

PROPERTY DESCRIPTION:	
Civic address: 545 5th Street, Naramata	
Legal Description Parcel A	
Lot: _____	Plan: KAP519 Block: 64 District Lot: 210 Section: _____ Township: _____
Current Zoning: NC	OCP designation: _____
Current land use: Washrooms	
Surrounding land uses: Residential, Campground	
Current method of sewerage disposal: <input type="checkbox"/> Community Sewer <input checked="" type="checkbox"/> Septic <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 <input checked="" type="checkbox"/> No (if yes, provide details)	
Any registered easements or rights-of-ways on subject property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes, provide details)	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Environmentally Sensitive: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MoT Approval: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (required for setbacks within 4.5 metres of a road reserve)

GROUND(S) OF APPEAL:	
This is an appeal to the Board of Variance under the following Section of the <i>Local Government Act</i> .	
540(a) <input checked="" type="checkbox"/>	A bylaw respecting the siting, dimensions, or size of a building or structure, of the siting of a manufactured home in a manufactured home park.
540(b) <input type="checkbox"/>	A subdivision servicing requirement in an area zoned for agricultural or industrial use under Section 506(1)(c) of the <i>Local Government Act</i> .
540(c) <input type="checkbox"/>	The prohibition of a structural alteration of an addition to a structure pursuant to Section 531(1) of the <i>Local Government Act</i> .

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.): <u>2459</u> Section: <u>16.2.8</u>	Proposed variance: <u>Reduce front setback from 7.5 to 2.5m</u>
2. Bylaw (Include No.): _____ Section: _____	Proposed variance: _____

DEVELOPMENT INFORMATION:

Provide a description of the proposed development (please attach as a separate sheet, as required):
Replacement for existing campground washrooms, in new location on the corner of 5th and Ellis

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:

The replacement washroom is proposed to occupy the parking lot on the corner of 5th and Ellis. If we rebuilt on the existing location we have issues with correcting the grading for good accessibility. The current location is on a slope with mature trees that would be affected by grading changes. We also have issues with completing construction on time for next season.

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

The proposed variance would simply permit the existing development pattern to remain. Naramata Centre was mostly developed before zoning bylaws were in place, so the established pattern of buildings is similar to a campus, with buildings framing open space. Following the newly established setbacks would disrupt the pattern.

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

The setback variance allows the building to replace a mostly vacant parking lot to be utilized as a central accessible washroom for our guests. The current parking lot is level, gravel with no landscaping that would be impacted by the new building

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

The washroom is located within the campus of the Naramata Centre, and there are no adjacent properties with different owners. The siting preserves the long established form and character of the neighbourhood.

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

Because the new washroom replaces both the old washroom, and an adjacent residence, the density of the site will be decreased.