



OKANAGAN DEVELOPMENT CONSULTANTS  
MIKE NIELD & JEFF GAGNON  
LAND & BUILDING DEVELOPMENT CONSULTANTS  
19222 KELLY AVE, SUMMERLAND, B.C.  
PO BOX 774, V0H 1Z0  
OFFICE PH: (250) 494-0747  
OFFICE EMAIL: odcinc@telus.net  
WEBSITE: www.odcinc.ca

**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

**PROJECT ADDRESS:**  
4535 MILL ROAD, NARAMATA, BC

**LEGAL DESCRIPTION:**  
LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYLD

**CURRENT ZONING:**  
RS1 - LOW DENSITY RESIDENTIAL

START DATE 01 / - / 25

ISSUED FOR RDOS REVIEW 01 / 18 / 24

ISSUED FOR DVP 02 / 22 / 24

ISSUED FOR PERMIT - / - / 24

DESIGNED BY:  
MIKE & JEFF

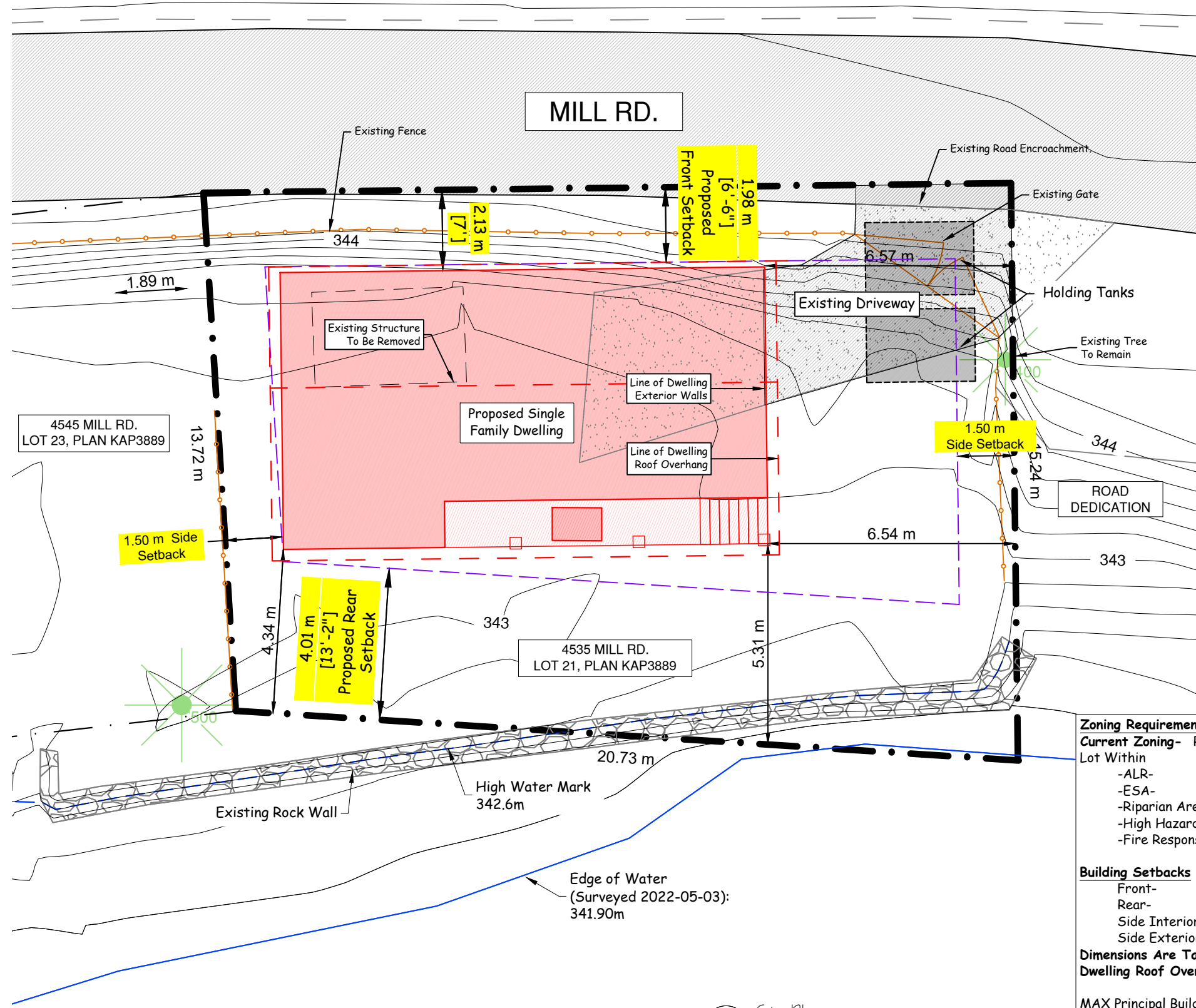
DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:

