

### **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:

The variance is requested due to the hardship created by the slope of the lot coming off of the access lane.

The height of the garage facing the lane is 4.3 meters, but the rear elevation facing the house is significantly higher because of the drop in elevation. The property drops 4.5 m in elevation within 2.0 m of the lane. The elevation at the lane is 5.5 m above the elevation at the rear of the proposed garage.

The proposed garage will not restrict any views for neighbouring properties as the access lane is to the east and above the view of the lake. To the east of the access lane there is a bank with no houses.

The variance is consistent with similar variances give to neighbouring properties on the street.

The proposed garage is a standard size two vehicle garage, the parking pad is sized to allow for one additional vehicle.

There are no other practical options for parking on the property using the access lane intended for vehicle access in the subdivision.