

PROPERTY DESCRIPTION:			
Civic address: <u>710 Ritchie Ave, NARAMATA BC V0H 1N0</u>			
Legal Description: <u>009-400-353</u>			
Lot: <u>2</u>	Plan: <u>KAPS19</u>	Block: <u>70</u>	District Lot: <u>210</u> Section: _____ Township: _____
Current Zoning: <u>RS1</u>		OCP designation: _____	
Current land use: <u>RESIDENCE</u>			
Surrounding land uses: <u>LANEWAY + RESIDENCE</u>			
Current method of sewerage disposal: <input type="checkbox"/> Community Sewer <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other			
Current method of water supply: <input checked="" type="checkbox"/> Community Water <input type="checkbox"/> Well <input type="checkbox"/> Other			
Any restrictive covenants registered on the subject property: <input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No			
Any registered easements or rights-of-ways over the subject property: <input type="checkbox"/> Yes (if yes, provide details) <input checked="" type="checkbox"/> No			
Does the subject property possess a legal road access: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if no, provide details)			
Agricultural Land Reserve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Riparian Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmentally Sensitive: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		MoTI Approval: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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):

**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.): 2459 Section: 7.13.3  
 Proposed variance: To ALLOW A SHOWER in approved bathroom & water closet.

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:

To allow a shower in an accessory building

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

Plumbing will tie into common septic, upgraded Oct 2019 (copy on file)

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:

we live in a resort community and have a large extended family who visit often. Having an additional shower would allow for visitors to rinse off from the lake and alleviate some pressure on the bathroom in the residence. This would solve an on going issue

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:

adding a shower would allow for cleanup before entering the house after: exercise, mud from potting coming back from the lake etc.

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:

N/A