

PROPERTY DESCRIPTION:

Civic address: 449 Hody Drive , Okanagan Falls

Legal Description (e.g. Lot, Plan No. and District Lot): PID 017-789-834, Folio:00796.110
LOT 1, PLAN KAP47247, DISTRICT LOT 337, SIMILKAMEEN DIV OF YALE LAND DISTRICT, OKANAGAN FALLS

Current land use:
Vacant lot, under construction (excavation complete, footings framed)

Surrounding land uses:
Residential, low density + adjacent AG1 property

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: No: 2455, 2008

Section No.: 12.2

Current regulation: front set back: 7.5m (previously varied to 6.7m via D2022.011, May 2022) **Approved**

Proposed variance: front set back: 6.7m (identical to D2022.011) **Already Approved in May 2022**

Section No.: 12.2

Current regulation: rear set back: 7.5m (previously varied to 3.6m via D2022.011, May 2022) **Approved**

Proposed variance: rear set back: 3.6m (identical to D2022.011) **Already Approved in May 2022**

DEVELOPMENT INFORMATION:

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

See additional pages.

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:

See additional pages.