

# Randy and Margie Rhode

3122 Elliott Rd • West Kelowna • B.C

CITY OF WEST KELOWNA  
PLANNING DEPARTMENT



ATTACHMENT: 3

FILE NO.: DVP 21-15

Date: May 18, 2021

West Kelowna Regional District Planning Department  
2760 Cameron Road  
West Kelowna, BC  
V1Z 2T6

To whom it may concern:

Sincerely,

We, Randy and Margie Rhode, are submitting a Development Application Form requesting a variance for the setback portion of our permit application, which is being made to build a RIDING ARENA on our property at 3122 Elliott Rd, West Kelowna, BC.

We are requesting a standard **3m setback** rather than the currently disputed 15 m setback. Siting Regulation (g).2 has placed this build as a Riding STABLE (rather than a riding Arena.)

Following are the reasoning's for this request:

- The proposed building is being built to cover an ***already existing outdoor riding arena***. Having an enclosed riding area will mitigate dust and noise.
- The proposed building is a riding arena NOT a stable. (Not for the housing of horses or livestock)
- The location of **already existing buildings** makes the requested 15-meter setback very difficult to place this building on this property. (see
- The Option of moving the build into our pasture area is not feasible. This area is needed for the well being of the horses (livestock)
- Before starting the design and layout of this building we had made several visits to the District to gather information, doing our due diligence. (with the intent of it being an arena not a stable we planned accordingly)
- With our neighbor already having a riding arena with a **3** meter setback we had no reason to consider we would not fall under the same category. (see google maps picture attached)
- Currently water from rains and run off are not contained for neighboring properties, with the proposed roof design we will be able to capture and contain runoff in a large drywell.

Randy and Margie Rhode