

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:

- construct a single family home
 - the lot is lake front, very small buildable area (less than 200 sq ft) because of riparian requirements.
 - reduction of the north side yard setback will have no impact on use of the last leg of 104th AVE that runs into the lake
 - strict compliance is both unreasonable and un-necessary
 - proposed development will NOT unduly impact the character of the street or surrounding neighbourhood.
- Proposed home plans are attached.