

PROPERTY DESCRIPTION:

Civic address: 3990 - 3 ST

Legal Description (e.g. Lot, Plan No. and District Lot):
Lot: 9 Plan: 519 Block 59 District Lot: 210

Current land use:
Residential - SINGLE FAMILY DWELLING

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

Section No.: 362.5 b(iv)

Current regulation: 4.5 m

Proposed variance: 0.67 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")

DETACHED GARAGE

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:

Attached is a copy of supporting rationale for previous DVP E2022.007-DVP
I misunderstood the set back limit. I thought it was 1.19m to the foundation of the garage. Once the foundation was poured and the sight was measured I was made aware of the mistake. I went back to MOT and received their approval to reduce the setback to 0.67m from 1.08 in order to accommodate the edge of the exterior roof line.

SUPPORTING RATIONALE:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

No impact on traffic
Does not affect any adjacent properties

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

No effect - on exterior side
- neighbors stairs less - 1 m from property line
- neighbors patio/deck - less than 2.4 m from property line. No affect on sidelines of roadway

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

no other place to build
existing parking is and has been in this location since time we have lived at address
closest access to the residence of alleyway

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

Addresses parking issue keeping cars off street. With extreme temperature & climate swings, offers protection & safety of vehicles

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

N/A - no environmental concerns
& will not affect natural site character in any way.