

PROPERTY DESCRIPTION:

Civic address: **380 White Lake Road, Kaleden BC V0H 1K0**

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

Lot 6 Section 10 Township 88 Similkameen Division Yale District Plan KAP58896 Except Plan KAP80746 PID:023-727-331

Current land use:

Personal residence

Surrounding land uses:

Personal residences Crown Land

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: **Okanagan Zoning Bylaw**

Section No _____

15.3.5(a)(iii)
Section: ~~13.2.5(a)(iii)~~

Current regulation: _____

Current:

~~13.2.5 Minimum Setbacks:~~

a) Buildings and structures on parcels 2,500 m2 or greater:

iii) Interior side parcel line 4.5 metres

Proposed variance: _____

Variance: Interior side parcel line 1.5 meters, *to eutermust projection.*

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 for an accessory dwelling to be built.

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:

I am requesting a variance to allow for construction of an accessory dwelling and avoid the constraint of a low area wet land on the north side of the building site. By moving the location of the building from 4.5 meters to 1.5 meters of the property line on the south side, we are able to avoid this wet land area. This variance would have minimal impact to others in the area as there is only a driveway on that side of the property then forested, Crown Land for approximately 1 kilometre.