

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:

- 1) The proposed variance is consistent with the general purpose and intent of the zone by:
 - a) Ensuring all setbacks, land coverage and other bylaws are achieved,
 - b) Detached garages within the community previously received height variances,
 - c) Reassuring there is no impact to our three (3) neighbours adjacent to our property, and
 - d) Variance for similar accessory buildings within Electoral "H" have been approved.
- 2) The proposed variance does not address physical or legal lot limitations but rather provides:
 - a) Designed roof pitch height to ensure sufficient snow shedding, as a positive benefit, and
 - b) Additional storage being a second benefit essential for family belongings and seasonal equipment.
- 3) Strict compliance with the zoning regulation is un-necessary for the following reasons:
 - a) The garage is located at the back of our lot and additional setback is provided,
 - b) The variance height is less than the 16.1 .6 (c) allowance of 8.0 metres,
 - c) The variance height does not impact any neighbours, and
 - d) Adjacent neighbours have provided letters accepting the variance.
- 4) The variance will not impact the character of the streetscape or surrounding neighbourhood, since the garage:
 - a) Will be constructed at the back of our lot,
 - b) Will not obstruct views along the street,
 - c) Will not obstruct neighbouring views, and
 - d) Large trees on adjoining properties provide a natural barrier.

There are three (3) adjacent properties as shown in the attached Location Map.

Please refer to the attached signed letters from our adjacent property owners.