A - 1.0

PLOT DATE:

February 22, 2024



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**Zoning Requirements**

Current Zoning- RS1- Low Density Residential One Lot Within

-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No

**Building Setbacks**

		-PROPOSED-
Front-	-6.0m	-1.98m
Rear-	-6.0m	-4.01m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	

Dimensions Are Taken From Property Line To Dwelling Roof Overhang, Typical

MAX Principal Building Height-	10.0m
Proposed Principal Building Height-	8.10m

**Lot Coverage Calculations**

Existing Lot Area-	303.63m <sup>2</sup>
MAX Lot Coverage 50%-	303.63 x 50% = 151.82m <sup>2</sup>
Proposed Dwelling Footprint-	93.65m <sup>2</sup>
Proposed Lot Coverage-	30.84%

A Site Plan  
1.0 1:125



OKANAGAN DEVELOPMENT CONSULTANTS  
MIKE NIELD & JEFF GAGNON  
LAND & BUILDING DEVELOPMENT CONSULTANTS  
19222 KELLY AVE, SUMMERLAND, B.C.  
PO BOX 774, V0H 1Z0  
OFFICE PH: (250) 494-0747  
OFFICE EMAIL: odcinc@telus.net  
WEBSITE: www.odcinc.ca

**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

**PROJECT ADDRESS:**  
4535 MILL ROAD, NARAMATA, BC

**LEGAL DESCRIPTION:**  
LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYLD

**CURRENT ZONING:**  
RS1 - LOW DENSITY RESIDENTIAL

START DATE 01 / - / 25

ISSUED FOR RDOS REVIEW 01 / 18 / 24

ISSUED FOR DVP 02 / 22 / 24

ISSUED FOR PERMIT - / - / 24

DESIGNED BY:  
MIKE & JEFF

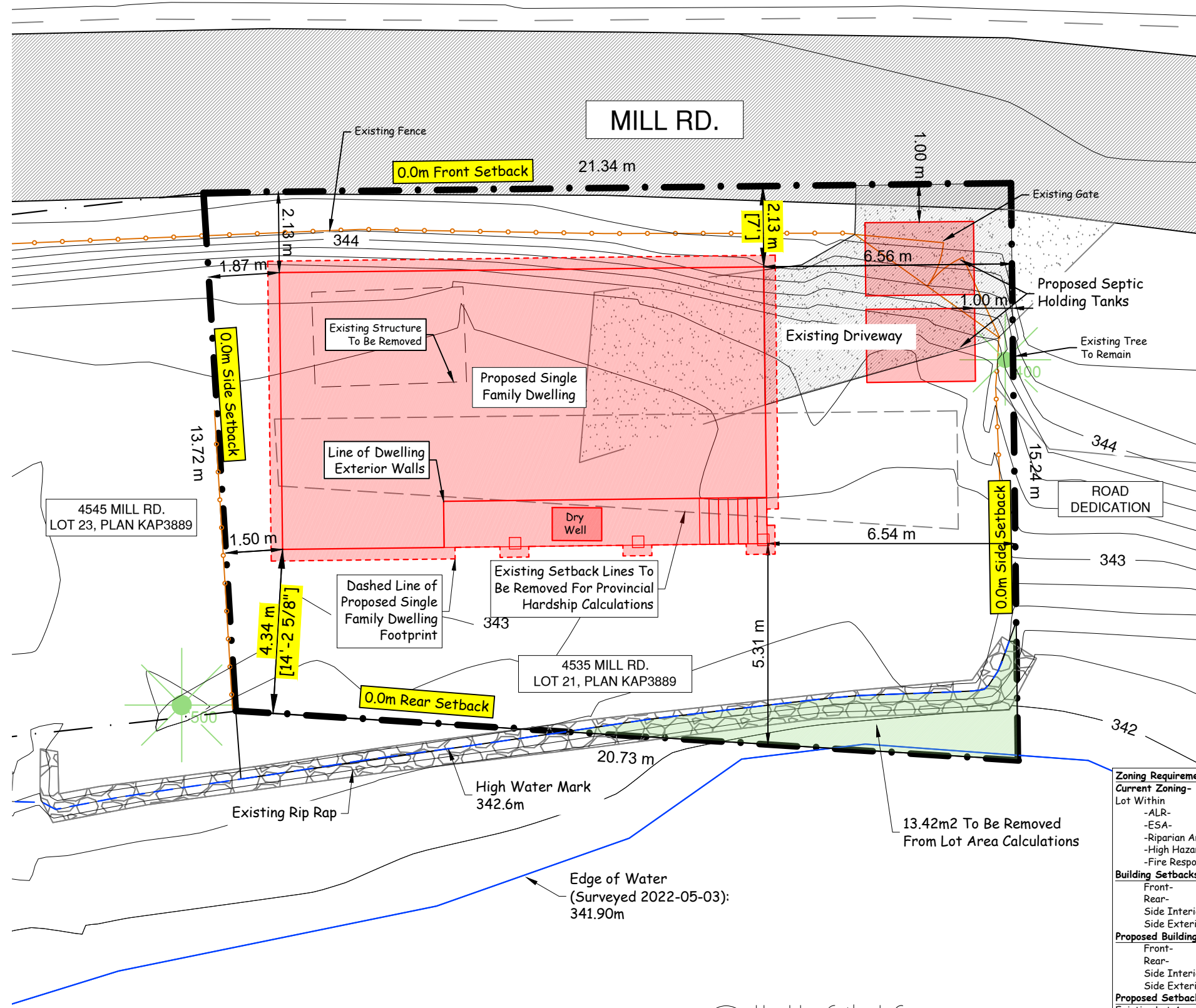
DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:

