

PROPERTY DESCRIPTION:

Civic address: 1767 Green Lake Rd, Okanagan Falls, BC

Legal Description (e.g. Lot, Plan No. and District Lot):
Lot 1, Plan KAP21048, District Lot 30S FOLIO: 01154.005 PID: 001-769-456
Similkameen Div. Yale Land District

Current land use:
Residential

Surrounding land uses:
Residential

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: Resource Area (RA) 7.5m setback on all sides

Section No.:

Current regulation: 7.5 m from South Property Line to shed

Proposed variance: Between 3.0 m and 4.77 m from the South Property Line to the side of the shed

Section No.:

Current regulation: 7.5 m from the West Property Line

Proposed variance: 5 m from the West Property Line to the back of the shed

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

To allow construction of a cement pad and 20 x 24 metal shed between the South Property Line, West Property line, and existing driveway.

Due to the irregular lot size and slope of the driveway more space is required to the South and west.

All other required permits to address Riparian Area, BC Provincial permission, Water Development waiver have been submitted and approved. There is no where else on the property to relocate this shed that would not infringe on the Riparian Area.

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: