

PROPERTY DESCRIPTION:	
Civic address: 35 Robinson Point Naramata, B.C.	
Legal Description	
Lot: 8	Plan: 14874 Block: District Lot: 210 Section: Township:
Current Zoning: Residential OCP designation:	
Current land use: SFH with detached Garage	
Surrounding land uses: SFH	
Current method of sewerage disposal:	Community Sewer Septic Tank Other
Current method of water supply:	Community Water well Other
Any restrictive covenants registered on the subject property:	Yes (if yes, provide details) NO
Any registered easements or rights-of-ways over the subject property:	E] Yes (if yes, provide details) No
Does the subject property possess a legal road access:	Yes NO (if no, provide details)
Agricultural Land Reserve: C] Yes E] No	Riparian Area: Yes No
Environmentally Sensitive: Yes No	MOT Approval: Yes 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): To increase the height of the Garage as well to add on a cantelever on the south wall	
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 <u>16.2.8</u> Section: <u>B.1</u> No.):	
/ G. Proposed variance:	<u>doing work within the front allowable setback of 7.5m → 0m</u>
2. Bylaw (Include <u>16.2.8</u> Section: <u>B IV</u> No.):	1 (0)
Proposed variance:	<u>Existing garage is part of the allowable side setback → 0m</u>
SUPPORTING RATIONALE:	
All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a <u>last resort</u> . 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

The existing garage is in the allowable set backs we are increasing the height of existing and adding a cantilever to the south wall

objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate

Even though the work is being done in the allowable set backs all work is being done to existing structure

how the requested variance meets this criteria:

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances.

As the building is already existing the increase in height and up date of exterior will also match the renovation being performed on the house

Please elaborate how the requested variance meets this criteria:

4. The variance represents the best solution for the proposed development after all other options have been considered.

With the increase in height will allow the owners to utilize the garage for parking

Please elaborate how the requested variance meets this criteria:

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:

With the upgrades to the garage it will meet the same exterior features of the house currently being renovated