

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Richard Blackwell

Street Address : mill rd

City / Town : Naramata

Project Address : 4535 mill road

Support the requested variances to the zoning ? : No

Additional comments : building is to high, creating ice hazard in winter and no sun! reduce to 16 ft, from road elevation and use flat roof, still get two stories.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : gonda Angus

Street Address : Mill Road Naramata B C

City / Town : Naramata B C

Project Address : 4535 Mill Road Naramata

Support the requested variances to the zoning ? : No

Additional comments : The lot is too small to although for a structure of this size The set backs of 6 meters should be adhered to as this sets a huge precedent for future builds along Mill Rd

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Evelyn McCarthy

Street Address : Mill Road

City / Town : Naramata

Project Address : 4535 Mill RoX

Support the requested variances to the zoning ? : No

Additional comments : Property is too close to the road and lake. Where are the set backs? Where is the septic going to be p,a ed?

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Danielle Audet

Street Address : Robinson Ave

City / Town : Naramata, BC

Project Address : 4545 and 4535 Mill Bay Rd

Support the requested variances to the zoning ? : No

Additional comments :

Lauri Feindell

Subject: FW: Application comments/concerns for # E2023.032 & 033

From: Baker, Graeme
Sent: September 11, 2023 3:24 PM
To: Planning <planning@rdos.bc.ca>; Ben Kent <bkent@rdos.bc.ca>
Subject: Application comments/concerns for # E2023.032 & 033

Hi there,

Writing today to share some thoughts/comments on these proposed applications along Mill Road in Naramata.

Without belaboring my thoughts, in summary I am opposed to these applications for several reasons:

- Prior to dividing the lot a couple summers' ago, that was one lot which was already very small and in a flood zone. I'm perplexed as to why the RDOS would have permitted it to be divided? Since that time there have been trailer homes parked on both lots for extended periods and used as dwellings which I'm not sure is to code?
- These lots are not large enough to support the size of homes proposed, they are very small and any buyer should have known that permanent structures likely wouldn't be allowed on such small lots. If pursued, subsequent designs should contemplate much smaller structures one story in height.
- I find the setbacks as proposed to be concerning, there will be a two story wall of house right adjacent to the road and there will be no view across the bay when walking or driving on the road.
- Given the size of houses proposed, where will the homeowners and visitors park? Will they park along the road and restrict traffic and access for other residents? Will they park along the road in the bay where currently you are not allowed to?
- I don't believe that either of these lots are far enough back, nor high enough from the lake to install a septic system. As a result, are there going to be above ground holding tanks for everyone's viewing pleasure?
- I'm also concerned about the riparian zone at the water's edge and what a newly built structure that close to the lake means for the ecological environment?
- As a precedent, a house was awarded a building permit in Mill Bay several years ago which has frustrated many in the neighborhood. That house in question is still under construction, 10 years on..., and has had scaffolding located at the front of the house since building started as it is a similar structure, three stories high right against the lake and road. The owners even built a small retaining wall which is into the road and impedes the flow of traffic. The house as approved and subsequently built is an atrocious scar on Mill Bay.

Appreciate you taking my concerns into consideration and encourage all stakeholders and decision makers involved to think constructively about these applications - they seem rather absurd given the size of the lots. Approving these applications will set yet another concerning precedent regarding lot size to buildable square footage, both of which should always be balanced, particularly on waterfront lots.

Thanks again,
GB

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Joanie Ball

Street Address : Robinson Point Road

City / Town : Naramata

Project Address : 4535 Mill Bay Road

Support the requested variances to the zoning ? : No

Additional comments : Please protect the shoreline and don't allow over building on lots. Maximum development of lots is not in keeping with the flavour of Naramata.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Karen bressler

Street Address : Mill rd

City / Town : Natamata

Project Address : 4535 Mill Rd

Support the requested variances to the zoning ? : No

Additional comments : That is a very narrow road , with my hidden driveway on the sharp bend in the road .
Where are the vehicles going to park that are going to build this house ? There is no room for through way traffic .

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Sue Gunning

Street Address : Wiseman Place

City / Town : Naramata

Project Address : Mill Bay

Support the requested variances to the zoning ? : No

Additional comments : This bay needs to be protected and building closer to the water could have king term environmental effects. Look at the damage that has been done to the local ecosystem already. More info is needed on the impact of such a project.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Ross

Street Address :

City / Town : Naramata, bc

Project Address : 4545 mill bay rd naramata

Support the requested variances to the zoning ? : No

Additional comments : Same response as 4535 mill bay rd

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Steven & Judy Jaeger

Street Address : Mill Road

City / Town : Naramata

Project Address : 4335 & 4545 Mill Road, Naramata

Support the requested variances to the zoning ? : No

Additional comments : First of all as close neighbours we did not get notified and did not see any public RDOS signage on the properties in question ! Secondly we fully concur with the following statement;

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Colleen Balfry

Street Address : Gulch rd

City / Town : Naramata

Project Address : 4535 Mill Bay road

Support the requested variances to the zoning ? : No

Additional comments :

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

From: LT Admin365 <ltadmin365@rdos.ca>

Sent: September 12, 2023 7:31 PM

To: Planning <planning@rdos.bc.ca>

Subject: DVP Feedback

Importance: Low

DO NOT REPLY TO THIS EMAIL! This is an automatic e-mail notification message.

