

PROPERTY DESCRIPTION:

Civic address: 537 LAKEHILL Road, Kaleden, BC, V0H 1K0, Canada

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

Current land use: Single family dwelling.

Surrounding land uses: Single family dwelling

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(a)(i)

Current regulation: 7.5m

Proposed variance: ~~4.5m~~ 4.0m (allow for current over-hang)

Section No.: *

Current regulation: 4.5m

Proposed variance: 0m

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

To allow for a covered outdoor space.

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:

We believe our proposed variance is consistent with the intent of the zone. Patio roots are allowed in this zone and would by no means be perceived as unusual by our neighbors, or by the community as a whole.

Our proposed variance addresses two abnormalities with the property. The first being the fact that the south "side" of the property performs as the front. The front door and road access/drive way are on this side and the property itself is addressed 537 "Lakehill Road." The second abnormality is that the property is made up of 3 legal parcels but act as one property as a whole.

Strict compliance with the zoning regulation is not realistic as there's no other suitable area for this outdoor space.

The proposed variance will not impact the character of the neighborhood. The neighborhood is thrilled that this iconic cottage style home is being brought

back to life.