

**PROPERTY DESCRIPTION:**

Civic address: 75 BLACKTAIL RD

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

LOT 7 KAP 78794

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:

Section No.: 15.3.8

Current regulation: MAXIMUM MAG WITH 5.0 METERS

Proposed variance: TO BE LESS THAN 5 METERS (4.638 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")

TO BUILD A SMALL HOUSE  
ON VACANT LAND

**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:

SMALLER HOMES ARE THE WAY OF THE FUTURE  
EASIER TO HEAT & COOL THEREFORE EASIER ON THE  
ENVIRONMENT.

I CAME TO THE RDOS WITH DRAWINGS BEFORE I  
STARTED THIS PROJECT & WAS TOLD IT SHOULD BE  
OKAY & WHEN I APPLIED I WAS TOLD THE DIMENSIONS  
DID NOT MEET REQUIREMENTS  
SECTION 15.3.2 RELATES TO MINIMUM WIDTH  
TO BE 5.0 METERS  
WIDTH OF PROPOSED BUILDING IS 10.33 METERS  
& DEPTH OF BUILDING IS 4.638 METERS PLUS  
5.486 METERS OF DECK TOTAL DEPTH 10.124 METERS