

Current land use: BARE LAND STRATA LOT 5 (UNDEVELOPED)

Surrounding land uses: BARE LAND STRATA LOT 1 & 6 (UNDEVELOPED);
BARE LAND STRATA LOT 2 (DEVELOPED); CROWN LAND RACD8 (UNDEVELOPED)

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.: 6.7.5 (a)(iii)

Current regulation: Interior - 3.0 meters

Proposed variance: Interior Side Parcel Line Setback - 2.25 meters

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 a practical and functional, single family home to be developed, with reasonable parcel line setbacks. This will allow the building to maintain a consistent form, structure, and size, similar to other buildings within the bare land strata neighbourhood. This consistency can only be achieved with a variance permit.

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:

RDOS has recently adjusted RD2 zoning by-laws, imposing a 7.5 meter setback on both front and rear parcel lines, along with 3.0 meter setbacks on interior side parcel lines. With the majority of our strata's lots being odd shaped, and having similar front to rear depths (approximately 20 meters), these new restrictions create an unnecessary hardship on any remaining owners wishing to develop. The restrictions do not allow for any new structure to have a footprint depth of much more than 6 meters (not even a car garage), and effectively sterilize our strata's remaining, undeveloped lots, restricting the ability to build practical & functional homes. These setbacks would also create major inconsistencies in both the look, and structure of our neighbourhood overall, making any new builds stand out in a very odd way.