

OKANAGAN DEVELOPMENT CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS:
 19222 KELLY AVE, SUMMERLAND, B.C., PO BOX 774, VOH1Z0
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PROJECT: PROPOSED DWELLING ADDITION FOR JEFF & JOANNE KLER
 PROJECT ADDRESS: 845 KINNEY ROAD, NARAMATA, BC
 LEGAL DESCRIPTION: LOT A, PLAN EPP19704 - FORMALLY LOTS 11 & 12, PLAN KAP9272, DISTRICT LOT 210, S0YD
 CURRENT ZONING: R52
 PLOT DATE: October 21, 2024



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 JEFF MILD & JEFF GAGNON
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PROPOSED DWELLING
 ADDITION FOR
 JEFF & JOANNE KLER

PROJECT ADDRESS:
 845 KINNEY ROAD,
 NARAMATA, BC

SHEET DATE	09/11/24
PREPARED FOR REVIEW	11/1/24
DESIGNED BY	MIE & JEFF
DRAWN BY	JEFF GAGNON
PREPARED BY	10/21/24

SHEET:

A - 1.0

October 21, 2024

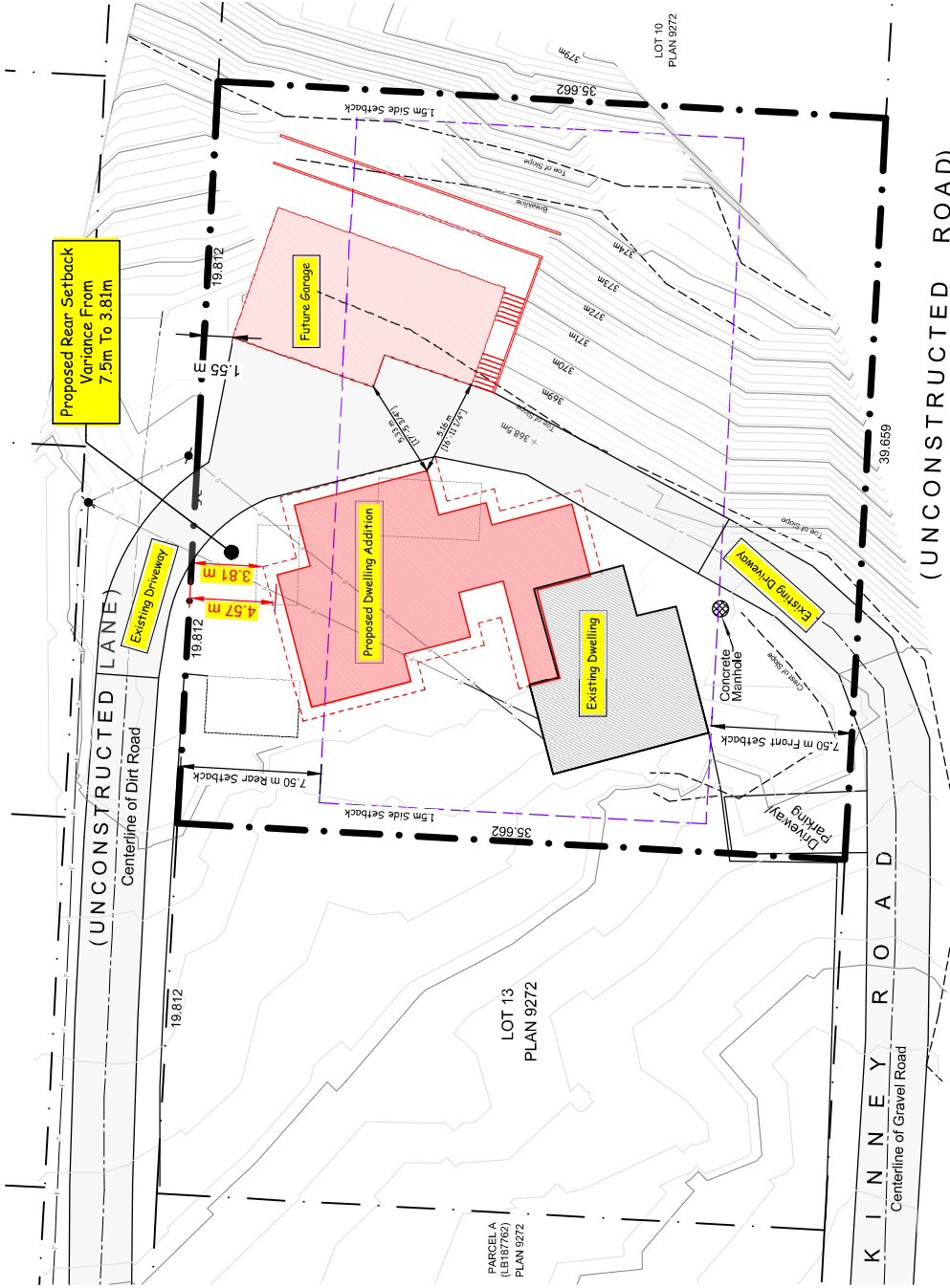


Zoning Requirements for 845 Kinney Road - Naramata, BC

Current Zoning	R52 - Low Density Residential Two
Current OCP	LR
Lot Within	No
-ALR	No
-ESA	No
-Riparian Area	No
-Geologic Hazard	Yes
-Fire Response Within 10 Minutes	No

16.2.5 Siting Regulations	7.5m
Building Setbacks	7.5m
Front	7.5m
Rear	3.81m
PROPOSED REAR SETBACK-	1.5m
Side Interior	4.5m
Side Exterior	

16.2.7 Maximum Parcel Coverage	
Lot Coverage Calculations	1413.89m ²
Existing Lot Size	1413.89x40% = 565.55m ²
MAX Lot Coverage 40%	71m ²
Existing Dwelling	122.54m ²
Proposed Dwelling Addition	84.73m ²
Proposed Garage	278.27m ² = 19.68%



PRELIMINARY:
 NOT FOR
 CONSTRUCTION

Site Plan
 1:250

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.