

PROPERTY DESCRIPTION:

Civic address: 171 LOCKIE ROAD

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

LOT 16, PLAN KAP44042 DL 596 YALE DIV OF YALE LAND DIST

Current land use:

Single Family Dwelling

Surrounding land uses:

Single Family

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: 3065, 2024 (AREA H)

Section No.: 16.1.6 Maximum Height

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

Proposed variance: To allow a height of 4.65 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")

To allow the change of use of the existing SFD Building to a garage/shop so the new SFD can be built. Building Permit Application has been submitted for the new Single Family Dwelling. Variance for the existing is 15cm.

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:

Thank you for considering our request for a variance to Area H Zoning Bylaw 3065, 2024 16.1.6 Maximum height b) No accessory building or structure shall exceed a height of 4.5 metres.

Our building height is 4.65 metres and we built this as a single family dwelling back in 1994 with the intention of converting it into a garage/shop when we could afford to build a proper home. This request is in conjunction with a new building permit that has already been submitted.

We hope our request is consistent with and meets the criteria set out above:

- The proposal is consistent with the general purpose and intent of the zone as we remain a single family dwelling and other properties within the sub division also have garages/shops that are higher than the zoning Bylaw.
- The proposed variance addresses the physical constraint due to it being an existing structure.
- We hope that the small degree of variance (15cm) will fall within the parameters of being unreasonable and un-necessary for strict compliance.
- The impact to the streetscape and surrounding neighbourhood will be non-existent as the structure will not change in its outside appearance.