The following DVP Feedback has been submitted :

Contact Name : Randy Brown

Street Address : Ritchie Ave

City / Town : Naramata

Project Address : 4535 &4545 Mill rd, Naramata

Support the requested variances to the zoning ? : No

Additional comments : Too close to the lake, and road

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Danny Cox

Street Address : Mill Rd

City / Town : Naramata

Project Address : 4535 Mill Rd

Support the requested variances to the zoning ? : No

Additional comments : We have a number of objections to this Variance request. Please see attached letter.

September 12, 2023

To: RDOS

Re: Variance Application E2023.033-DVP for 4535 Mill Rd.

We are strongly opposed to granting of this application for the following reasons:

- This lot is consistently under water during peak water years that exceed the “full pool” goal of 342.48 m. We have lived at 4347 Mill Rd since 1989 and paddle board by this lot almost daily during summers in the past 10 years. In 2017 when water was 343.25 m the entire lot was under 1-2 ft of water. In ensuing years we exceeded “full pool” in 2018, 2020 and 2022. In 2020, the front half of the lot was flooded (peak water mark was about 242.757 m).
- The entire lot is within the Riparian setback requirements. We note Mr. Cassidy says in the RAPR Assessment Report in Section 4.8 that “the rock wall is intact and the area above and behind the wall has not eroded indicating that flooding with wave action is not commonly above and beyond the rock wall. Therefore, the stream channel at this location would not be considered dynamic such that the area above the wall is typically flooded”. This is not true. A south wind during high water above “full pool” will provide wave action over the wall and this area does flood. Mr Cassidy did not see any evidence of erosion as the lot was levelled and terrain modified about a year ago (after high water) by the owner. The photos in the report show the modified terrain in August 2022. Thankfully we did not reach full pool in 2023.
- Storm water is directed to a rock pit which (we believe) will be under water during peak lake high water. Therefore, it essentially is directing it into the lake.
- There is no parking available on the lot. Even now, vehicles must park on the road for this lot (only one vehicle will fit on the driveway, which will also be the septic tank location).
- With four bathrooms, it will heavily tax any septic tank system. We assume the plan is to pump out holding tanks but this does not seem feasible based upon the proposed construction. It seems sewage handling will be a problem one way or another.
- The two storey house has grade level at or above road level. Therefore looking across the water (as we do), the house will be much higher than the allowed height for a 2-storey structure. This just does not fit in with the vast majority of buildings along Mill Rd.
- We do not believe this lot is a hardship for the current owner. He purchased the lot fully knowing it was unbuildable under any interpretation of the existing rules. He therefore must have known and should have expected he would not be able to build. We do recognize that there have been compromises along Mill Rd but not nearly to this extent.

Thank you for considering our concerns.

Sincerely,

Danny Cox & Lauren Shaw

dannycox@shaw.ca & lauren.shaw@shaw.ca

kl

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Shay Dancey

Street Address : Robinson Ave

City / Town : Naramata

Project Address : Mill Bay road Naramata

Support the requested variances to the zoning ? : No

Additional comments : It is a geographically inappropriate area to build on. A build of this nature will be in violation of the area protection of the waterf and there is a cliff behind the area as well that will likely come down at some point as well.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Lynne Felton

Street Address : Kinney road

City / Town : Naramata

Project Address : Mill Bay road

Support the requested variances to the zoning ? : No

Additional comments : It appears the rock wall will be beyond the high water mark and my understanding the lakefront to the high water mark is public?

Lauri Feindell

From: Steven Jaeger <sjaeger@telus.net>
Sent: September 12, 2023 10:22 AM
To: Ben Kent
Subject: Re: DVP Feedback

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ben

Looking below where I had submitted "the following statement". I do not see it! Did it get recorded?

Spacing, privacy,
density, light and air
and gives our
neighbourhood its
form and character.

While there is no
legal right to a view
over the property of
others, protecting the
views and visual
enjoyment of open
areas shared by the
community is
important.

The negative impact
of insensitive and
obstructive
overbuilding on
greenery/riparian like
Mill Rd. lakeshore will
destroy this beautiful
well used recreation
walking, running,
biking area. That bay
is a beautiful area
that is enjoyed by the
community please
don't ruin it. Whether
from the roadside or
paddling into the bay
from the water, this
shoreline is such a
gem.

