

PROPERTY DESCRIPTION:

Civic address: 1182 Apex Mountain Rd

Legal Description (e.g. Lot, Plan No. and District Lot):
Block H, District Lot 40635, SD40

Current land use:
SFD

Surrounding land uses:
Similar

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 Valley Zoning Bylaw No. 2800, 2022

Section No.: 16.4.5(a)(i)

Current regulation: 7.5m

Proposed variance: 4.72m

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")

Currently has concrete stairs that extend 7' into setback want to be reconfigured and make wheel landing/walkway for better snow removal

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will generally assess the proposal against the following criteria:

- 1 • is the proposed variance consistent with the general purpose and intent of the zone?
- 2 • 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.)?
- 3 • is strict compliance with the zoning regulation unreasonable or un-necessary?
- 4 • 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:

- 1 - Residential - access improvement into House
- 2 - No legal constraint etc.
- 3 - Yes Cabin is 1970 and has Entry stairs inside setbacks NOT looking to Alter overall footprint extended just Improve Entry.
- 4 - No going to improve curb appeal.