

PROPERTY DESCRIPTION:

Civic address: 5204 9 Ave , Okanagan Falls BC V0H 1R0

Legal Description PID 016-563-948 lot 2 DL374 SDYD Plan 43911

Lot: Plan: Block: District Lot: Section: Township:

Current Zoning: OFTC OCP designation:

Current land use:
OFTC

Surrounding land uses:
Residential, commercial and vacant land

Current method of sewerage disposal: Community Sewer Septic Tank Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: Yes (if yes, provide details) No

Any registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) No

Does the subject property possess a legal road access: Yes No (if no, provide details)

Agricultural Land Reserve: Yes No Riparian Area: Yes No

Environmentally Sensitive: Yes No MoT Approval: Yes No
(required for setbacks within 4.5 metres of a road reserve)

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach as a separate sheet, as required):
Please refer to attached document.

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.

1. Bylaw (Include No.): 13.1.17 Section: a)v)

Proposed variance: 0.00 Lot line for North side of lot, DL 374 SDYd, PLAN 43911 adjacent to highway 97

2. Bylaw (Include No.): 9.6 Section: table 9.2

Proposed variance:

One dedicated tandem space per residential unit- Providing 2 spaces per residential dwelling unit

bylaw 9.9, section 9.38- require use of access lane to satisfy by law

Please refer to attached document.

SUPPORTING RATIONALE:

All new development should meet the Regional District’s applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:
