

PROPERTY DESCRIPTION:

Civic address: 4535 Mill Road, Naramata B.C. V0H 1N0

Legal Description (e.g. Lot, Plan No. and District Lot):
Lot 21, PL KAP 3889

Current land use:
RS1

Surrounding land uses:
RS1

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:

Section No.: Schedule A, Section 4.2.9 (c)

Current regulation: Holding tanks not allowed
Previously approved variance to allow holdings tanks expired Feb. 3, 2025

Proposed variance: To allow holding tanks as a method of sewage disposal

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")

Installation of holding tanks as a method of onsite sewage disposal
Details and recommended support letter from engineer including design
Letter and permit to construct sewage holding tanks from Interior Health
Previous approved variance from RDOS

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:

We are requesting the use of holding tanks as a method of sewage disposal. This was recommended by our sewer engineer and Qualified Environmental Professional, including a permit from Interior Health. All documents are part of the application as well as neighbour approval. This will support a small family cottage, as recommended by Interior Health regulations and our engineers.

As stated we have already been approved for this variance (E2022-059-DVP). We purchased custom built tanks and surveyed the property but were held up installing the holding tanks until remaining RDOS variance and Provincial permits were completed. This took some time as the Province was very backed up coming out of Covid 19 and now the BCGEU job action as well. These issues have now been resolved.

Under the original DVP (E2022-059-DVP) we felt we had completed "Substantial Construction" to maintain the validity of the variance before the DVP expiration date but RDOS Planning Department recommended us to reapply as to not have any gray areas.