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1539 Mountain View Drive
Revelstoke, BC
V0E 2S1

Columbia Shuswap Regional District
Development and Planning
555 Harbourfront Drive NE
Salmon Arm, BC
V1E 4P1

August 14, 2022

Letter of Rationale for our Development Variance Request for PID # 031-343-473 / DVP # 851-10

Dear Board of Variance,

We are pleased to explain the rationale for our request for an exception to increase the maximum building height to 12.3 meters from the 10.5 meters under Bylaw 851 for this construction zone in respect of the residential log home we plan to build on our property at 7989 Arrowhead Road, Revelstoke (lot 35 in the Shelter Bay Creekside Development) as follows:

- This log home design is taller than a normal wood frame home to allow for the log beams under the upper floor and as well accommodates gable style dormers and an accompanying roof slope which addresses snow load for this area. A reduction to 10.5 meters in height from the 12.2 meters in our current design would require significant changes to the roofing design to be able to meet snow load specs, impose an uncomfortable level of headroom between the main floor and log beams overhead and generally disrupt the layout and character of this home.
- Our proposed build site is within a densely treed area on a large lot of approx. 9.5 acres in a location completely hidden from the view of all of neighboring properties such that an additional 1.7 meters of building height should not impact our neighbors in any way;
- We have already purchased several different quantities of building materials, windows and shingles for example, based on the current design and changes to the design needed to reduce the building height to 10.5 meters would make a large proportion of the materials redundant resulting in significant cost to us which we hope to avoid;

Our application to the CSRD for a building permit was based on the current design as, following consultations with our log home building contractor, we understood that common practice used in determining building height where construction is on sloped ground is to allow an "average grade" adjustment to establish the lowest point of the building. When the average grade adjustment is taken into account on our proposed building site the building height is within the 10.5 meters maximum allowed under bylaw 851 for the area.

We note that each of the building codes of Golden, Revelstoke, Salmon Arm and Sicamous, all of which are inside the geographical area covered by the CSRD, incorporate in their definition of building height the concept of average grade elevation consistent with BC Building Code's definition of "Grade" as *"the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions need not be considered in the determination of average levels of finished ground."*

However, the CSRD, in its initial review of our application for a building permit on June 22 of this year, did not apply an average grade adjustment and therefore determined that the building height in our design was over the 10.5 meters. Unfortunately, by that time we had already purchased windows, asphalt shingles and snow stops, and framing lumber based on the current design because our suppliers of these items had given us reason to be concerned with excessive lead times. We have consulted with our log home building contractor and the suppliers of materials we have so far purchased and we understand that introducing changes to the current design to reduce height by the 1.7 meters needed to reach 10.5 meters using the CSRD methodology for determining building height, would require large scale changes to the design and make redundant a large proportion of the materials we have already purchased which would impose a significant cost to us that we hope to avoid.

We wish to thank you for considering our request for a development variance permit.

Sincerely,

[Redacted Signature]

and

[Redacted Signature]