A - 1.1

PLOT DATE:

February 22, 2024



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Zone
Lot Within	
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m
Rear-	-6.0m
Side Interior-	-1.5m
Side Exterior-	-4.5m
Proposed Building Setbacks For Provincial Hardship	
Front-	-0.0m
Rear-	-0.0m
Side Interior-	-0.0m
Side Exterior-	-0.0m
Proposed Setback Area Coverage Calculation	
Existing Lot Area-	303.63m <sup>2</sup>
Existing Setback Area-	44.03m <sup>2</sup>
Buildable Lot Area-	290.21m <sup>2</sup>
Proposed Setback Area-	290.21m <sup>2</sup>
Proposed Dwelling Footprint-	104.15m <sup>2</sup>
Proposed Septic Tanks-	11.06m <sup>2</sup>
Proposed Dry Well-	0.0m <sup>2</sup>
<b>TOTAL Proposed Setback Coverage-</b>	<b>115.21m<sup>2</sup> - 39.69%</b>
<b>40% MAX Setback Area Coverage</b>	
<b>For Provincial Hardship-</b>	<b>290.21x40%=116.08m<sup>2</sup> Max</b>

(A) Hardship Setback Coverage  
1:125

The Client, Works Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, Including Verification Of Dimensions And Any Information Regarding Unusual Or Unanticipated Conditions Encountered During Execution Of the Works Or Preparation For Them.