This variance will only set a precedent for future development along our lakeshore. Pretty soon we won't be able to see the lake at all.

The proposed variances would unduly impact the character of the lakeshore, streetscape, or surrounding neighbourhood.

Regards

Steven Jaeger

On Sep 12, 2023, at 10:15 AM, Ben Kent <bkent@rdos.bc.ca> wrote:

Hi Steven and Judy,

Thank you for providing feedback on RDOS files E2023.032-DVP and E2023.033-DVP at 4535 and 4545 Mill Road. Please refer to the Current Applications & Decisions section of our website for the proposal details and any updates to this application: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-e/>

All representations received will be made publicly available on the Board Agenda prior to the Board Meeting. Please refer to the Board Meetings section of our website for information about upcoming Board Meetings: <https://www.rdos.bc.ca/regional-government/board-meetings/>

For your own information, RDOS notifies variance applications online on our "Current Applications and Decisions" webpage and by mailing letters to all properties within 60 metres. A notice of development sign is not required for this type of application.

Regards,

<image002.png> **Ben Kent**, MPL • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4109 • tf. 1-877-610-3737
www.rdos.bc.ca • bkent@rdos.bc.ca

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From: LT Admin365 <ltadmin365@rdos.ca>
Sent: September 11, 2023 6:52 PM
To: Planning <planning@rdos.bc.ca>
Subject: DVP Feedback
Importance: Low

DO NOT REPLY TO THIS EMAIL! This is an automatic e-mail notification message.

The following DVP Feedback has been submitted :

Contact Name : Steven & Judy Jaeger

Street Address : Mill Road

City / Town : Naramata

Email :

Project Address : 4335 & 4545 Mill Road, Naramata

Support the requested variances to the zoning ? : No

Additional comments : First of all as close neighbours we did not get notified and did not see any public RDOS signage on the properties in question ! Secondly we fully concur with the following statement;

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Sue Kirschmann

Street Address : Smethurst Rd

City / Town : Naramata

Project Address : 4535 Mill Road

Support the requested variances to the zoning ? : No

Additional comments : Please see attached document

RE: Development Variance Permit application for 4535 Mill Road, Naramata

I do not support the requested variances to the zoning for this property.

It does not seem appropriate to build a 2 story house on this small lot, especially with another 2 story house being proposed on the adjacent small lot. So close together, and directly abutting Mill Bay Road, these houses would create a high density pocket not in keeping with the rest of the lakeshore. Not only would this detract from the beauty of Naramata's lakefront, it could also set a precedent for other higher density housing which would further detract from Naramata's rural character.

I have two other concerns:

1. This essentially flat lot is very close to lake level and was flooded when Okanagan Lake rose to unprecedented levels in 2017. My concern is that the highwater mark shown on the plans doesn't take into account climate change. Flooding events are more likely in the future as the weather becomes more unpredictable. Knowing this, it does not seem prudent to build on this lot.
2. The development plans show that septic waste will be piped to 2 holding tanks located under the driveway. I am concerned that these tanks and associated pipes, being at or below lake level, could leak effluent into the lake. Having the infrastructure located under the driveway raises the risk of freezing (frost is pushed deeper by traffic) hence cracking and potentially leakage. I am also concerned about odors coming from the holding tanks, especially during the hot summer months.

Thank you for considering my comments.

Sincerely,

Sue Kirschmann

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Kristi Lind

Street Address : Salting Road

City / Town : Naramata

Project Address : Mill Road properties

Support the requested variances to the zoning ? : No

Additional comments : Entirely too small and inappropriate for the site.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

From: LT Admin365 <ltadmin365@rdos.ca>

Sent: September 12, 2023 8:20 PM

To: Planning <planning@rdos.bc.ca>

Subject: DVP Feedback

Importance: Low

DO NOT REPLY TO THIS EMAIL! This is an automatic e-mail notification message.

The following DVP Feedback has been submitted :

Contact Name : barbaracmacdonald

Street Address : Robinson point road

City / Town : Naramata

Email :

Project Address : E2023,033-DVP 4535 mill road

Support the requested variances to the zoning ? : No

Additional comments : This property has no right to ask for these extensions to their property,, my suggestion is to purchase the right property for their future home... this is definitely not the right site...

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Alex Skilton-Douglas

Street Address : Robinson ave

City / Town : Naramata

Project Address : 4535 mill road

Support the requested variances to the zoning ? : No

Additional comments : Area is too narrow as it is. Building taller will create more blind spots along the road.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Katrina Somers

Street Address : Noyes Rd

City / Town : Naranata

Project Address : 4535 Mill Bay Rd

Support the requested variances to the zoning ? : No

Additional comments :