



OKANAGAN DEVELOPMENT CONSULTANTS INC.

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Regional District Okanagan Similkameen (RDOS)
Development Services Department

Re: DEVELOPMENT VARIANCE APPLICATION FOR BUILDING
SETBACK RELAXATION AT 4545 MILL ROAD, NARAMATA BC.

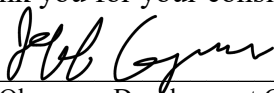
Proposed DVP vs Previous 2023 DVP

- Proposed Front setback 1.98m (6'-6"). Previous Front setback 1.2m (4'-0")
- Proposed Rear setback 3.35m. Previous Rear setback 3.37m
- Proposed dwelling location 7'. Previous dwelling location 5'
- Proposed footprint 36'x26'. Previous footprint 33'x28'
- Proposed Height, from Mill Rd, 7.97m (26'-1.75")
- Previous height from Mill rd, 8.9m (29'-2.5")
- Proposed Lot coverage is 30.36%. Previous 32.72%. Max allowed 50%
- Finished Floor elevation @ 345.45m

Below are supporting documentation & comments.

- Vote of support from Naramata APC for 2023 DVP
- Support letter for current proposal from Neighbour.
- 2023 Riparian Areas Protection Regulation (RAPR) report & updated support letter for current proposal from our QEP. Requesting Hardship status allows existing lots like these to be developed and not become 'Orphaned' and deemed unbuildable.
- Septic disposal by Holding tank was approved by the RDOS Board early in 2023 and the Lot is currently serviced by existing waterline and power.
- A preliminary Geotechnical Hazard assessment was provided by a Geotechnical engineering firm.
- Updated Ministry of Transportation and Infrastructure (MoTI) setback permit for the reduction of the Front setback as proposed.
- History of the lot shows a 3 bedroom dwelling dating back to the 1950s with a portion of the existing structure still standing
Although previous design was well within the Zoning bylaw Max dwelling height, we have reduced the overall height of the structure based on APC & public comments.

Thank you for your consideration in this matter.

Signed: 

Date February 22, 2024

Per: Okanagan Development Consultants Inc.