

Lauri Feindell

Subject: FW: Variance Permit feedback (2401 Workman Place)

-----Original Message-----

From: COLETTE RITCHIE

Sent: February 27, 2025 11:55 AM

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

Subject: Variance Permit feedback (2401 Workman Place)

To whomever this concerns,

I am opposed to this application being accepted.

My home and property lie directly below this property (2402 Workman Place), that is applying for this variance.

January 18th, of this year, I took possession of [REDACTED] home and acreage. In purchasing this property, I had a number of conversations with the sellers.

They informed me of a landslide, March 22, 2018, that damaged a large part of my property. A lawsuit was filed by the sellers, of which they won.

From what they learned, in order to build the subdivision (where 2401 Workman Place residence was built), the mountainside was blasted of the bedrock. This rocky rubble was then used to push out the yards and create level building sites. These newly constructed homes were then built on this blasted rock. In walking beside and below this property, one can see how quickly and steeply the property drops off near to the home. In viewing the property (or photos of the same) one can see the rubble that is lying on the slope.

Due to the resulting landslide, the Ministry of Transportation built a culvert(s). These are at the base of the Workman property and run the length of my property, into a ditch along Gammon road.

I am terribly concerned if further bedrock (and/or rubble) are disturbed, that another landslide would be imminent. This would further cause damage to my home, landscaping and acreage.

I will be including two other emails with photos of the property and of the site map showing where my property lies in relation to the Workman property.

If your office requires more detailed information I can provide that, for I'm still in contact with the previous owners of my property.

I would appreciate my letter of concerns be taken into consideration in determining this application.

Colette Ritchie

Lauri Feindell

Subject: FW: Satellite pic 2401 Workman Place with labels
Attachments: 2401-Workman-Place-with-labels.jpg; KVR Ditch leading into culvert.JPG

-----Original Message-----

From: COLETTE RITCHIE
Sent: February 27, 2025 12:04 PM
To: Planning <planning@rdos.bc.ca>
Subject: Fwd: Satellite pic 2401 Workman Place with labels

I received this document from the previous owner of my home.

One last thing.

This is the overhead view from the RDOS document to which I've added a few labels.

It shows that the strip of land along your north fence where the culvert is buried is pretty close to being below the proposed garage.

[image/jpeg:2401-Workman-Place-with-labels.jpg]

This is a pic from 2018 showing the intake of the culvert at the end of the KVR ditch.

Beyond that you can see a couple of posts where the outhouse is.

The outhouse is called Ben's Biffy, referring to Ben Veldhoen - who used to own your house a few owners back. He worked as a volunteer clearing brush along the KVR and was injured by a falling branch and died later as a result.

[image/jpeg:KVR Ditch leading into culvert.JPG]

2415

2405

2409

2401

KVR

Culvert
down to

Gammon Rd



Your North Fence
40m

-119 574 49 573 Degrees

City of Pantitton Mayor

osria



Lauri Feindell

Subject: FW: 2401 Workman place
Attachments: 2401-workman-place-naramata-rural-naramata-01.jpg; 2401-workman-place-naramata-rural-naramata-85.jpg; Variance Request.png; Proposal Survey with Garage.png

-----Original Message-----

From: COLETTE RITCHIE
Sent: February 27, 2025 12:01 PM
To: Planning <planning@rdos.bc.ca>
Subject: Fwd: 2401 Workman place

I believe these are from your office.

Of the two photos of the home, they don't adequately represent where the garage/carport are going to be constructed.

I also believe this is perhaps a different variance application.



It's interesting that while the variance application talks about just decreasing the front property line setback ie building the carport closer to the road than the currently allowed setback of 4.5 metres, the plans the architect has submitted include also a garage at the end of the house.

