

PROPERTY DESCRIPTION:	
Civic address: <b>2573 WORKMAN PLACE, NARAMATA, BC</b>	
Legal Description	
Lot: <b>2</b>	Plan: <b>71589</b> Block: District Lot: <b>207</b> Section: Township:
Current Zoning: <b>RS-1</b>	OCP designation:
Current land use: <b>RESIDENTIAL</b>	
Surrounding land uses: <b>RESIDENTIAL &amp; SURFACE WATER POND</b>	
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 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)

DEVELOPMENT INFORMATION:
Provide a description of the proposed development (please attach as a separate sheet, as required):  <i>Deck for pool</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>18.10.1 d</u> Proposed variance: <u>reduce rear setback for acc structure (deck)</u> <u>from 10.5 m to 2.47 m</u>
2. Bylaw (Include No.): <u>2459</u> Section: <u>12.4.6-b(iv)</u> Proposed variance: <u>reduce ext. side setback for acc structure (deck)</u> <u>from 4.5 m to 1.52 m</u>

**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 proposed wooden landscape deck is just a landscape feature with no impact of the destiny of the lot. Nowhere in the bylaw indicates any limitations or prohibits the installation of a portable wooden deck on the set back.**

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

**Currently, adjacent to our property is an unpleasant view of this dead water pond designated for storm water collection of the neighborhood. The proposed deck can provide more privacy, security, enjoyment and functionality for both sides.**

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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:

**In reference to the use of unnatural soil material by the developer to fill up the land, providing any heavy and massive elements such as backfill will lead to high costs, maintenance and time-consuming steps. However, a wooden deck would be the proper way to avoid any above mentioned issues.**

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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:

**Filling up the proposed area could be accomplished in two ways as follow:**

**\* Retaining Wall + Backfilling (costly, large amount of material, time consuming, heavy construction)**

**\*Wooden Deck (ligh structure, environmentally friendly, reasonable costs, attractive to the eye)**

**We are offering the second option which is the Wooden Deck**

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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:

**The proposed wooden deck will actively help the preservation of the site. It will cause less erosions as it is covering the slope and it will calm the water flow.**

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