

PROPERTY DESCRIPTION:

Civic address: 119 3rd Street, Kaleden, V0H1K0, BC

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

LOT 3, PLAN KAP32958, DISTRICT LOT 105S

Current land use:

Residential Area

Surrounding land uses:

Residential Area

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: Low Density Residential two (RS2) Zone

Section No.: 16.2.5 a) ii)

Current regulation: Setback 7.5m

Proposed variance: Setback 0.5m

Section No.: 6.14.1 a)

Current regulation: Setback 6.9m

Proposed variance: Setback 0.03m

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

It is planned an extention of the existing kitchen over the existing garage at the East end of the existing dwelling unit. Because of the decreasing area of the existing deck additional is planned to extent the remaining deck with a covered deck at the North -West end of the building.

To minimize the impact on the existing surrounding area, walk and driveways and retaining walls, the new deck extension is planned fully into the Rear Parcel Line's setback area.

Locating the new deck extension outside of the Rear Parcel Line's setback would not allow the deck being close to the kitchen area because the existing kitchen is already located in the Rear Parcel Line's setback area.

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:

Locating the new deck extension at the North-West end as planned would minimize the shaddowing effect of the new covered deck to the inside living space.
The visual impact to the West neighbour is expected minor because of the steep rising acclivity at the Rear Parcel Line.
Planned design is consistent with the general purpose and intent of the existing zoning.