

PROPERTY DESCRIPTION:	
Civic address: 3180 3rd Street, Naramata	
Legal Description	
Lot: 1	Plan: KAP49178 Block: District Lot: 210 Section: Township:
Current Zoning: RS2	OCP designation: LR
Current land use: Residential	
Surrounding land uses: Residential	
Current method of sewerage disposal: <input type="checkbox"/> Community Sewer <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other	
Current method of water supply: <input checked="" type="checkbox"/> Community Water <input type="checkbox"/> Well <input type="checkbox"/> Other	
Any restrictive covenants registered on the subject property: <input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No	
Any registered easements or rights-of-ways over the subject property: <input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No	
Does the subject property possess a legal road access: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no, provide details)	
Agricultural Land Reserve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Riparian Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Environmentally Sensitive: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MoT Approval: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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): Single Family Home, located so as to maintain maximum separation from the high water line

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.): <u>2800, 2022</u> Section: <u>16.2.5</u> Proposed variance: <u>vary exterior side parcel line (4.5m requirement) to match interior side</u> <u>parcel line (1.5 m requirement)</u>
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:

The exterior side parcel line is established at 4.5m to allow for greater clearance from roads.

In this case, the road right of way is an unconstructed road, which is covered in mature vegetation, and serves as a buffer to the neighbouring property. The proposal applies the 1.5m interior side setback instead, in order to maintain setback from the lakeshore.

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 for greater separation from the neighbour to the east, and the neighbour to the north has the natural buffer of the unconstructed road. The driveway area to the east of the house is set at the minimum for manoeuvring and required parking. The septic field is also proposed to be under the driveway, to the east of the house.

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:

The existing house on the property has two storage buildings which are located against the north property line, and a wooden fence which creates privacy for the neighbour. The variance allows for the existing form and character of the neighbourhood to be preserved, where the mass of the building is kept as far north as possible.

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 is a triangular property, with the longest side being lakeshore. The riparian consultant has requested that we keep the house as far from the lakeshore as possible. To that end, the proposal is to have a two story arrangement to reduce footprint, and to continue the existing pattern of building mass being concentrated on the north side of the lot.

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:

This variance stems entirely from a desire to protect the riparian habitat on the property. As a waterfront lot, the environmental value is concentrated at the lakeshore, and the proposed variance allows for the new house to stay completely within the existing developed landscape of the property, and maintain maximum setback from the natural boundary.