

PROPERTY DESCRIPTION:

Civic address: 52-300 Strayhorse Rd Penticton, BC (Apex)

Legal Description (e.g. Lot, Plan No. and District Lot):
Lot 52 Plan KAS 1527 Dist. 3955

Current land use:
Commercial

Surrounding land uses:
Residential

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, 2022

Section No.: 11.2 (parking space requirements)

Current regulation: 26 required

Proposed variance: 24 provided

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")

TO CONVERT a hotel lobby into a residential dwelling unit.

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:

Parking Variance requested in
order to apply for building permit.
Building already exists, just adding
a wall. Plumbing