

**PROPERTY DESCRIPTION:**

Civic address: L-120 Panorama Crescent, Okanagan Falls, BC

Legal Description: 007-322-020

Lot: 9 Plan: KAP 16380 Block: 54 District Lot: 461 Section: PTB Township: OKANAGAN FALLS

Current Zoning: RS2 OCP designation: Residential

Current land use: Residential Dwelling

Surrounding land uses: Residential

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: B27612  Yes (if yes, provide details)  No

Any registered easements or rights-of-ways over the subject property:  Yes (if yes, provide details)  No

Does the subject property possess a legal road access:  Yes  No (if no, provide details)

Agricultural Land Reserve:  Yes  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):  
NEW GARAGE ADDITION TO EXISTING HOUSE.  
SEE ATTACHED

**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 No.): ~~2153~~ 2800, 2020 Section: ~~# 261~~ 16.25(a)(i)

Proposed variance: Reduce Front Minimum ~~7.5~~ Setback  
From 7.5 m to ~~10m~~ 0 m

2. Bylaw (Include No.): \_\_\_\_\_ Section: \_\_\_\_\_

Proposed variance: \_\_\_\_\_

**SUPPORTING RATIONALE:**

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. 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 objective intended by the bylaw. Please elaborate how the requested variance meets this criteria:

Planning Principles / Objectives  
include non Obtrusive Designs.  
Pleasing to the eye and maintain  
neighbourhood ambience

2. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria:

The proposed garage does not  
project far into views of  
nearby properties. This is important  
on this view street.

3. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria:

The eccentric property line is  
the mitigating factor. The  
variance would make an allowance  
for this

4. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria:

It respects neighbours' ~~property~~ <sup>privacy</sup>  
and views while minimizing  
natural vegetation disturbance

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:

The building design of low roof  
maintains sunlight to natural vegetation  
and is mostly built on previously  
disturbed land

\* Already have MOT approval for setback reduction.