

PROPERTY DESCRIPTION:

Civic address: 365 Callan Road SUMMERLAND BC

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

LOT A DISTRICT LOT 2695 OSOYOOS Division Yale District Plan.

Current land use:

Guest INN / Residential.

EPP 5204

Surrounding land uses:

Residential / Wine Fields

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 2800.2022 TOURIST COMMERCIAL (CT1S.)

Section No.: 20.1.7b)

Current regulation: NO Accessory building or structure shall exceed a height of 4.5 m.

Proposed variance: 25.5 Ft (7.7724 m) Changing Height

Section No.:

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")

To Allow for a garage for additional storage of large boat, Seadous, recreational vehicles,

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**
- 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.)? **See below**
- is strict compliance with the zoning regulation unreasonable or un-necessary? **See below**
- will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood? **NO It will not**

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:

The intended use is for storage of property such as, boat, recreational vehicle's, Seadoo's, that exceed the requirements.

The proposed structure will not impact any neighbours, or anyone's view or cast any shadows as it will not be any taller than the existing house or existing garage.

Yes this is our only option due to height of boat and is needed.

We feel our proposal is reasonable as it will not exceed the height of the current house or garage, or obstruct any views from neighbours, or tourists stopping to look at beautiful view. It will not harm the area in anyway. This proposal for garage use will store boat, vehicles, Seadoos so it will not look cluttered outside the property.