

PROPERTY DESCRIPTION:

Civic address: <u>2765 Workman Dr Naramata BC V0H 1W1</u>			
Legal Description			
Lot: <u>20</u>	Plan: <u>KAP89142</u>	Block:	District Lot: <u>207</u> Section: Township:
Current Zoning: <u>RS1</u>		OCP designation:	
Current land use: <u>Residential</u>			
Surrounding land uses: <u>same ↑</u>			
Current method of sewerage disposal:		<input checked="" type="checkbox"/> Community Sewer	<input 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 type="checkbox"/> Yes (if yes, provide details)	<input checked="" type="checkbox"/> No
Any registered easements or rights-of-ways over the subject property:		<input type="checkbox"/> Yes (if yes, provide details)	<input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Environmentally Sensitive:	<input type="checkbox"/> Yes <input checked="" 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:

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

+2m retaining wall for pool

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.

- Bylaw (Include No.): 2459, 2008 Section: 7.27.4
Proposed variance: To increase max height of retaining wall outside setbacks from 2.0m to 4m
- Bylaw (Include No.): _____ Section: _____
Proposed variance: _____

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:

the wall will be 2m higher than code. Customers willing to spruce up the face of it with painting or some other beautifying look is

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

The higher wall would not adversely affect 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:

Pool retaining wall higher than the code as the lot is sloped.

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 meet code we would have to bring in fill which would be a large expense and be an eyesore to property

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:

A taller wall vs. bringing in fill would allow the land to remain virgin where possible