

PROPERTY DESCRIPTION:

Civic address: 1245 Baker Hill Road, Princeton BC

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

Lot A Plan KAP92425 ad District Lot 1192

Current land use:

Agricultural

Surrounding land uses:

Agricultural

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: RDOS Area H Zoning Bylaw No. 3065, 2024

Section No.: Section 13.1.5 (a) (iv) and 13.1.5 (d) (iv)- please refer to attached letter of support

Current regulation: Buildings and structures must be 7.5m from exterior parcel line

Proposed variance: Please refer to the attached letter of support for specific details

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")

Please refer to the attached letter of support.

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:

Please refer to the attached letter of support.