

PROPERTY DESCRIPTION:

Civic address: 144 Lockie Road Tulameen BC V0X 1W0

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

Lot 10, Plan KAP 44042 District Lot 596 PID 016-693-426

Current land use:

Residential

Surrounding land uses:

Residential

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, 2022

Section No.: 16.1.6

Current regulation: No accessory building or structure shall exceed a height of 4.5 meters

Proposed variance: To build to a height of 6.7 meters

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 accessory building is a detached garage to be built to a height of 6.7 meters.

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Regional District

JUN 07 2023

101 Martin Street
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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 remains consistent with the general purpose and intent of the zone as it is a height constraint and does not challenge usage or any setbacks.

The proposed variance is not addressing a physical or legal constraint with the site.

Strict compliance with the zoning regulation may be considered unreasonable or unnecessary as it appears at least 5 of the 17 properties in the development currently have over height accessory buildings so it would not look odd or out of place in the neighbourhood.

The proposed variance should not unduly impact the character of the neighbourhood as the proposed building is designed to match the existing house design with a high roof line consistent with neighbouring properties.