

**PROPERTY DESCRIPTION:**

Civic address: 845 Kinney Rd, Naramata BC

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

LOT A DISTRICT LOT 210 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP139704

Current land use:

Residential

Surrounding land uses:

Residential

**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.: 16.2.6b) accessory building or structure height

Current regulation: 4.5m

Proposed variance: 6.88m

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")

The proposed height relaxations will allow for the construction of a second storey to a proposed garage. The second storey is proposed as a artisan studio/ workshop while also providing complementary storage for the single family dwelling on site. Due to the configuration of the existing dwelling, proposed dwelling addition and restrictive site conditions we are seeking approval for this additional height. Please see rationale letter for more details.

**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: