

PROPERTY DESCRIPTION:

Civic address: Unit 102/103- 850 Railway Lane Okanagan Falls, BC, V0H 1R4

Legal Description

Lot: 6 Plan: KAS2687 Block: District Lot: 2883S Section: Township: Okanagan Falls

Current Zoning: OFTC OCP designation: TC2603

Current land use: Commercial, or office space

Surrounding land uses: Residential

Current method of sewerage disposal: Community Sewer Septic Tank OtherCurrent method of water supply: Community Water Well OtherAny restrictive covenants registered on the subject property: Yes (if yes, provide details) NoAny registered easements or rights-of-ways over the subject property: Yes (if yes, provide details) NoDoes the subject property possess a legal road access: Yes No (if no, provide details)Agricultural Land Reserve: Yes No Riparian Area: Yes NoEnvironmentally Sensitive: Yes No MoT Approval: Yes No
(required for setbacks within 4.5 metres of a road reserve)**DEVELOPMENT INFORMATION:**

Provide a description of the proposed development (please attach as a separate sheet, as required):

We wish to turn 2 office/commercial spaces into 5 residential units.

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.

1. Bylaw (Include No.): Area D #2455, 2008 Section: 13.1.10.aProposed variance: We would like a variance for this bylaw in order to reduce the minimum area of amenity space for 5 units from 50.0 m2 to 41 m2.

2. Bylaw (Include No.): _____ Section: _____

Proposed variance: _____

SUPPORTING RATIONALE:

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a **last resort**. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

1. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

There is not enough space to provide each of the units with a balcony or patio. This variance
would allow us to give one unit its own patio and the other 4 units would have a common patio.
We would put a communal BBQ and picnic tables on the communal patio for the units to use as
they please.

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

The variance would allow us to build 5 units without having to alter the property to meet the
10 m2 of amenity space per unit. This would not have any impact on adjacent or surrounding
properties.

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

When the building was originally constructed, the bi-laws were such that exterior entrances were
permitted for all units. Since then bi-laws have changed requiring an interior vestibule which would
not conform to the look, feel, or function of all existing residential units in the building.

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

This variance would allow us to improve, and modify unused 2 commercial units in order to house
5 residential units. That would allow us to fill these empty units, as well as improving units that have
sat empty and unimproved for years. Additionally the roadways are not well suited to high traffic
usage of the units, due to this residential units make more sense that commercial units for this space.

5. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria:

The overall aesthetic of the exterior of the building would remain largely unchanged do to this variance.
Whereas if we are unable to obtain a variance, we will need to change the look and the function
of access to residential within the building itself.