

<b>PROPERTY DESCRIPTION:</b>	
Civic address: 5013 11th Ave, Okanagan Falls	
Legal Description	
Lot: B	Plan: KAP55321 Block: District Lot: 374 Section: Township:
Current Zoning: A1	OCP designation: A1
Current land use: Fire Hall	
Surrounding land uses: Centennial Park, OK Falls Irrigation District office	
Current method of sewerage disposal:	<input checked="" type="checkbox"/> Community Sewer <input type="checkbox"/> Septic Tank <input type="checkbox"/> Other
Current method of water supply:	<input checked="" type="checkbox"/> Community Water <input type="checkbox"/> Well <input type="checkbox"/> Other
Any restrictive covenants registered on the subject property:	<input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No
Any registered easements or rights-of-ways over the subject property:	<input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No
Does the subject property possess a legal road access:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no, provide details)
Agricultural Land Reserve:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Riparian Area:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Environmentally Sensitive:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
MoT Approval:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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):

Expansion of the OK Falls Fire Hall. Two additional truck bays are proposed to be added to the west side of the building.

**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.

- Bylaw (Include No.): 2455, 2008 Section: 18.1.5 ii)  
Proposed variance: Reduce rear parcel setback to 6.0m
- Bylaw (Include No.): 2455, 2008 Section: 18.1.5 iii)  
Proposed variance: Reduce interior side parcel line to 2.0m



**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:

See background notes on attached site plan.

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

See background notes on attached site plan.

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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:

See background notes on attached site plan.

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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:

See background notes on attached site plan.

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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:

See background notes on attached site plan.

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