

PROPERTY DESCRIPTION:

Civic address: 167 Highland Dr.

Legal Description (e.g. Lot, Plan No. and District Lot):
Lot 13 Plan KAR 27228

Current land use:
Single family homes

Surrounding land uses:
Single family homes

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.: 15.1.5. b iii

Current regulation: 1.5M anterior side set back for wood shed.

Proposed variance: 0.02 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")

detatched Shed.

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:

- yes, allowed a wood Shed
- yes, the grade of property does not allow much room
- the structure is roof (no walls) built in line with existing fence
- no, it is far from street - between house and neighbors 16' tall cedars.