

**PROPERTY DESCRIPTION:**

Civic address: 203 Juniper Ave Lot A DL 1035 plan 32646

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

Lot A District Lot 1035 Similkameen Division Yale District Plan

Current land use:

Residential

32646

Surrounding land uses:

Residential / Farming.

**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:

2457

Section No.:

13.1.5

Current regulation:

Interior Side Parcel line 4.5 m

Proposed variance:

Interior Side Parcel line 4.34 m

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 unintentional Foundation /  
Building shift by contractors.

**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: