

PROPERTY DESCRIPTION:

Civic address: 5627 Yarrow Street, Oliver, BC, V0H 1T0

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

PID: 011-091-291

Current land use:

Agricultural - AG1

Surrounding land uses:

Residential & Agricultural

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.: 13.1.5 - a) Buildings and structures on parcels 2,500m² or greater

Current regulation: a) Buildings and structures on parcels 2,500m² or greater - ii) rear parcel line - 7.5 meters

Proposed variance: 1.2 meters

Section No.: 13.1.5 - a) Buildings and structures on parcels 2,500m² or greater

Current regulation: a) Buildings and structures on parcels 2,500m² or greater - iii) interior side parcel line - 4.5 meters

Proposed variance: 2.8 meters

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:

(e.g. "to allow for an addition over an existing garage")

To allow for more usable vegetation space. This would help us plant and grow more crops/ vineyards.

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:

Yes, the proposed variance is consistent with the general purpose and intent of the zone, which is to provide more viable agricultural area on the parcel to plant and grow more crops/ vineyards than what is allowed with the current bylaw setbacks.

No, the proposed variance will not unduly impact the character of the streetscape or surrounding neighbourhood as the proposed variance would not be visible from the main road. The main road is Yarrow Street.

Note - this application is to replace the original variance that expired. Due to personal health issues, we were unable to start the permit process to begin construction.