



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.:

22-0016-B-DVP

PID No.:

010-005-587

March 23, 2022

«Owner_Company» & «Add_Owner_Company»

«Address1»

«Address2»

«Address3»

Dear «Owner_Company» & «Add_Owner_Company»:

Re: Development Variance Permit Application for the property legally described as Lot 1, Sec 14, Twp 8, ODYD, Plan 7360, Except Plan 17141 and located at 6303 Pleasant Valley Road, Electoral Area "B"

Lance & Nicoli Nikolic have submitted a Development Variance Permit application which requests the approval of the Regional District of North Okanagan (RDNO) to vary requirements related to paving of off-street parking areas, screening of parking and outdoor storage areas and landscaping adjacent to Pleasant Valley Road associated with an auto detailing business on the above described property. If approved, the Development Variance Permit would permit variances to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003*:

1. Section 701.10.e.iii by reducing the requirement that off-street parking areas be paved with asphalt or concrete to being paved with a mix of asphalt and recycled asphalt;
2. Section 701.10.e.iv by reducing the requirement that parking and outside storage areas be screened with a solid 2.5 m high fence or an evergreen hedge not less than 2 m high to being partially screened with an existing cedar hedge along the portion of the property which fronts Pleasant Valley Road;
3. Section 701.10.e.v by reducing the requirement that a 3 m wide strip adjacent to Pleasant Valley Road be landscaped with a grass to shrubbery ratio of 6:4 to 8:2 to being landscaped with the existing landscaping, including the cedar hedge and four willow trees as shown on the attached site plan.

The Electoral Area Advisory Committee (EAAC) will be considering this application at their Regular Meeting to be held in the Board Room of the Regional District of North Okanagan (9848 Aberdeen Road, Coldstream, BC) on Thursday, April 7, 2022 at 1:00 pm.

If you believe that your interest in property is affected by this proposal, you will be afforded an opportunity to be heard or to present a written submission respecting matters contained in the subject Development Variance Permit application. Verbal submissions may be provided by attending the above noted EAAC meeting in person or via Zoom. Please contact our Corporate Services Department at corp@rdno.ca to be provided a Zoom link. Written submissions may be hand delivered or mailed to the address below or they may be emailed to publichearing@rdno.ca. In order to compile all written submissions prior to the start of the meeting, all written submissions

must be received by 11:00 am, Thursday, April 7, 2022. Please be advised that your name and residential address must be included with your submission and written submissions are subject to public disclosure.

A copy of the Development Variance Permit application can be viewed on the News/Public Notice section of the RDNO website at www.rdno.ca or at the RDNO office. You may also request a copy of the application by emailing planning@rdno.ca.

If you have any questions or require any further information, please contact Jennifer Miles of the Planning Department at (250) 550-3746 or by email at jennifer.miles@rdno.ca. If you are currently renting or leasing your property, please provide your tenants with a copy of this letter and attachments.

