

Lauri Feindell

Subject:

FW: Development Variance Permit (DVP) Application No. E2024.011-DVP

From: Gail Cossentine

Sent: March 21, 2024 2:34 PM

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

Subject: Development Variance Permit (DVP) Application No. E2024.011-DVP

To: Planning at RDOS

Re: DVP Application No. E2024.011-DVP for 4535 Mill Road

I am the owner of a neighbouring lot to the west on Mill Road. I support the request to vary the front (roadside) setback to 1.98 metres (6 feet 6 inches) and the rear (lakeside) setback to 4.01 metres (13 feet 2 inches). There is no facing neighbour at road level to be affected by the front setback and the proposed building placement retains as much of the land at the lakeside rear as possible.

A two-storey building allows for a smaller building footprint. There is already a solid privacy fence on the roadside property line so there is no view through the lot from the road that would be affected.

Plans for a septic holding tank will ensure that the lake will be protected from effluent, which is critical. Also, plans for planting appropriate native trees and shrubs will create a natural transition to the lake edge.

Gail Cossentine

Name : Rene and Shelley Doucette

Street Address :

City/Town : Naramata

Email :

Project Address : 4545 Mill Rd

Support the requested variances to the zoning ? : Yes

Additional comments :

We own the vacant lot (4535) right next to the proposed DVP, and I was pleased to see that my neighbours have utilized quality engineers with local knowledge to complete all of the studies required to create their dream property. The form and character of the proposed house design is the absolute epitome of Naramata's craftsman vibe. I was also happy to see that the Naramata APC has thrown their support behind the project as well.

Files uploaded : No

E2024.010-DVP and E2024.011-DVP refer.

RAPR Report Section 4 Item 8 “Floodplain Concerns” refers to **Okanagan Valley Zoning Bylaw 2800:**

- Section 10.1.2(d) which designates **flood construction level Okanagan Lake : 343.66 m.**
- Schedule 3 – Provincial Floodplain Maps defines **Okanagan Lake Flood Level 343.7 m.**
 - Note#5: The floodplain limits and floodplain levels include an allowance for freeboard.

“VE has determined that the location of the active floodplain/stream boundary is located in the area noted in the site plan and ensures that the SPEA starts at the edge of this feature. VE determined that the active floodplain/stream boundary is located along the edge of the rock wall/ edge of manicured grass area. 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. As such VE feels that the location of the stream boundary / active floodplain is sufficient in protecting the SPEA as well as the development.”

Dwg A-1.0 shows contour **343** along centreline of dwelling.

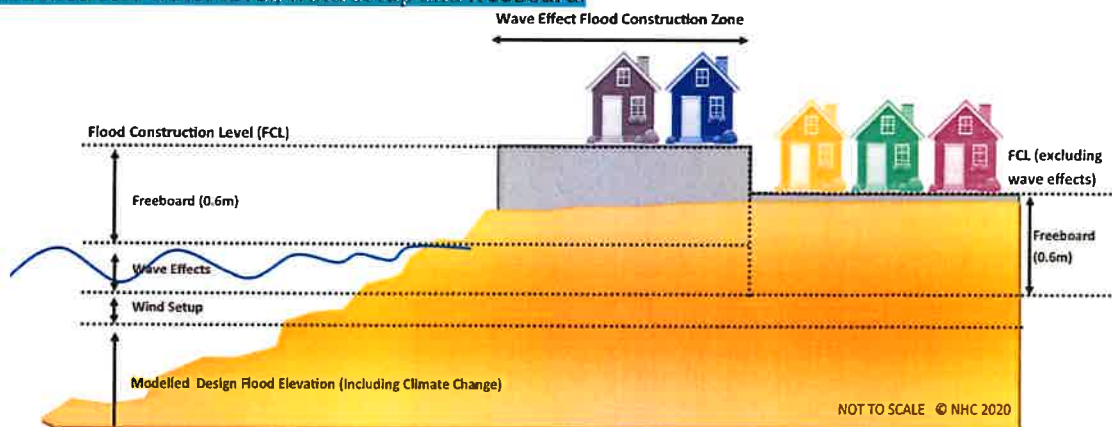
Full Pool (upper end of lake’s “normal” operating range) = **342.48**

1948 Flood = **343.28**

2017 Flood = **343.48**

Okanagan Basin Water Board final report “**Okanagan Mainstem Floodplain Mapping**” released 2020:

- “The maps delineate FCL extents under the design flood event ... Mapping of Okanagan Lake and Wood / Kalamalka lakes is based on the flood of record (2017) adjusted to mid-century for climate change.”
- “The mapped FCL includes a freeboard allowance of 0.6 metres, which has been added to the calculated flood water level to account for local variations in water level and uncertainty in the design event estimates.”
- “The FCLs shown on all lake maps include an allowance for wind setup (except Ellison) and wave runup based on co-occurrence of the seasonal 200-year wind event.”
- “Flooding from the lakes is identified in the mapping through characterization of two hazards – lake inundation and wave effects. Lake inundation is developed through modelling of the flood elevation for each lake, called the ‘still-water’ level. On top of this still-water level, wind-setup (increase in water level due to the effect of the wind displacing the water in a direction due to shear), and freeboard were added. This elevation (determined for each lake) was projected on the DEM surface to identify the flood extents. The FCLs for the lake inundation zones are comprised of the modelled still-water level, wind setup and freeboard.”



Note: Where wave effects are calculated using wave runup based on a general profile cut from a zone of the shoreline, FCLs in wave effect flood construction zone will include wave runup. Onshore areas outside of the wave effect flood construction zone will not have wave effects included in the FCL.

Figure 6-4 Flood construction level schematic for lakes.

Okanagan Mainstem Flood Mapping – Floodplain Maps – Sheet 70 of 116 (2021):

Flood Construction Level (FCL) Shoreline Zone 347.3

Lauri Feindell

Subject: FW: E2024.011-DVP
Attachments: E2024.011_FCL.docx

From: Clean Face Vineyards
Sent: March 8, 2024 11:05 AM
To: Ben Kent <bkent@rdos.bc.ca>
Cc: Adrienne Fedrigo <afedrigo@rdos.bc.ca>
Subject: E2024.011-DVP

Ben

I tried to use the RDOS feedback form, just in case some of the kinks have been ironed out. When trying to upload a document, it opens a new window to drag-and-drop. It seems to accept and upload, but no confirmation thereof on the feedback page when one closes the second window. There might be two identical or no documents attached to the Feedback Form now. Just in case, I attach the uploaded document herewith.

Also, still no character count or any warning when input exceeds the 255 character limitation. So below is what I tried to input.

Schalk van Heerden

Okanagan Valley Zoning Bylaw 2800 Section 10.1.2(d) relies on Schedule 3 – Provincial Floodplain Maps. The data for these maps seems to date back from mid-70s to late 80s, and appear to be archaic and unrealistic.

According to OBWB's recent reports, "*Following the development of a sophisticated understanding of the flood hazard in the Okanagan region gained through this project, First Nations, governments, and residents have an opportunity to further develop their comprehensive flood mitigation strategies.*"

See relevant part of report at:

<https://www.obwb.ca/docs/2020-okanagan-floodplain-mapping-nhc-finalreport-highres-chapter6.pdf>

Is there perhaps a **risk to RDOS for liability in negligence** when citizens and professionals continue to rely on out-dated floodplain construction levels (FCL)?

(See uploaded document for further clarifications)

