

PROPERTY DESCRIPTION:

Civic address: 13821- 148th Avenue, Osoyoos, BC, V0H 1V2

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

LOT 1, DISTRICT LOT 2450S, SIMILKAMEEN DIVISION, YALE DISTRICT PLAN EPP 13717

Current land use:

Property is currently vacant

Surrounding land uses: Osoyoos Lake (east), 148th Ave / Agriculture (north),
Agriculture / LaStella winery (west), Agriculture / rural residential (south)

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: 2800

Section No.: 13.1.5 Minimum Setbacks

Current regulation: a), iii) Interior side parcel line 4.5 metres

Proposed variance: vary interior side setback from 4.5 to 2.6 meters

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")

Please see attached supplementary information.

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: