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Regional District Okanagan Similkameen (RDOS)
Development Services Department

Re: DEVELOPMENT VARIANCE APPLICATION TO INCREASE THE
HEIGHT OF AN ACCESSORY STRUCTURE 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 accessory building maximum height requirement as
per Zoning Bylaw 2800, 2022. Specifically we are requesting an increase to
maximum height in Section 16.2.6.b) from 4.5m to 6.88m.
This is an increase of 2.38m / 7'-10"

The proposed height relaxations will allow for the construction of a second storey
to a proposed garage. The second storey is proposed as a artisan studio/ workshop
while also providing complementary storage for the single family dwelling on
site. Due to the configuration of the existing dwelling, proposed dwelling addition
and restrictive site conditions we are seeking approval for this additional height.

This development variance application is one of two development variance
applications proposed for this site. The second application is seeking approval
rear setback relaxation to allow for the construction of an addition to an existing
single family dwelling.

The existing dwelling is small approximately 69m² (740sq.ft.) a single storey
with two bedrooms and a bathroom. The existing dwelling is rotated on the lot
and not parallel with the property lines. This rotation creates challenges to the
proposed addition footprint and limits the remaining usable area for the new
garage.

The building area of 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.
This steep topography limits our options for the dwelling addition, the new garage
footprint and is the main factor for the variance request.

The new two bay garage is 26' x 26' with a 18' x 16' storage area which will most likely contain the family camper, trailer and lawn equipment. The location of the structure is proposed at the North East corner of the Lot where the grades are the most favorable and where the vegetation is less dense. With the limited flat land available we are pushing the garage into the Hillside. The walls will be designed as per structural engineer specs along with recommendations from the geotech. In this location the clients will be able to enter or exit the property by either Kinney Road or the lane.

Ideally the Artisan studio/workshop would be located at grade and not over the parking area of the garage. While designing the new garage we tried a couple different layouts that would keep the three separate areas all on grade, however it was quickly determined that this footprint would be too large, costly and more importantly it would disturb and damage the natural environment of the hillside. Creating a second storey is our only option.

While designing the second story and knowing we were over the maximum height we consciously designed the space using attic trusses which reduces the mass of the second floor. There is no bathroom/toilet to this structure. This is intended solely for the use as a garage/storage/workshop.

The parcel has two roadways fronting the parcel. To the South is Kinney Road and to the North is an unconstructed lane. MoTI has provided us a setback permit as the structure is closer than 3.0m from the parcel line.

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 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 derivable/usable portion effectively stops just beyond 845 Kinney due to the terrain.

A Slope stability analysis report was provided by a Geotechnical engineering firm to review the feasibility of constructing a new garage partially built into the eastern bank. The report ultimately states '845 Kinney road is suitable for the construction of the planning garage structure....provided that the recommendation this report are followed. This report is attached.

Given the location of the proposed garage, the existing terrain, where the closest neighbours are in relation to this site, it is anticipated that our proposed variance will not negatively impact any parcels accessing the lane or obstruct any views.

Along with the proposed dwelling addition the garage is a clean craftsman, modern farmhouse building 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: _____ Date _____
Per: Okanagan Development Consultants Inc.

