

PROPERTY DESCRIPTION:

Civic address: 3395 Willowbrook Rd., Willowbrook, BC

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

Block C of District Lot 3100, Similkameen Division of Yale District

Current land use:

Fire Hall

Surrounding land uses:

Undeveloped crown land

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: Okanagan Valley Zoning Bylaw No. 2800, 2022

Section No.: 12.0 Resource Area (RA) Zone (Sub-Section 12.2.5 Minimum Setbacks)

Current regulation: Building and structures: Interior/exterior side parcel line 7.5m

Proposed variance: Proposed setback distance of 3.87

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")

The variance is being requested to allow for a tools and compressor room addition to be constructed at the Willowbrook fire hall. The addition is necessary to house a compressor (used to fill oxygen tanks) outside of the vehicle bay area, thus compiling with legislated health and safety requirements.

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: