

I am looking to build a shop for my small fabrication business, Six West Welding and Fabrication LTD., on our property at 149 Bobcat Road, Kaleden BC. The proposed location falls under Zoning Bylaw No. 2800 and we are requesting a variance under section No. 7.6.2 *Specific Use Regulations, Home Industry, Max. Floor Area*. The current regulation states that the floor area “shall not exceed 200m²”, however, I am proposing to build with a floor area of 223m². The proposed variance complies with all other zoning regulations under Zoning Bylaw No. 2800, section No. 7.6.

This proposal was brought to a Regional District of Okanagan Similkameen (RDOS) board meeting on March 6, 2025 and was approved to then be submitted to the Agricultural Land Commission (ALC). The ALC reviewed the application and approved the 223m² shop size on June 23, 2025.

I am requesting this variance to build a larger shop than is currently regulated to allow for the company to grow and to ensure all operations occur within the building. The shop would follow all other regulations, and I am not requesting a significant amount of extra floor space than is already allowed. This small addition of space would allow for storage and more room to work at safe distances within the shop. Aside from myself as the owner and residing in the principle dwelling unit, there will be not more than two additional non-resident employees. As shown on the map, there is still adequate space for access and parking with the variance.

The proposed location for the shop is hidden from all road sight lines and all adjacent homes and neighbors. It is completely tucked away next to a hillside and surrounded by trees. Tree lines will also help to block out any noise associated with work performed. The business also will not bring any significant additional traffic to the area apart from the non-resident employees.

We have taken into consideration the watercourse at the North-East edge of the property and that the proposed location will not interfere. It also will not interfere with the existing dwelling on the property, well, septic tank, or septic field, as shown on the map. The proposed location also utilizes the best possible space that is already onsite with minimal landscape disturbance. The proposed location is flat, and any necessary fill is already on-site and nearby.

We have taken into consideration for all fire risk mitigation including commercial and fire insurance for the proposed building. Any other necessary steps required via my insurance provider will be followed.

Six West Welding and Fabrication LTD. has been slowly but steadily growing, and having enough space to grow into will greatly help the business to be successful in the long-term.

In this instance, strict compliance with the zoning regulation is unreasonable as the proposed variance is not a significant change. All other regulations will be followed, it is well within general purpose and intent of the zone, and it will not cause any undue impact to the character of the streetscape or surrounding neighborhood.