

**PROPERTY DESCRIPTION:**

Civic address: 144 Clearview Cres Hedley BC. V0X-1K0

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

Lot 13 District Lot 3955 SOYD Plan KAP 65691

Current land use:

Vacant Lot

Surrounding land uses:

Recreational / Ski snowboarding.

**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: Okanagan Valley Zoning Bylaw NO. 2800, 2022

Section No.: 16.7.6a) Maximum Height.

Current regulation: a) Max Height shall not exceed 10m

Proposed variance: Requesting to build to 12.01m Height

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 Proposed Height increase of 2.01m would allow the addition of 2 covered garage parking spaces that would be in addition to onsite parking. For a lot total of 6 parking spots the 2.01m height increase will not impact surrounding buildings and would fit in with the overall design and buildings on Clearview Cr.

### 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 Proposed Change would allow the additional parking on the lot.  
The added 2.01m is still below the Max height of surrounding lots that carry a RM2 zoning and Max Height of 15m Please see attached Site Plan for Reference.