

PROPERTY DESCRIPTION:

Civic address: 1883 Columbia St Coalmont BC V0X 1W0

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

Current land use:

residential

Surrounding land uses:

residential

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: R51 3065

Section No.: 16.1.6 b

Current regulation: 4.5 m

Proposed variance: 5.5m

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")

For the shop we want to build, we want to increase the maximum height to 5.5m, from 4.5m.

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? Yes
- 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.)? No
- is strict compliance with the zoning regulation unreasonable or un-necessary? Yes
- will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood? No

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 reason for the variance is to have 11'7" high walls inside, which will require the peak of the shop to be 5.5m high.

We want to be able to work on things without a ceiling restriction of 8'. (like woodworking and tinkering on our vehicles, storage of trailer, high shelves to store our junk)

To have walls that are 11'7" high we feel the roof peak needs to be 18' high so the building will be in proportion to the shop size of 30' x 40'.

The shop will not unduly impact the streetscape as this new height will compliment the house and property because the peak height of the shop will come up to the eaves on the house. *see street picture A.