

PROPERTY DESCRIPTION:

Civic address: 485 PINEVIEW DR.

Legal Description (e.g. Lot, Plan No. and District Lot):
LOT 5, PLAN KAP19506, DL. 1035, SDYD.

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.: 6-13

Current regulation: 2.0m

Proposed variance: 1.5m

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")

WALL HEIGHT 3.5m.

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:

REQUEST FOR VARIANCE ON
WALL HEIGHT TO REPLACE
EXISTING OLD ROCK
RETAINING WALL, WITH A
NEW ALCAN BLOCK RETAINING
WALL.