

**PROPERTY DESCRIPTION:**Civic address: 4090 4th street, Naramata, B.C., V0H1N0

Legal Description

Lot: 11 Plan: KAR519 Block: B17 District Lot: 210 Section: Township:Current Zoning: Residential OCP designation:Current land use: empty lotSurrounding land uses: Residential HousingCurrent method of sewerage disposal: ☐ Community Sewer ☒ Septic Tank ☐ OtherCurrent method of water supply: ☒ Community Water ☐ Well ☐ OtherAny restrictive covenants registered on the subject property: ☐ Yes (if yes, provide details) ☒ NoAny registered easements or rights-of-ways over the subject property: ☐ Yes (if yes, provide details) ☒ NoDoes the subject property possess a legal road access: ☒ Yes ☐ No (if no, provide details)Agricultural Land Reserve: ☐ Yes ☒ No Riparian Area: ☒ Yes ☐ NoEnvironmentally Sensitive: ☒ Yes ☐ No MoT Approval: ☒ Yes ☐ 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):

single family residential house.**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: 11.1.6 a iProposed variance: reduce front line setback from 7.5m to 5.04m (to outermost projection)2. Bylaw (Include No.): 2459 Section: 11.1.6 a ivProposed variance: reduce side parcel (setback) from 3m to 1.5m. (to outermost projection)3 bylaw 2459 Section 11.1.6 a ii

proposed:

reduce rear parcel from 7.5m to 3.393m (to outermost projection)

**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:

- unique shaped lot (pie shaped)

- the west property line is directly adjacent to lake access and therefore no future building will ever be constructed in that area.

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

- proposed design allows for more consistent separation from neighbours to the east.

- the <sup>former</sup> existing structure on the property is closer to the eastern property line than the proposed development.

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:

- unique shape of lot

- we're on the lake and paying lakefront taxes, but are forced back from the lake due to the current setbacks.

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:

- to stay within the current setbacks means losing lakefront view and a reduced house footprint

- variances allow us to push/place the house north

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:

- (please see QEP report)



**REQUIRED DOCUMENTATION:**

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, Adobe PDF versions should also be included.

☒ **Certificate of Title** – to provide proof of ownership, copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent's Office, a notary, lawyer or search company.

☒ **Location Map** – showing the area in which the subject property is situated.

☒ **Site Plan** – drawn to scale and showing dimensions, shall include the following (as applicable):

- ☐ North arrow and scale;
- ☐ Dimensions and boundaries of property lines, rights-of-way, and easements;
- ☐ Location and dimensions of existing structures and setbacks (including projections and overhangs) to parcel lines, rights-of-ways, easements;
- ☐ Location of existing access roads, driveways, vehicle parking spaces, pathways, screening and fencing;
- ☐ Natural & finished grades of site, at buildings & retaining walls (indicate source of grade data)
- ☐ Location of any physical or topographical constraints (such as watercourses, shorelines, ravines, wetlands, steep slopes, bedrock outcrops, etc...);
- ☐ Location of all existing water lines, wells, septic fields, sanitary sewer & storm drain facilities, including sizes; and
- ☐ Existing covenant areas (if applicable).

☒ **Development Plan** - shall be drawn to scale and indicate the following:

- ☐ detailed drawings of the proposed development, including building sections, elevations, finishes, floor plans, landscaping, access roads, driveways, vehicle parking spaces, pathways, and screening and fencing proposed for the site;
- ☐ a project summary sheet outlining density and number of dwelling units, site coverage, heights, setbacks, and other relevant data; and
- ☐ location and width of proposed access(es) to the property, driveways, manoeuvring aisles and parking layout.

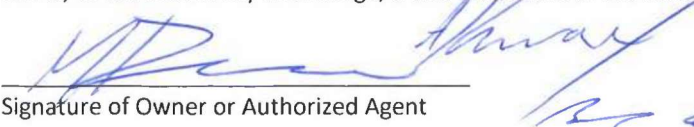
☒ **Site Survey** - If the proposed development involves a variance to the siting or building envelope of an existing structure a current sketch plan (in metric), certified by a BC Land Surveyor shall be required. This may be combined with the requirements for a **Site Plan**, where appropriate.

☒ **Landscape Plan** – where applicable, the Landscape Plan shall be drawn to scale and shall show existing and proposed landscaping and to include an estimate of the cost of landscaping, provided by a Landscape Architect or qualified professional. This estimate will be used to determine the amount of any security required.

*Additional material or more detailed information may be requested by the Regional District upon reviewing the application.*

**DECLARATION:**

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.

  
Signature of Owner or Authorized Agent

2021-01-26  
Date

Martin Dicken / April Knox / Garlen Knox  
Print name of Owner or Authorized Agent