

PROPERTY DESCRIPTION:

Civic address: 4535 Mill Road, Naramata BC

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

Lot 21, District Lot 211, SDYD, Plan 3889

Current land use:

Single Family Residential

Surrounding land uses:

North & West- Residential. East- Parks and Recreation. South- Okanagan Lake

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.: Section 16.1.5.a) (i)

Current regulation: Front Setback 6.0m

Proposed variance: Proposed 1.98m (6'-6")

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")

Due to the existing lot configuration, size and proximity to Okanagan lake the aforementioned Lot falls completely within the Riparian setback. The proposed Front setback variance will allow for the construction of a new Single family dwelling on site. The proposed dwelling is two stories tall with a 50'x20' footprint.

Main floor living area is 564sq.ft with a 360sq.ft carport.

Top Floor living area is 1000ft² for a total living area of 1564sq.ft.

Please note this site currently has been approved for setback variances however, we are requesting new approval due to changes in the dwelling footprint.

Please see Building Design package and rationale letter for additional information.

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: