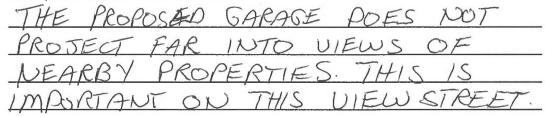
PROPERTY DESCRIPTION:
civic address: 420 Panorama Crescent, Okanagan Falls B
Legal Description $0.07 - 322 - 0.20$
Lot: 9 Plank AP 80Block: 54 District Lot: 461 Section: PID Township okaragan Fall
Current Zoning: RS2 OCP designation: Residential
Current land use: Residential Dwelling
Surrounding land 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: 327612 🛭 Yes (if yes, provide details) 🗌 No
Any registered easements or rights-of-ways over the subject property:
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.): 2455 Section: 11.2.6i
Proposed variance: Reduce Front Minimum Statback
FROM 7.5 M TO 1.0 M
2. Bylaw (Include No.): Section:
Proposed variance:
Troposou fariance.

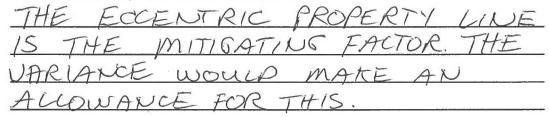
SUPPORTING RATIONALE:		
only	new development should meet the Regional District's applicable bylaw standards. A variance is considered y as a <u>last resort</u> . An application for a development variance permit should meet most, if not all, of the owing criteria, in order to be considered for approval (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:	

principle of objective intended by the bylaw. Hease elaborate now gie requested variance incets this
PLANNING PRINGPLES/OBJECTIVES
INCLUDE NON OBTRUSIVE DESIGNS
PLEASING TO THE EYE AND MAINTAIN
NEIGHBOURHOOD AMBIAUCE

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

IT RESPECTS NEIGHBOURS PRIVACY 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 SUNUGHT TO NATURAL VEGETATION
AND IS MOSTLY BUILT ON PREVIOUSLY
DISTURBED LAND.