

I seek a variance of Regional District of Okanagan-Similkameen Okanagan Valley Zoning Bylaw No. 2800, 2022 sections:

15.5.6 b) No accessory building or structure shall exceed a height of 4.5 metres.

I am limited to the locations on my property that I can build an accessory building, and the following explanation will clarify the hardships encountered.

Ground FX geotechnical did an assessment of the southwest corner and where I was proposing to build. We dug test pits, and the geotechnical engineer was confident that the location was suitable, and the bearing capacity could be met. I was looking at a two-story building so that it could house my trailers in the basement to keep the property tidy, and the top floor could be used as my workshop. We also investigated and rejected a single storey structure.

- On the east side of the property backing on Redwing, there is a geotechnical issue with the stability of the soil, and a small portion of the property sits in the red zone.
- On The Southeast corner of the site is the septic system field so building there isn't feasible.
- On the Northwest corner the workshop would be in front of the house. We would be looking out our dining room window directly at the workshop. The Accessory Building would also be much more prominent viewed from Sparton Drive.
- The water and natural gas lines are also in close proximity and would interfere with construction.
- On the Southwest Corner of the site, on the West bank of the depression, we investigated a one storey building, but Ground FX Geotechnical advised us that such a building would create issues with drainage.

Our proposed East bank of the depression location provides solutions to the above problems and several advantages.

- This location provides more convenient access from the house
- Building on the edge of this depression would help me to take advantage of the topography to access the 2<sup>nd</sup> storey of the building.
- It satisfies the limitations for the import and export of soils and granular materials.
- The electrical connection is available on the South property line. Any other building location on the property would require several unsightly poles. This I investigated in 2024 when I was looking at upgrading our existing house service from 100 amp to 200.
- This location minimises the visual impact of the building for all adjoining sites.

An extensive amount of time and energy has gone into meeting these requirements in the design by the design consultant.

We are over the current bylaw height restriction, however, not grossly so. I need the floor to ceiling height on the upper floor to be able to fit a 10-foot overhead door, and the lower level is probably to the minimum now for being able to accommodate a cargo trailer.

My main design concern for my neighbour directly West of me was that my proposed building not block their view of Okanagan Lake and the city. I went to see them after I set up a post mimicking the roof peak elevation to see if it would be high enough to impair their view. It was well below their line of sight due to their homes higher elevation compared to mine. The [REDACTED] were happy to see that it won't impair their view. In actuality, the peak of the roof is lower than my driveway entrance at Sparton Drive and, as shown on Sheet A302 (3) the Roof Peak of the building is approximately 4.5M above a line drawn from the West Property Line to the East Property Line. The neighbours to the South will be screened by the row of trees on our South Property line.

I hope that my explanation has provided you with a clear enough picture of the current situation and the limitations of the site. I am certainly open to any viewings of the property that may be required. We thank you for your time and consideration of our appeal.