**PROJECT:**  
PROPOSED SINGLE FAMILY DWELLING

**PROJECT ADDRESS:**  
4545 & 4 535 MILL ROAD,  
NARAMATA, BC

**LEGAL DESCRIPTION:**

**CURRENT ZONING:**  
RS1 - LOW DENSITY RESIDENTIAL

START DATE 01 / - / 25

ISSUED FOR CLIENT REVIEW 05 / 01 / 25

ISSUED FOR DVP 02 / 22 / 24

ISSUED FOR PERMIT - / - / 24

DESIGNED BY:  
MIKE & JEFF

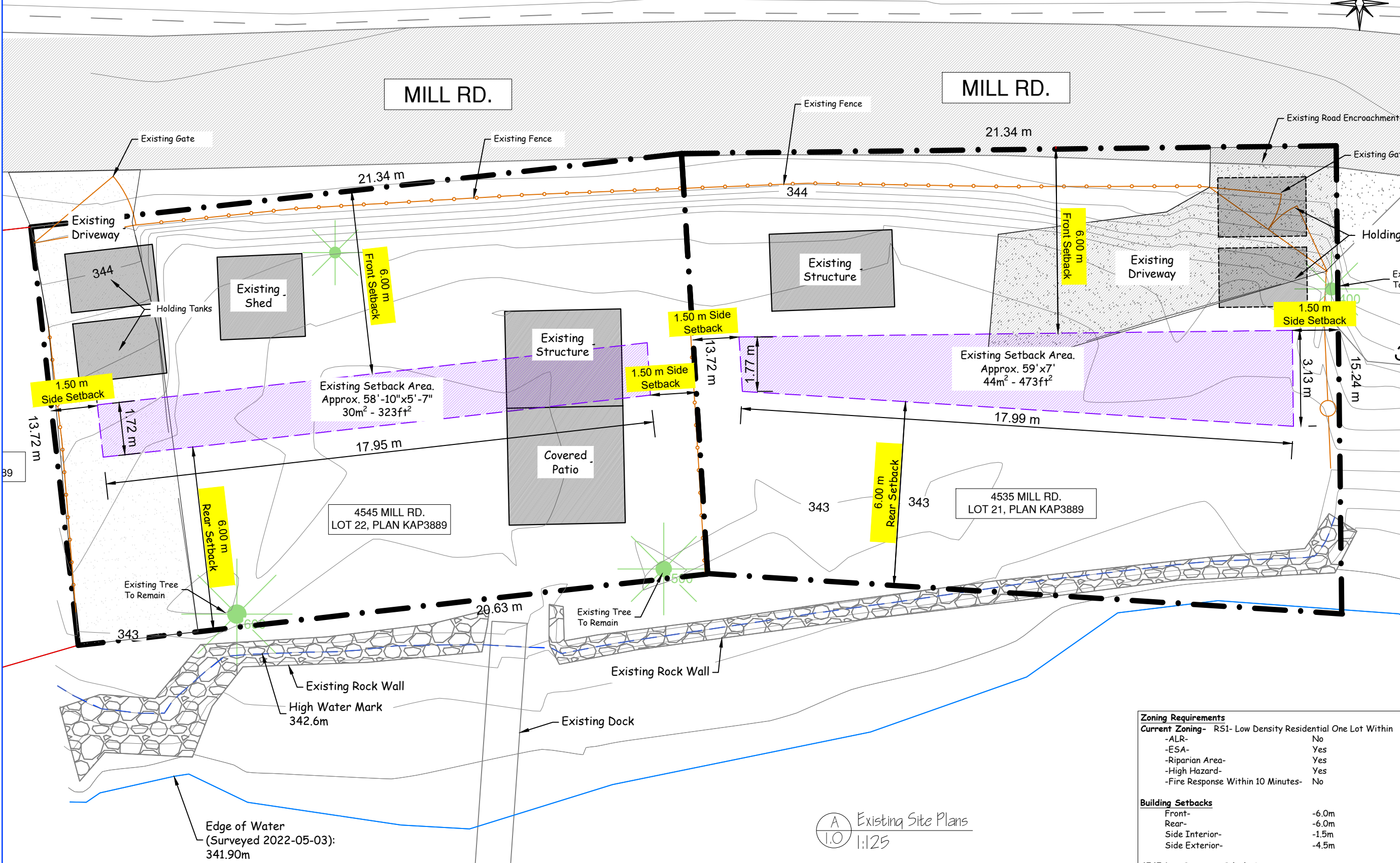
DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:

A-1.2

PLOT DATE:

February 22, 2024



Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Lot Within
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m
Rear-	-6.0m
Side Interior-	-1.5m
Side Exterior-	-4.5m
4545 Lot Coverage Calculations	
Existing Lot Area-	287.84m <sup>2</sup>
4535 Lot Coverage Calculations	
Existing Lot Area-	303.63m <sup>2</sup>

(A) Existing Site Plans  
1.0 1:125

The Client, Works Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, Including Verification Of Dimensions And Any Information Regarding Unusual Or Unanticipated Conditions Encountered During Execution Of the Works Or Preparation For Them.

