

PROPERTY DESCRIPTION:

Civic address: 1655 MAPLE STREET, OKANAGAN FALLS, BC, V0H 1R2

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

LOT B, DISTRICT LOT 551, SIMILKAMEEN DIVISION YALE, DISTRICT PLAN 22642, EXCEPT PLAN EPP34540 AND EPP 86797

Current land use:

I1 - GENERAL INDUSTRIAL ONE ZONE, LH1 - LARGE HOLDINGS ONE ZONE

Surrounding land uses:

I1, AG1, AG3

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.: 14.1.2 Minimum Parcel Size for Subdivision

Current regulation: Minimum parcel size is 4 ha.

Proposed variance: Vary minimum parcel size to 2 ha.

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")

Please see attached supplementary information.

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 attached Supplementary Information