

PROPERTY DESCRIPTION:

Civic address:

159 Alder Ave. Kaleden, BC

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

Lot 9, EPP 74523

Current land use:

residential

Surrounding land uses:

our lot line borders
residential / roads - undeveloped 1st Street + Alder

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:

2800

Section No.:

16.2.5.b.iv

Current regulation:

4.5m. → 0.12

Proposed variance:

_____ MOTI permit approved

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")

Placement of seacan-structure of lean to to use for extra storage and boat garage. - picture attached.

The structure is already built, remaining last step of construction is to complete with a metal roof.

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:

I have included a picture to show that the structure was designed and built with the same material (cedar beams) and painted to match the house.

I have spoken to neighbors & received emails confirming that they do not object to this structure.

It is not adjacent to a neighbor property line, it borders 1st Street which is undeveloped roadway.