

PROPERTY DESCRIPTION:

Civic address: 2965 GAMMON ROAD, NARAMATA BC

Legal Description (e.g. Lot, Plan No. and District Lot):
LOT 5, PLAN KAP576, DISTRICT LOT 207, SIMILKAMEEN DIV OF YALE
LAND DISTRICT, EXCEPT PLAN H16696 PID: 012-219-134

Current land use:
SINGLE FAMILY HOME, AGRICULTURE

Surrounding land uses:
SINGLE FAMILY HOMES, AGRICULTURE

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 NO. 2800, 2022

Section No.: 13.1.5 (a)

Current regulation: REQUIRED FRONT PARCEL LINE SETBACK OF 7.5 METERS

Proposed variance: FRONT PARCEL LINE SETBACK OF 3.0M
(2.38m TO ROOF OVERHANG i.e. OUTERMOST PROJECTION)

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")

TO ALLOW FOR THE CONSTRUCTION OF AN AGRICULTURAL STORAGE
BUILDING TO SUPPORT THE NEWLY REPLANTED PEACH ORCHARD
ON THE PROPERTY.

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 BEING REQUESTED IN AN ATTEMPT TO SAVE AS MANY RECENTLY REPLANTED PEACH TREES AS POSSIBLE. THIS IS ONE OF FEW PEACH ORCHARDS REMAINING IN NADAMATA AND THERE IS ADEQUATE AREA TO BUILD THE PROPOSED STORAGE BUILDING WITHOUT DISRUPTING THE ORCHARD AND THAT IS THE GOAL. THE PROPOSAL WILL NOT NEGATIVELY IMPACT THE AREA AS IT IS PROPOSED TO BE BUILT INTO THE SLOPE OF GAMMON ROAD TO MINIMIZE BUILDING MASS. IT IS ALSO PROPOSED AS A WELL BUILT AND FINISHED BUILDING THAT WILL HAVE A GREAT STREET APPEAL ATYPICAL OF MOST STORAGE BUILDINGS. THE PROPOSED VARIANCE IS CONSISTENT WITH THE GENERAL PURPOSE OF THE ZONE AS IT IS BEING MADE TO MAXIMIZE THE PRODUCTION OF THE AGRICULTURAL USE OF THE LAND.