

PROPERTY DESCRIPTION:

Civic address: 4575 MILL ROAD NARAMATA BC V0H 1N0

Legal Description (e.g. Lot, Plan No. and District Lot): SIMILKAMEEN DIV. OF YALE
LOT: 25 PLAN: KAP 3889 DISTRICT: 211 EX. 14494
RAND DISTRICT

Current land use: SINGLE FAMILY HOME

Surrounding land uses: SINGLE FAMILY HOMES

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:

Section No.:

Current regulation: FRONT YARD SET BACK 7.5 METRES

Proposed variance: FRONT YARD SET BACK TO BE 6.5 METRES INSTEAD OF 7.5 METRES.

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")

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:

① Yes.

② The distance from the lake to the house has to Riparian Set Back and the Captive field and so pushed the house back to 6' 5" or 6" to the Road

③ Yes.

④ No