

**PROPERTY DESCRIPTION:**

Civic address: 960 CEDAR ST. OKANAGAN FOLDS.

Legal Description (e.g. Lot, Plan No. and District Lot):  
LOT A DISTRICT PLAN KP1714

Current land use: VACANT

Surrounding land uses: (NORTH) RESIDENTIAL, (WEST) HIGHWAY, (SOUTH) VACANT

**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: 2800

Section No.: 18.1.7(a)(v)

Current regulation: 4.5m

Proposed variance: REDUCE TO 2.4m

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")

VACANT LOT PROPOSED TO BUILD.  
32 TOWNHOMES

### 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:

Proposed variance is consistent with the general purpose of the zone, not a legal constraint, is not an unreasonable request, as reviewed by MOT, and will improve the streetscape of surrounding neighborhood.