Sincerely,



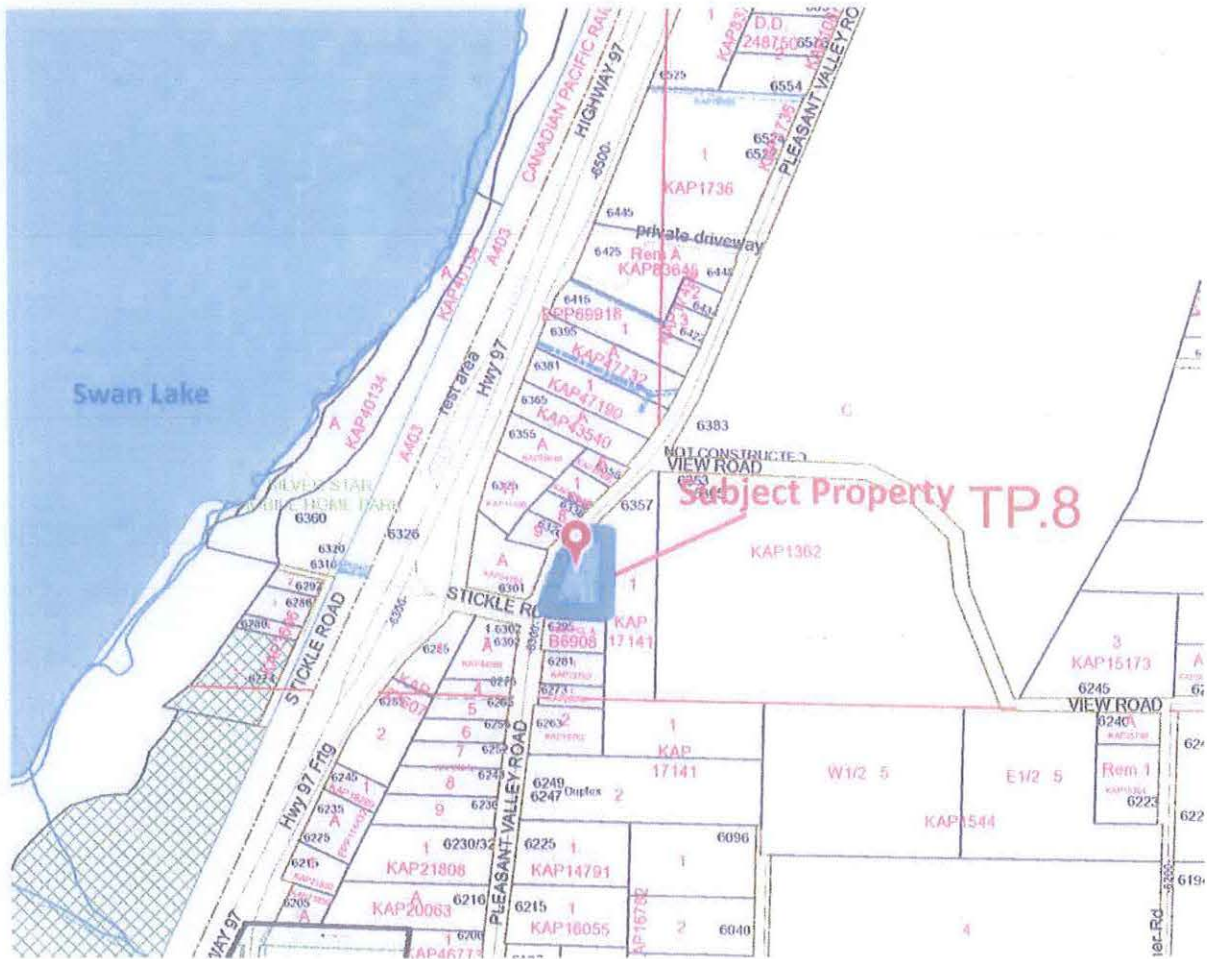
Jennifer Miles, RPP, MCIP
Planner

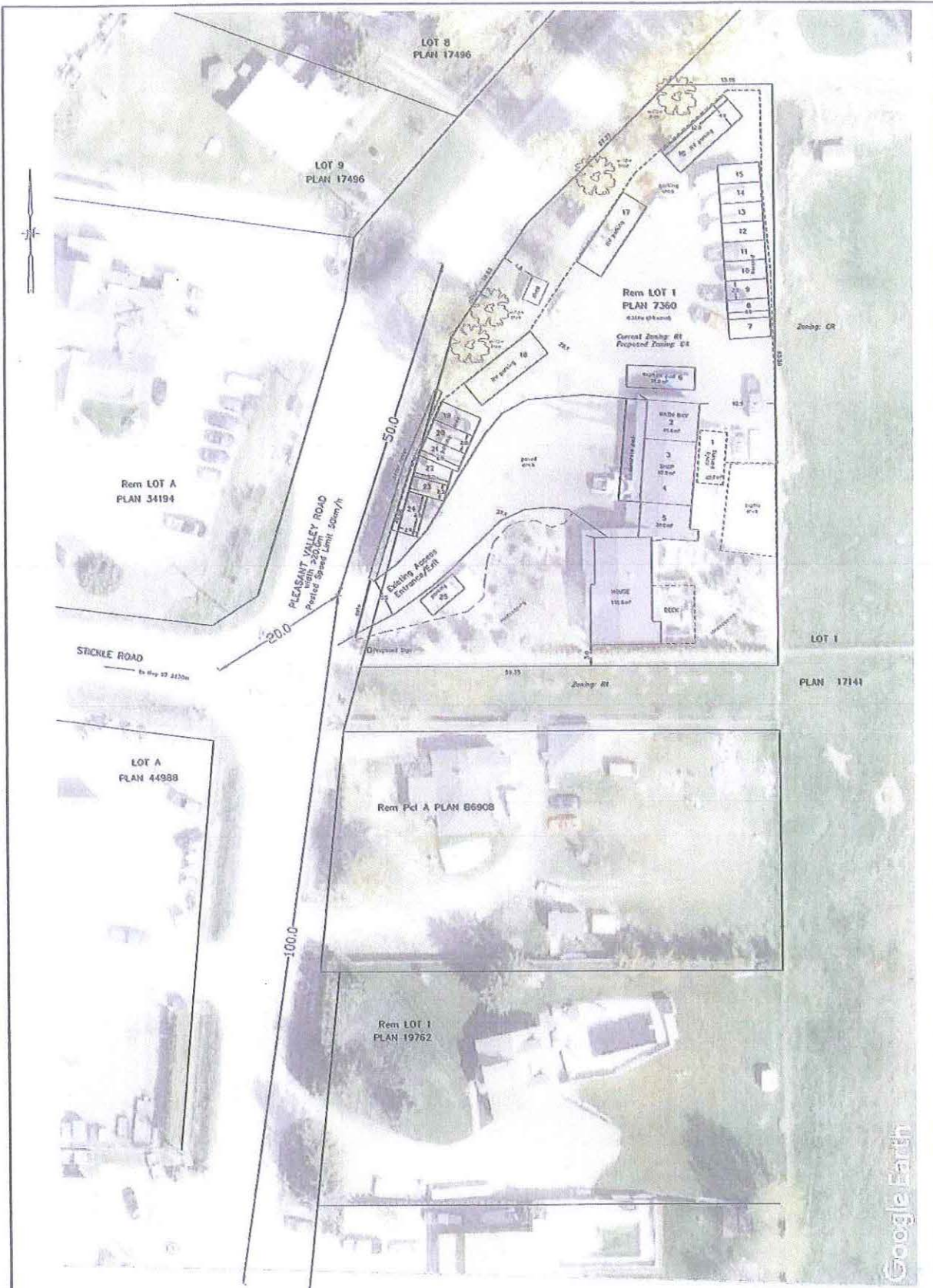
/lf
Enc.

cc: Lance & Nicoli Nikolic
Director Fleming

SUBJECT PROPERTY MAP DEVELOPMENT VARIANCE PERMIT

File: 22-0016-B-DVP
Location: 6303 Pleasant Valley Road





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SITE PLAN TO ACCOMPANY APPLICATION FOR COMMERCIAL ACCESS TO LOT 1, SEC. 14, TP. B, ODDO, PLAN 7360 except PLAN 17141

SCALE: 1:250 (ALL DIMENSIONS IN METERS)

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