PROPERTY DESCRIPTION:	
Civic address:	3692 Fruitvale Way Oliver, BC V0H1T1
Legal Description (e.g. Lot, Plan No. and District Lot):	LOT 2, PLAN KAP19063, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, PORTION L 373
Current land use:	AG1s, Site Specific: Entire Parcel (Amendment: 2800.28)
Surrounding land uses:	AG1 and RA

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 2800, 2022
Section No.:	13.1.5 (d)
Current regulation:	Interior Side setback 15 meters
Proposed variance:	Interior Side setback 5 meters
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")

16 x 24 foot Greenhouse

4.8 x 7.3 meter Greenhouse.

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 proposed variance is consistent with the AG1S zoning and addresses the lot shape. Strict compliance is unnecessary, and the variance will not impact the character of the surrounding neighbourhood.