

PROPERTY DESCRIPTION:

Civic address: 240 BENCHLANDS DR. NARAMATA, BC V0H1W1

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

LOT 27, PLAN EPP125898, DISTRICT LOT 3474

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: No 2800, 2022

Section No.: 6.13

Current regulation: RETAINING WALL HEIGHT, 2.0m

Proposed variance: 4.3m & 3.2m

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")

APPLICATION IS TO RETAIN THE STEEP TOPOGRAPHY
BEHIND THE CARRIAGE HOUSE.

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:

PLEASE SEE ATTACHED LETTER.