**PROJECT:**  
PROPOSED SINGLE  
FAMILY DWELLING  
FOR  
RENE DOUCETTE

**LEGAL DESCRIPTION:**  
LOT 21, PLAN KAP3889,  
DISTRICT LOT 211,  
SDYLD

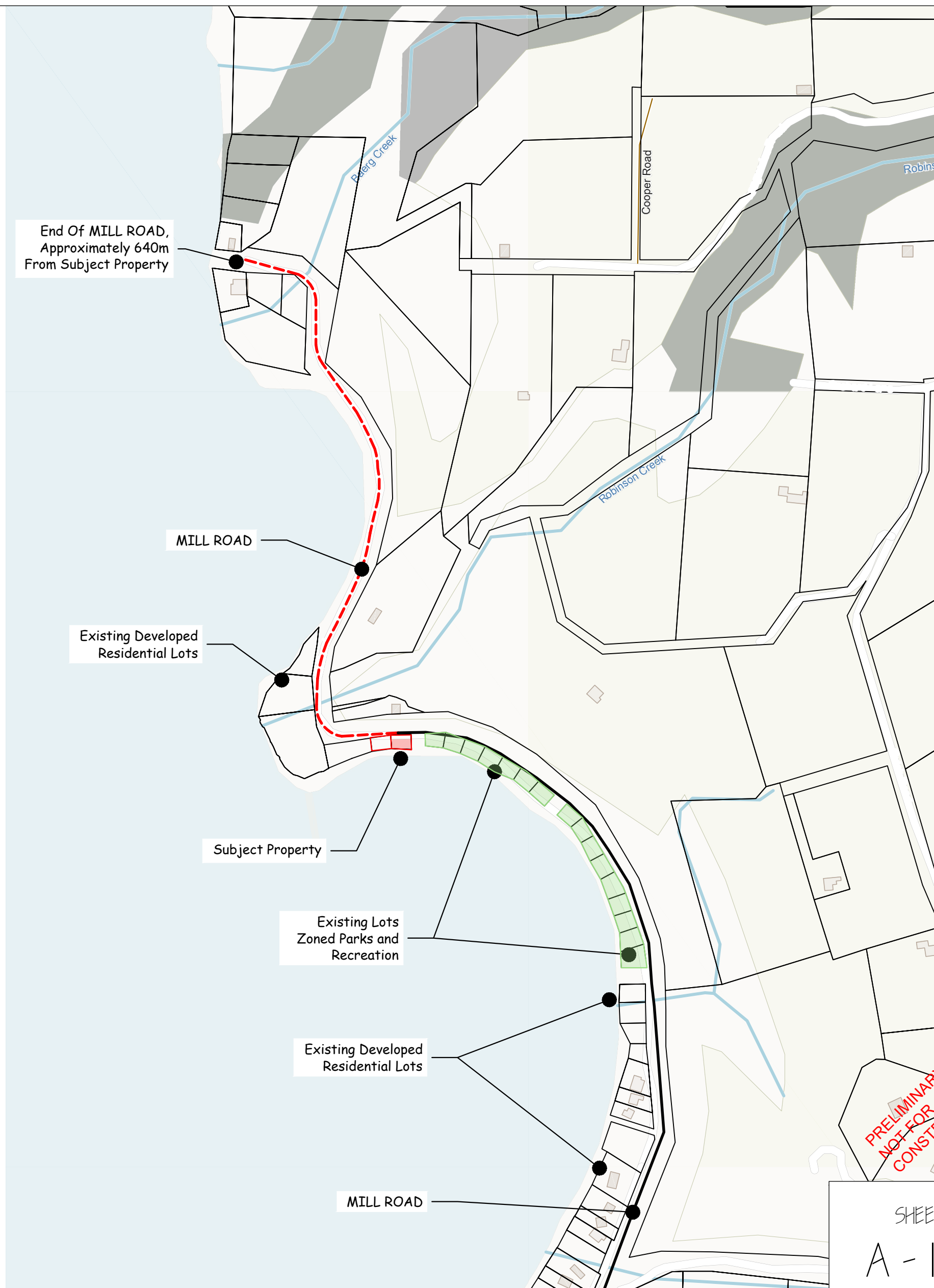
**PROJECT ADDRESS:**  
4535 MILL ROAD,  
NARAMATA, BC

**CURRENT ZONING:**  
RS1 - LOW DENSITY  
RESIDENTIAL



OKANAGAN DEVELOPMENT CONSULTANTS  
MIKE NIELD & JEFF GAGNON

LAND & BUILDING DEVELOPMENT CONSULTANTS  
15222 KELLY AVE., SUMMERLAND, B.C.  
PO BOX 774, V0H 1Z0  
OFFICE PH: (250) 494-0747  
OFFICE EMAIL: odcinc@telus.net  
WEBSITE: www.odcinc.ca



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

SHEET:  
**A - 1.3**

PLOT DATE:  
February 22, 2024

**A** Neighbourhood Site Plan  
**1.3** 1:4000

# OKANAGAN DEVELOPMENT CONSULTANTS INC.



## ODC

OKANAGAN DEVELOPMENT CONSULTANTS  
MIKE NIELD & JEFF GAGNON  
LAND & BUILDING DEVELOPMENT CONSULTANTS  
19222 KELLY AVE, SUMMERLAND, B.C.  
PO BOX 774, V0H 1Z0  
OFFICE PH: (250) 494-0747  
OFFICE EMAIL: odcinc@telus.net  
WEBSITE: www.odcinc.ca

**PROJECT:**  
PROPOSED SINGLE  
FAMILY DWELLING  
FOR  
RENE DOUCETTE

**PROJECT ADDRESS:**  
4535 MILL ROAD,  
NARAMATA, BC

**LEGAL DESCRIPTION:**  
LOT 21, PLAN KAP3889,  
DISTRICT LOT 211,  
SDYLD

**CURRENT ZONING:**  
RS1 - LOW DENSITY  
RESIDENTIAL

START DATE	01 / - / 25
ISSUED FOR CLIENT REVIEW	05 / 01 / 25
ISSUED FOR DVP	02 / 22 / 24
ISSUED FOR PERMIT	- / - / 24

DESIGNED BY:  
MIKE & JEFF

DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:

# A - 1.4

PLOT DATE:

