

The personal information you provide on this form is being collected under the authority of Section 895 of the *Local Government Act* and Section 32 of the *Freedom of Information and Protection of Privacy Act*. This information will be used to determine eligibility for a development variance permit and for enforcement of applicable laws. This information may be circulated to persons or authorities as necessary for the review process. Your personal information is protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of this information please contact the Freedom of Information Officer at the Regional District Okanagan-Similkameen for information.

**PROPERTY DESCRIPTION:**

Civic address: **933 Old Golf Course Road, Oliver BC, V0H 1T1**

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

**PART OF LOT 1, DL2450s, SDYD  
PLAN KAP62023  
PID 024-168-254**

Current land use: **Golf Course for Recreational Use (Zoned as Golf Course Commercial) CT3**

Surrounding land uses: **Agricultural (Vineyards, Orchards)**

**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: **BYLAW NO. 2800,2022**

Section No.:

Current regulation:

**CT3 (GOLF COURSE  
COMMERCIAL)**

Proposed variance:

Section No.: **See**

**Drawings attached**

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 proposed development for the club is broken into two buildings. The first being a pumphouse required to house both the pump and filtration/injection systems for a required new irrigation system due to the failure of our current system. The location in the proposed drawings was identified by the contractor hired to complete the project (EVI) as key to system as its location is where the main town water source comes in and design of the mainlines and putting system. The second building is a required expansion of a current building in the same location to allow the club to handle business operations as it relates to our practice facilities & club fitting area. The design presented is to allow for the best aesthetic results in order to enhance the area in which it is situated on the property and have the least amount of impact on current golf course lands (green space) .

**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. The pumphouse is required to allow us to replace our current failing irrigation system. The teaching building is required to meet current changes to business practices of the game of golf with fitting space for equipment. It would be located where current smaller structure exists.***

- *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.)?*

***Yes. A physical one. It would push the buildings into the center of the practice facilities causing the removal of pathways, green space, and be very awkward as far as look on the property.***

- *is strict compliance with the zoning regulation unreasonable or un-necessary?*

***As noted above, it would be out of position both on property and in view form the main road.***

- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

***Not at all. Current smaller outdated structure is already located in the area in which we are looking to build. The design was done in order to enhance the area and the look of the buildings from the main road way. Additional landscaping will be completed to further enhance the look by the clubs grounds crew to showcase native plants etc.***

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:

**REQUIRED DOCUMENTATION:**