

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:

Due to the slope of the property, the view will not be impeded by the fencing or gate. The proposed fence will be chain link with privacy screening. The adjacent neighbour at 3076 Juniper Drive has a 1.8m fence already installed, the neighbour located at 3090 Juniper Drive, also has a large slope at the front of the property. The location of the house does not allow for a reasonable back yard space.

We will be installing a chain link fence with privacy screening, and a vehicle gate. On the north side of the property, we will be installing a 1.8m high chain link fence with privacy screening. On the east side of the property, there is an existing retaining wall that is failing (less than 1m high) we will be replacing this and will install a chain link fence on top with privacy screening, to a total height of 1.8m.