

**PROPERTY DESCRIPTION:**

Civic address: 5638 Hwy 97, Oliver  
Legal Description (e.g. Lot, Plan No. and District Lot): except Plan KAP 5654  
Lot 769, Plan KAP 2529, District Lot 2405, Similkameen Div of Yale  
Current land use: Retail, Residential (Grocery Store)  
Surrounding land uses: FARMS

**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.: 19.1.6a i

Current regulation: 7.5m

Proposed variance: 2.33m

Section No.: 19.1.6 a iii

Current regulation: 4.5m

Proposed variance: 3.0m

**DEVELOPMENT INFORMATION:**

Please provide a general description of the proposed development:  
(e.g. "to allow for an addition over an existing garage")

to allow Reconstruction of Burnt  
down Garage / Storage shed

**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?  
*Yes, Storage shed is allowed*
- 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.)?  
*Odd shape property, if we move back, we would Req a side Variance.*
- is strict compliance with the zoning regulation unreasonable or un-necessary?  
*Yes!*
- will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?  
*NO impact on character, Simple replacement of what originally existed*

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:

→ Please See ABOVE ☺