

PROPERTY DESCRIPTION:

Civic address: No civic address

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

DISTRICT LOT 2103 KAMLOOPS DIVISION YALE DISTRICT

Current land use:

Rural

Surrounding land uses:

Rural

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: 2498, 2012

Section No.: 10.5

Current regulation: 8.00 ha.

Proposed variance: 6.06 ha.

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")

As required in the subdivision review report prepared by Ben Kent. RDOS file H2022.010-SUB.

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:

This variance is addressing an unusual parcel shape due to the KVR railway traversing through the remainder of DL 2103. The total area of the two hooked parcels is 13.7 ha. Exceeding the 8 ha. requirement.

In order to go ahead with the subdivision this variance needs approval as set out in the review report.