



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 845 KINNEY ROAD, NARAMATA BC.

This letter is to accompany our Development Variance application for the property located at 845 Kinney Road, Naramata, legally described as LOT A, DISTRICT LOT 210 SDYD, PLAN EPP139704

We are proposing to vary the building setback requirements as specified within Zoning Bylaw 2800, 2022. Specifically we are requesting setback reduction to Section 16.2.5(a)(ii) Rear setback from 7.5m to 3.81m

The proposed setback relaxations will allow for the construction of an addition to the existing single family dwelling. Due to the configuration of the existing dwelling and restrictive site conditions we are seeking approval to project into the rear setback.

The existing dwelling is small approximately 69m² (740sq.ft.) a single storey with two bedrooms and a bathroom. The two bedrooms are small, less than 7' in width and contain no closets. The existing dwelling is rotated on the lot and not parallel with the property lines. This rotation creates challenges to the proposed addition and is one of the main factors to the variance request.

The grade around the existing and proposed addition is mostly flat with a slight taper to the West. However to the East is a large steep vegetated hillside which runs North to South and takes up over 35% of the usable area of the lot. The proposed addition was intentionally designed to be as far away from the hillside as possible to allow for the driveway to access the future garage. The existing topography is the other main factor to the variance request.

The proposed addition matches the existing single storey dwelling and consists of three bedrooms, two baths, laundry room, secondary entry and is approximately 1313sq.ft. Once connect to the existing dwelling the total living area will be 2066sq.ft. The approximate height of the addition is 5.89m – 19'-4". Zoning Bylaw Maximum height is 10.0m. - 32'-9"

The parcel has two roadways accessing the parcel. To the South is Kinney Road and to the North is an unconstructed lane. Although the dwelling addition is within 4.5m of the North property line MoTI has confirmed that with this second legal access no setback permit from Moti is required, as the project is greater than 3.0m from the parcel line. Please see attached for further MoTI comments.

The project is located at the East end of Kinney Road which is approximately 100m in length. Although the Right of way continues to the east 845 Kinney is the last property to access the road due to the topography.


To the North is an unconstructed lane. This lane provides access to the rear yards of 6 residential properties to the North and the three residential properties along Kinney road. Of these 9 residential properties only one parcel accesses the lane beyond 845 Kinney. The lane right of way continues to the east however the drivable/usable portion effectively stops just beyond 845 Kinney due to the terrain. It is anticipated that our proposed variance will not negatively impact any parcels accessing the lane, restrict any views, or impact the privacy to the rear yards.

While discussing the project with the clients the question came up asking if they would consider demolishing the existing dwelling. If the house was removed we would have a clean slate to work with, and the design and construction would be easier. Their answer was straight forward and clear. They love the cabin and would prefer to enhance the old building by updating the windows, insulation, siding etc. The addition provides the space that is currently missing and suits their families needs. This may be more difficult than demoing and starting new, however keeping and expanding the feeling of the old house is extremely important to them as a family.

The proposed addition and upgrades to the existing house creates a clean, modern farmhouse design that will be aesthetically pleasing and will compliment the form and character of the surrounding neighbourhood.

Thank you for your consideration in this matter.

Signed.


Per. Okanagan Development Consultants Inc.

Date

Oct. 21/2024