PROPERTY DESCRIPTION:

Civic address: 460 Matheson Road, Okanagan Falls, BC V0H 1R5

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

Strata Lot 16, Plan KAS 268, DL 2710

Current land use:

Single Family Dwelling

Surrounding land uses:

Single Family Dwelling

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: Zoning Bylaw No. 2800, 2022

Section No.: 6.14.5(c)

Current regulation: Interior side strata lot line setback, 1.5 m

Proposed variance: Interior side strata lot line setback, 0.31 m

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")

The proposed variance is to Section 6.14.5(c), the interior side strata lot line, which is to reduce the minimum setback distance of 1.5 m to 0.31 m to the existing building foundation along the west interior strata lot line. This variance application is to allow for a second storey addition to be constructed above the existing garage.

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:

p + s   people plus space
planning and design

People plus Space: Planning and Design
13017 Rosedale Avenue
Summerland, BC V0H 1Z0
250-486-1481
heather@peopleplusspace.ca

April 29, 2025

RDOS
Attn: Darlene Cheveldeaw
101 Martin Street
Penticton, British Columbia, Canada V2A 5J9

Re: Development Variance Permit letter for 460 Matheson Road, Okanagan Falls BC

On behalf of the property owner of 460 Matheson Road, we are respectfully providing supporting documentation for a Development Variance Permit.

The owner is proposing to construct a second storey addition over an existing garage structure. The request for variance is to bring the existing building into compliance with the interior side strata lot line setback. The supporting documents demonstrate the intent and proposed layout for the second storey addition. As can be reviewed in the architectural drawing package on sheet ID-101, the new addition will not encroach any closer to the interior side strata lot line than the existing foundation.

The existing strata has 16 individually owned lots, which is limited by the strata bylaw. Many of these individually owned lots use the common strata property for their services, driveway accesses and personal use. Based on the RDOS mapping, the nearest lot to 460 Matheson Road is approximately 64 m to the south east and the nearest neighbouring property to the west is approximately 300 m.

Development Variance Request:

RDOS Zoning Bylaw 6.14.5(c):
The required interior side strata lot line setback is 1.5 m
- *The existing interior side strata lot line setback to the existing garage foundation is 0.31 m*
The remainder of the building setbacks comply with the strata lot line requirements.

Given that the structure is existing, I feel it is warranted to approve the application in order to proceed with the second storey addition.

Thank you for taking the time to review our application. Should you have any questions or require additional information, please do not hesitate to contact my office.

Kind Regards,

H Shedden

Heather Shedden
MPI, BAAID