

PROPERTY DESCRIPTION:

Civic address: 156 Towers Road, East Gate, BC, V0X 1R0

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

Lot 13, Plan KAP12149, District Lot 902, YD4D

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: Electoral Area "H" Zoning Bylaw No. 3065, 2024

Section No.: 15.2.5 a.(i)

Current regulation: 7.5 m

Proposed variance: 3.25 m

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")

Enclosing an existing carport to provide safe + dry storage for our fire suppression equipment.
We would like to complete the build of this storage area as ~~we are in~~ soon as possible as fire season is upon us.

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 outermost edge of the proposed structure will be well within the existing roofline. There will be no new roofing or architectural projections extending past the existing carport roofline.

The closest edge of the roofline is 3.25m from the front property line. We have been granted MOTT approval for the setback.

The enclosure will not change the existing view of the neighbours ^{near} of our property.