

PROPERTY DESCRIPTION:

Civic address: 577 Road 2 Oliver V0H 1T1

Legal Description Lot 1 Plan KAP22963 District Lot 2450S Land District 54 Portion L 155 Except Plan 36559 41947

Lot: 1 Plan: KAP22963 Block: District Lot: 2450S Section: Township:

Current Zoning: ALR OCP designation:

Current land use:
Orchard, Fruit/Veg Processing Facility

Surrounding land uses:
Agriculture

Current method of sewerage disposal: Community Sewer Septic Tank Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: Yes (if yes, provide details) No

Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) No

Does the subject property possess a legal road access: Yes No (if no, provide details)

Agricultural Land Reserve: Yes No Riparian Area: Yes No

Environmentally Sensitive: Yes No MoT Approval: Yes No
(required for setbacks within 4.5 metres of a road reserve)

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach as a separate sheet, as required):
Need to expand existing processing facility as current size make it difficult to process and package fruits and vegetables. We only package and market our own, grown produce

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.

1. Bylaw (Include No.): _____ Section: _____
Proposed variance: increase allowance from 3% to 13.39%

2. Bylaw (Include No.): _____ Section: _____
Proposed variance: _____

SUPPORTING RATIONALE:

All new development should meet the Regional District’s applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

With the additon of the 20,000sqft expansion total warehouse space would be 33,722sqft

It would make little sense to build an entirely new 33,722sqft facility on a different property in the RDOS

As there would be larger environmental and econmical impacts from this, along with more ALR land being used

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

The additon would not be blocking any nearby properties nor adversely affected them. The additon is also planned for the back of the current warehouse, away from any public roads.

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

Larger facility is required to process and package our produce which is all grown in the south okanagan. The current limit on farm coverage is not enough to sustain our agriculture activities.

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

Other options would include more waste of materials and land, and would leave us with an redunant warehouse.

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

The purpose area where the exapnision would occur, already has very few trees the rest of the orchard would not be impacted by the warehouse.