

**PROPERTY DESCRIPTION:**

Civic address: 8709 108<sup>TH</sup> AVE., OROXOOS, BC V0N 1V2

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

LOT A, PLAN KAP13510, DISTRICT LOT 2450 S

Current land use:

RESIDENTIAL LOT w/ 1 HOUSE

Surrounding land uses:

VINYARD MOSTLY, 1 RESIDENTIAL LOT

**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: OKANAGAN VALLEY ZONING BYLAW NO. 2800, 2022

Section No.: 13.1.6.(b) MAXIMUM HEIGHT

Current regulation: NO ACCESSORY BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF 4.5 METRES.

Proposed variance: ALLOW BUILDING HEIGHT OF 5.43M ABOVE GRADE

Section No.:

N/A

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")

DETACHED GARAGE WITH SHOP SPACE.

**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:

THE ADDITIONAL HEIGHT IS NEEDED TO ALLOW A VEHICLE LIFT THAT WILL BE IN THE GARAGE TO LIFT TO FULL HEIGHT WITH A TRUCK OR OTHER TALL VEHICLE ON IT.

A 3/12 ROOF SLOPE HAS BEEN USED TO REDUCE HEIGHT, WITH BISSOR TRUSSES TO MAXIMIZE INTERIOR HEIGHT.

THE HOUSE LOCATED ON THIS LOT HAS A HEIGHT OF 5.03M ABOVE GRADE, SO THE GARAGE WILL ONLY BE 0.40M ABOVE THE HOUSE HEIGHT.