

**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?*  
*The rest of the house meets the bylaw. The eave extension is for sun shading and for architectural intent.*
- *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.)?*  
*The buildable area for the site is confined by the slope restriction to the rear, and the septic field to the South. To take advantage of the views to the lake, and to enhance the front elevation, the garage was positioned to the rear, which required the driveway along the North property line. Because of the need for shading the upper deck, a variance is requested for the eave to project further to retain the architectural intent of the design.*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*  
*This is the best solution as there is only an eave extension, and not a building footprint extension.*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*  
*The proposed eave extension is centered on the property and does not present shading issues for the property to the North. There are no adverse conditions to the adjacent properties or streetscape.*

*This Development Variance Permit application is submitted to reflect the RDOS' Development Variance Permit application process required when an existing Development Variance Permit expires.*