

PROPERTY DESCRIPTION:			
Civic address: 4855 Mill Rd, Naramata BC			
Legal Description		PID 030-521-092	
Lot: 5	Plan: k644	Block:	District Lot: 211 Section: Township:
Current Zoning: SH1		OCP designation: SH	
Current land use: Residential			
Surrounding land uses: Residential			
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 checked="" type="checkbox"/> Yes (if yes, provide details) <input type="checkbox"/> No			
Any registered easements or rights-of-ways over the subject property: <input checked="" type="checkbox"/> Yes (if yes, provide details) <input type="checkbox"/> No			
Does the subject property possess a legal road access: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if no, provide details)			
Agricultural Land Reserve: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Riparian Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmentally Sensitive: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		MoT Approval: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (required for setbacks within 4.5 metres of a road reserve)	

DEVELOPMENT INFORMATION:
<p>Provide a description of the proposed development (please attach as a separate sheet, as required): To construct a second storey addition on top of the existing garage. The addition will be accessed from an exterior set of stairs. The addition is approx. 582ft2 with a small bath and the remainder area to be open for a yoga studio</p>

REQUESTED VARIANCE(S):
<p>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.</p>
<p>1. Bylaw (Include No.): <u>2892, 2021</u> Section: <u>11.1.6 a) i</u> Proposed variance: <u>To vary the rear setback from 7.5m to 2.91m</u></p>
<p>2. Bylaw (Include No.): _____ Section: _____ Proposed variance: _____</p>

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:

We are proposing a second storey addition over the existing constructed dwelling.

The existing dwelling had an approved setback varied to the same distance to facilitate the dwelling.

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

There will be no impact on nearby properties.

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 variance will allow for the addition. Limited site area prevents additional expansion to the existing dwelling footprint.

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:

An addition over the existing footprint is the only feasible option.

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:

No addition/expansion to the dwelling footprint.