February 22, 2024



**A**  
1.4 Approaching 4545 Mill Rd - Looking East



**B**  
1.4 4545 Mill Rd - Looking Southeast



**C**  
1.4 4545 Mill Rd - Looking South



**D**  
1.4 4535 Mill Rd - Looking South



**E**  
1.4 Approaching 4535 Mill Rd - Looking West



**F**  
1.4 4535 Mill Rd - Looking Southwest

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

PROJECT:  
**PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE**

PROJECT ADDRESS:

**4535 MILL ROAD  
NARAMATA BC**

START DATE:	01 / - / 25
ISSUED FOR CLIENT REVIEW:	01 / 17 / 24
	- / - / 24
	- / - / 24
ISSUED FOR DVP	02 / 22 / 24
ISSUED FOR PERMIT:	- / - / 24

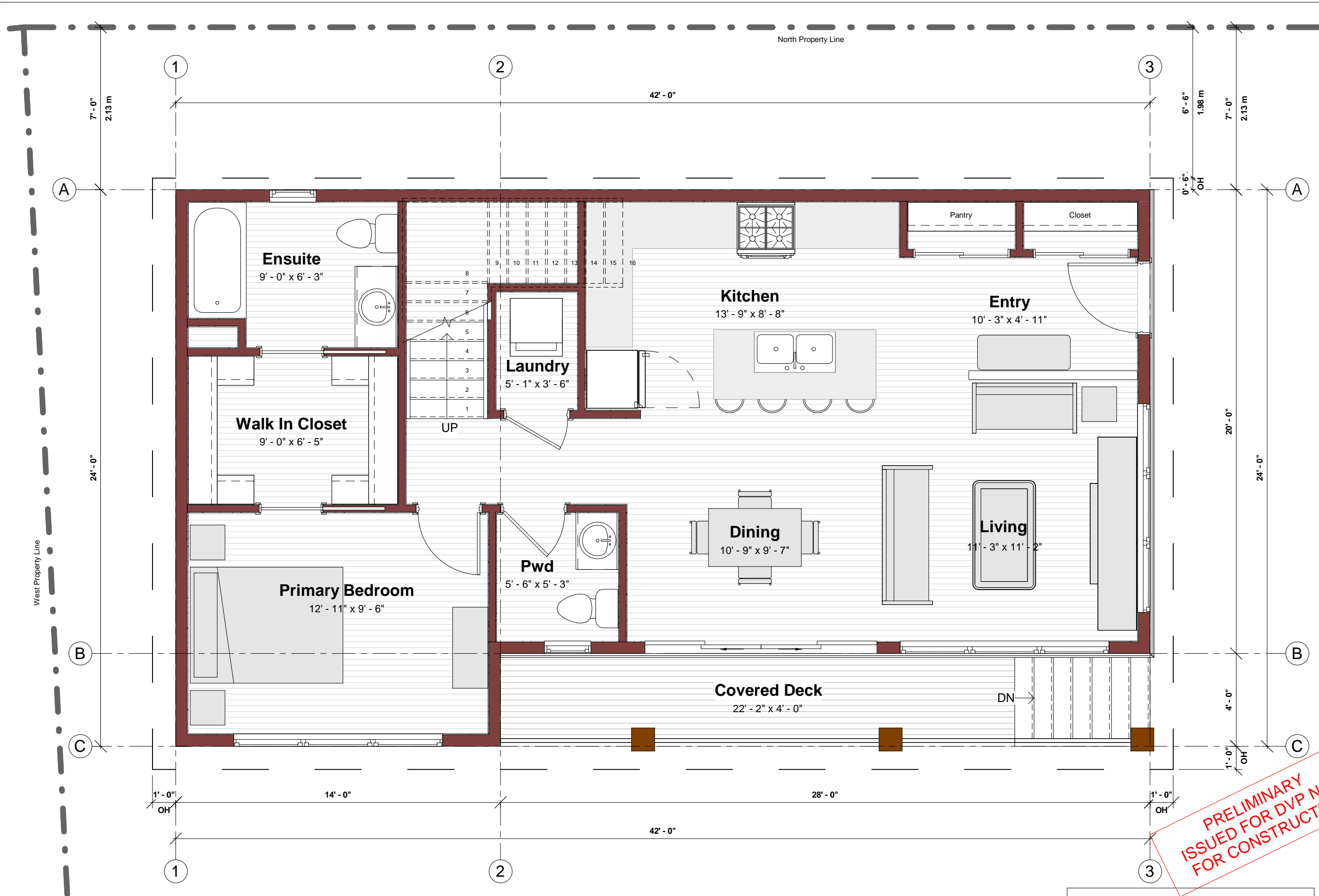
DESIGNED BY:  
MIKE NIELD & JEFF GAGNON

DRAWN BY:  
JEFF GAGNON  
JUSTIN HILDITCH

SHEET:

