

PROPERTY DESCRIPTION:

Civic address: 2131 BEAVERDELL

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

LOT 1, Plan KAP 52917 District LOT 2710

Current land use:

SINGLE FAMILY HOME

Surrounding land uses:

''

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: 7.1 Accessory buildings and structures

Section No.: 7.1.3

Current regulation: no decks or balconies

Proposed variance: TO allow A deck

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")

TO allow an Accessory building TO HAVE A DECK.

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 variance is to allow an accessory building to be built on a engineered steel post and beam structure. which when completed would also create a deck off the front of the building. The steel beam deck has already been approved by the RDOS. Construction of the deck has been completed.