PROPERTY DESCRIPTION:

Civic address: 1947 Sandstone Dr.

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

SL82   Plan KAS1447 DL 4947

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

Section No.: 6.10.5

Current regulation: no pool allowed in RS5 zone.

Proposed variance: To allow a pool in RS5 zone.

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 a swimming pool.

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 <u>last resort</u> to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

- Proposed site has been inspected by an engineer and it has been deemed that a pool may be safely installed on site

- Geotech report states new zoning unnecessary for this area
Several pools were observed in the vicinity

- New pool will not be visible from street or surrounding area.
Pool will not change the character of the surrounding neighbourhood
Pool will be an asset to the neighbourhood that will increase property values