

PROPERTY DESCRIPTION:

Civic address: 136 Ritchie, Naramata

Legal Description

Plan EPP104165

Lot: A Plan: _____ Block: 7 District Lot: 210 Section: SDMPTownship:

Current Zoning: R27 OCP designation: single family

Current land use: residential

Surrounding land uses: residential

Current method of sewerage disposal: Community Sewer Septic Other

Current method of water supply: Community Water Well Other

Any restrictive covenants registered on the subject property: Yes No (if yes, provide details)

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

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)

GROUNDS OF APPEAL:

This is an appeal to the Board of Variance under the following Section of the *Local Government Act*.

540(a) A bylaw respecting the siting, dimensions, or size of a building of structure, of the siting of a manufactured home in a manufactured home park.

540(b) A subdivision servicing requirement in an area zoned for agricultural or industrial use under Section 506(1)(c) of the *Local Government Act*.

540(c) The prohibition of a structural alteration of an addition to a structure pursuant to Section 531(1) of the *Local Government Act*.

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.): OV2B 2800 Section: 4.0, 16.2

Proposed variance: parcel coverage increase from 40% to 50.4%

2. Bylaw (Include No.): _____ Section: _____

Proposed variance: _____

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach as a separate sheet, as required):

please refer to attached letter

SUPPORTING RATIONALE:

A person may apply for an order of the Board of Variance in circumstance where it is believed that compliance with certain regulations may cause undue hardship and the variance is minor.

1. Please describe the regulations, requirements and circumstances, which if complied with, would cause undue hardship. Describe the nature of the hardship and how the requested variance would prevent undue hardship:

2. A variance should not result in inappropriate development of a site. Please describe how the requested variance meets this criteria:

3. The variance should not adversely affect the natural environment. Please describe how the requested variance meets this criteria:

4. The variance should not substantially affect the use and enjoyment of adjacent land. Please describe how the requested variance meets this criteria:

5. The variance should not vary the permitted uses or densities on a parcel, nor should a variance defeat the intent of the bylaw. Please describe how the requested variance meets this criteria:
