

PROPERTY DESCRIPTION:

Civic address: 1185 McPhee Road, Naramata, BC

Legal Description (e.g. Lot, Plan No. and District Lot): Lot 1, Plan KAP28921

District Lot 207-DSYD, PID 004-454-146

Current land use:

Low Density Residential

Surrounding land uses:

Agricultural

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: 2800,2022

Section No.: 16.3.5 a) i)

Current regulation: Minimum Set Back Front Parcel Line, 7.5 m

Proposed variance: Proposed Set Back Front Parcel Line, 5.72 m to edge of new roof overhang; 6.1 m to existing porch foundation

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 an addition over an existing unfinished basement

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:

- proposed variance of front set back of 5.72 m vs 7.5 m to add an addition to an unfinished basement currently used as an open porch is consistent with the general purpose and intent of low density residential zoning; we are full time residents; no changes in house height or width
- proposed variance helps address the east west sloped nature of the property by maximizing the existing unfinished basement at the front
- strict compliance with the zoning regulation would be unreasonable since the unfinished basement appears original to the house (early 1980s)
- there would be no impact to the character of McPhee Road or surrounding neighbourhood; we have no direct neighbours on any side that can see the front of our house (vineyard on 2 sides, east neighbours are separated by laneway, north neighbours are behind us)