

PROPERTY DESCRIPTION:

Civic address: Lot to be addressed

Legal Description (e.g. Lot, Plan No. and District Lot):

Lot 2, Block 12, Plan KAP519, District Lot 210 Similkameen Div of Yale Land District PID: 012-279-731

Current land use:

Naramata Centre

Surrounding land uses:

Naramata Centre, Low Density Residential, Park

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.

Zoning Bylaw: Okanagan Valley Zoning Bylaw No. 2800, 2022

Section No.: 16.1.5.a.(i) & 16.1.5.a.(iii) & 16.1.5.a.(iv)

Current regulation: Front Parcel Line: 6.0m, Interior Side Parcel Line: 1.5m

Proposed variance: Front Parcel Line: 2.9m, Interior Side Parcel Line: 0.91m

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

To allow for the construction of a single-family home on the small, existing, previously sub-divided lot

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

The intent of the RS1 zone is to allow for the construction of single-family homes. A large portion of the village of Naramata was originally sub-divided into lots measuring 30' wide x 100' deep. We are proposing a minor reduction in the stipulated interior side yard setback. With the setbacks stipulated in the current zoning regulations, this lot would only be permitted to accommodate a home with a maximum width of approximately 6.05m (19'10"). Given that wall construction using 2x6 framing would be used to provide improved thermal insulation and energy performance a gross building width of just 6.05m would not enable this house to provide three bedrooms, which in turn would negate the ability for this home to accommodate larger family sizes. The building design is required to eliminate any window openings on interior side yards so the slightly reduced side yard setbacks would not adversely impact livability.

Due to the much shallower 100-foot depth of this lot, if the front yard setbacks stipulated in the current zoning regulation were applied, then there would be minimal rear yard space which would result in very poor livability. It should be noted that the front structural wall of the proposed homes is situated approx. 5.18m from the front lot line. It is only the front porch and it's roof projection that creates the reduced setback of 3.66m. In addition, it should be noted that vehicle access to these lots will be provided from a rear lane so the front yard area will all be designated for landscaping and pedestrian access only. Lastly, the front yard setback variance proposed would place the new home at the same distance from the Gwendoline Avenue property line that the former play school building (Robson House) currently is, maintaining the green space, street parking, and interaction with the street that currently exists.

It is also noted that the variances requested have been measured to the outermost projection (roof overhang) as per RDOS policy. As these would be allowable projections under the bylaw, the resulting side and front yard setbacks would be 1.37m and 3.66m, respectively.

For all these reasons, it is our belief that these variances are minor in nature and are the only way to create homes on this site in order to re-purpose a beautiful, underused site and bring new homes into the village.

We appreciate your consideration and look forward to working on this project with the Naramata Centre, the RDOS and the public.