

PROPERTY DESCRIPTION:

Civic address: 4545 Mill Rd Naramata

Legal Description (e.g. Lot, Plan No. and District Lot):

lot 22 , Plan KAP3889 , District Lot 211 , SDYD

Current land use:

RS1 Residential

Surrounding land uses:

RS1 Residential

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 .

Expired Feb 2025 previously approved Variance to allow holding tanks

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 on-site sewage disposal .

Details and recommended support letter from engineer including design.

letter & 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 sewerage engineer and QEP Qualified Environmental Professional . including a permit from Interior Health .

All document are part of the application as well as neighbor approval. This will support a small signal family cottage and sized as recommended by Interior Health regulations as well as Engineers

As stated we have already been approved for this Variance see (E2022.059-DVP) We purchase custom tanks, re surveyed the property but were held up to install the holding tanks until remaining variance and provincial permits in regards to the cottage were completed. This took some time as province was very slow coming out of covid-19 and now BCGEU job action as well as some site plan regulation changes. These issues have now been resolved.

We had thought we had invoked the original permit "Substantially Start Construction " as permit states before expiration but RDOS planning department recommended us to reapply as to not have any gray areas,