

PROPERTY DESCRIPTION:

Civic address: 4545 Mill Road, Naramata BC

Legal Description (e.g. Lot, Plan No. and District Lot):
Lot 22, District Lot 211, SDYD, Plan 3889

Current land use:
Single Family Residential

Surrounding land uses:
North, East, West, Single Family Residential. South, Okanagan Lake

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: 2800, 2022

Section No.: Section 16.1.5.a) (i)

Current regulation: Front Setback 6.0m

Proposed variance: Proposed 1.98m (6'-6")

Section No.: Section 16.1.5.a) (ii)

Current regulation: Rear Setback 6.0m

Proposed variance: Proposed 4.83m (15'-10 3/8")

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

Due to the existing lot configuration, size and proximity to Okanagan lake the aforementioned Lot falls completely within the Riparian setback.

The proposed Front and rear setback variance will allow for the construction of a new Single family dwelling on site.

The proposed dwelling is two stories tall with a 35'-6"x22' footprint.

Main floor living area is 781sq.ft

Lower Floor lining area is 457ft² with a covered patio area of 266sq.ft.

Total living area of the dwelling is 1238sq.ft.

Please note this site currently has been approved for setback variances however, we are requesting new approval due to changes in the dwelling footprint.

Please see Building Design package and rationale letter for additional information.