**A2.0**

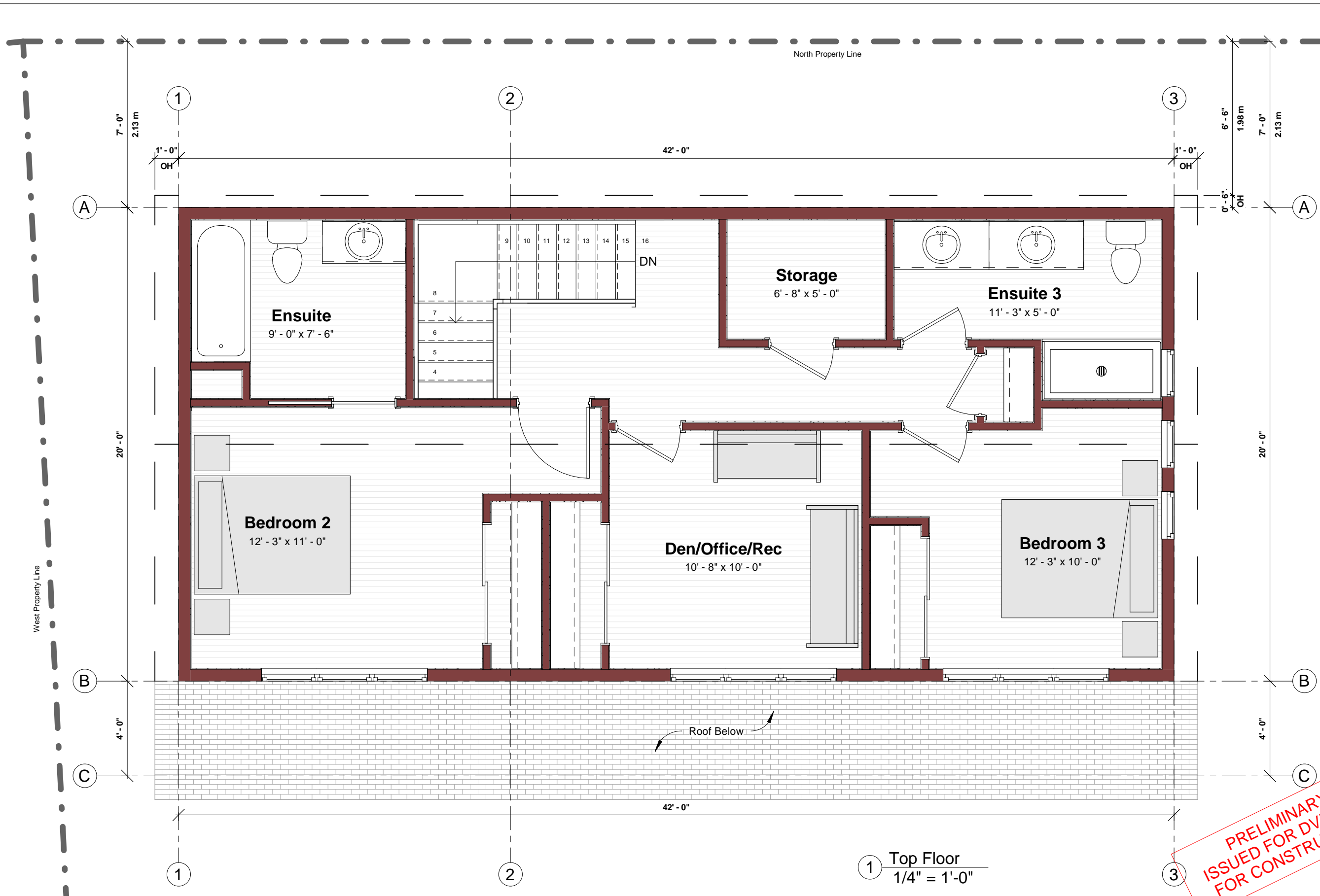
PLOT DATE:  
January 25, 2024



**PRELIMINARY  
ISSUED FOR DVP NOT  
FOR CONSTRUCTION**

**1 Main Floor**  
1/4" = 1'-0"

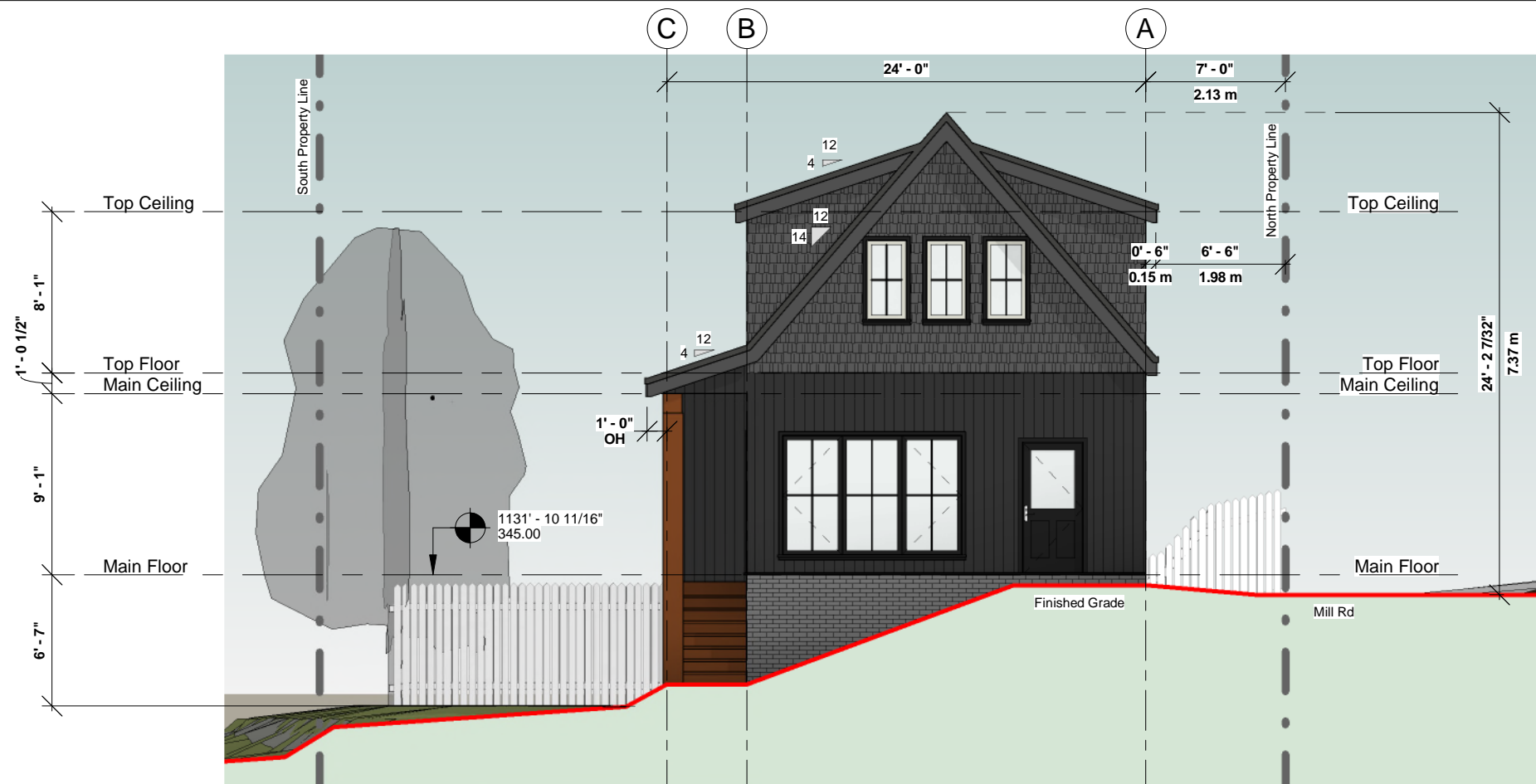
Floor Area Calculations	
Main Floor-	896sq.ft
Top Floor-	795sq.ft
Total-	1691sq.ft
Patio/deck-	89sq.ft



① Top Floor  
1/4" = 1'-0"

**PRELIMINARY  
ISSUED FOR DVP NOT  
FOR CONSTRUCTION**

Floor Area Calculations	
Main Floor-	896sq.ft
Top Floor-	795sq.ft
Total-	1691sq.ft
Patio/deck-	89sq.ft



2 East  
1/8" = 1'-0"

1 South  
1/8" = 1'-0"

**PRELIMINARY  
ISSUED FOR DVP NOT  
FOR CONSTRUCTION**

**Average Grade Calculation**

<b>North Wall Height</b>	7.37m
<b>East Wall Height</b>	7.98m
<b>South Wall Height</b>	9.07m
<b>West Wall Height</b>	7.98m
<b>Average Finished Grade</b> (7.37+7.98+9.07+7.98)/4	=8.10m (10m MAX)

**Floor Area Calculations**

Main Floor-	896sq.ft
Top Floor-	795sq.ft
Total-	1691sq.ft
Patio/deck-	89sq.ft