

PROPERTY DESCRIPTION:

Civic address: 3173 Coalmont Rd Tulameen BC

Legal Description (e.g. Lot, Plan No. and District Lot):

Lot #20, 44042, DL 596

Current land use:

recreational seasonal cabin

Surrounding land uses:

recreational seasonal cabins

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: set backs for structure from road

Section No.: 11.4.5

Current regulation: 7.5m

Proposed variance: 4.61m

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")

The existing cabin was built in aprox 2006 with a plot plan provided for BP. This DVP is to extend the cabin forward by 20' extending kitchen and living area. The existing cabin corner is already at 5.82m as this was originally thought to be the side set back. because this lot has an arching roadway encompassing 2 sides.

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:

The intent to do an expansion was simple to gain more sq ft for our growing family. we used a local architect, as well as being in touch with local Building inspector. all the while assuming that that side of our cabin was a side setback. Only after having the architect and engineer completed all the drawings and submitted our BP App did we find out from the district that that side is considered front set back. therefore we are applying for a DVP as opposed to having all of our drawings redone. We don't feel there would be any undue impact on the character or f the streetscape or surrounding neighborhood.