

PROPERTY DESCRIPTION:

Civic address: 188 EASTSIDE RD, OIL FALLS, BC.

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

LOT 2 DL 2710 SBYD, PL 34192

Current land use:

RESIDENTIAL DWELLING

Surrounding land uses:

RESIDENTIAL DWELLINGS

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: RS 2

Section No.: 16.2.6 ss B

Current regulation: Accessory building ht of 4.5m

Proposed variance: Proposing height of 6.56m

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")

DEMO OF EXISTING GARAGE TO CONSTRUCT
A LARGER SHOP W/ WASHROOM FACILITY +
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:

OUR GOAL IS TO CONSTRUCT A DETACHED GARAGE/SHOP IN PLACE OF THE EXISTING SMALLER ONE TO PROVIDE STORAGE & WORKSHOP AREA WITH A VEHICLE HOIST, FOR OUR CLIENTS COLLECTION OF CUSTOM VEHICLES. DUE TO THE NATURE & SPECIFICALLY THE EXTREME GRADE OF THE LOT SLOPING FRONT TO BACK, THE LOCATION OF THE SEPTIC AS WELL AS THE PURPOSE OF THE BUILDING, WE ARE CHALLENGED IN LOCATING THE BUILDING TO COMPLY WITH EXISTING HEIGHT BYLAWS.

WE BELIEVE THE DESIGN AND LOCATION OF THE BUILDING ON THE LOT WILL ADD VALUE TO THE NEIGHBOURHOOD AND NOT DETRACT FROM THE NEIGHBOURS ENJOYMENT OF THEIR PROPERTIES.

THE CLIENT IS INVESTING A GREAT DEAL FINANCIALLY (ie: TALL FOUNDATION WALLS & EXTREME AMOUNTS OF FILL AS WELL AS RETAINING WORK) TO ENSURE IT IS BUILT PROPERLY, GRADE ISSUES ARE DEALT BUT ALSO IN ACHIEVING HIGHEST & BEST USE BY ADDING A BATHROOM FACILITY & A DECK THAT OVERLOOKS THE BEAUTIFUL VIEWS.