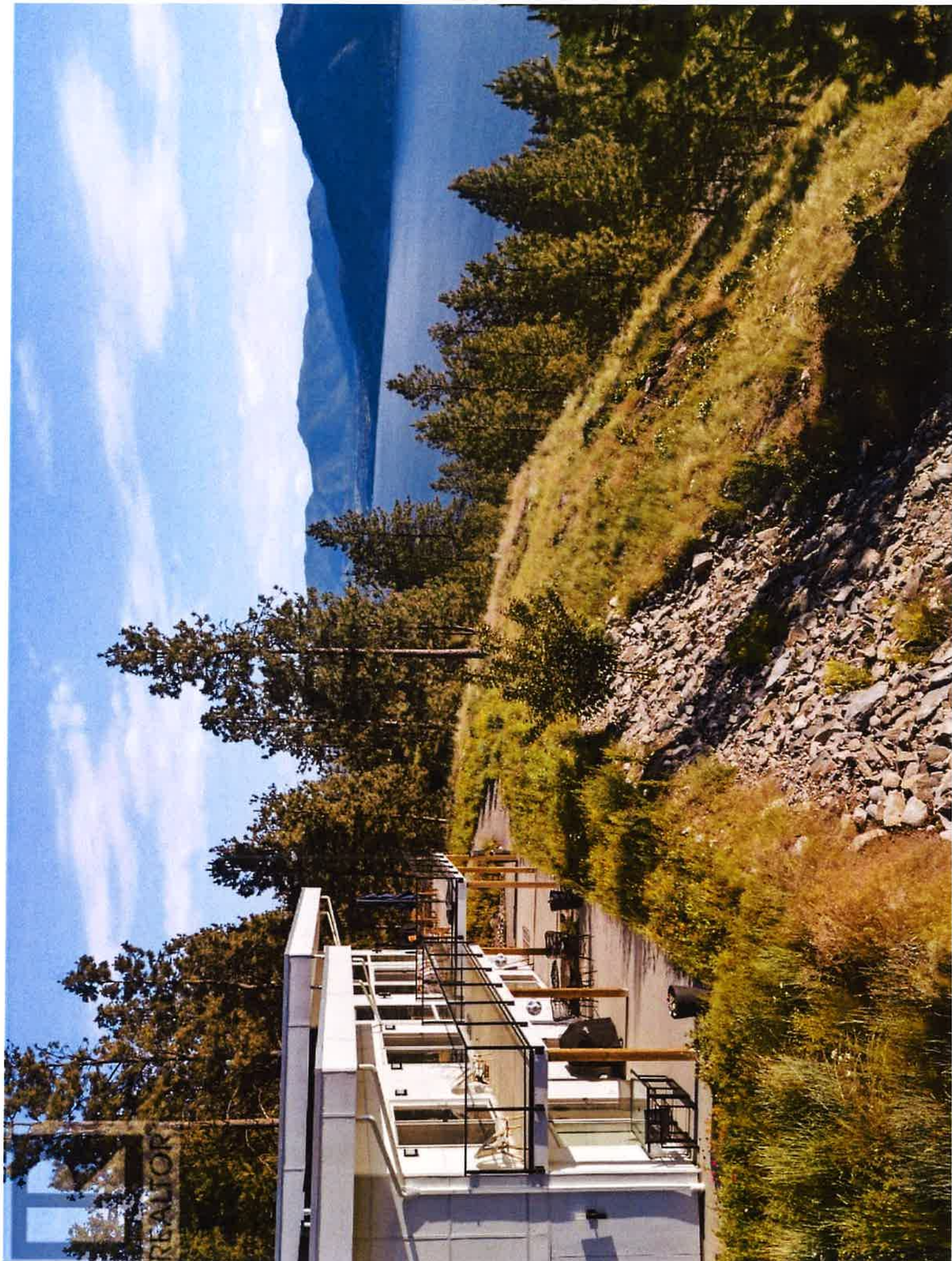




<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.rdos.bc.ca%2Fdevelopment-services%2Fplanning%2Fcurrent-applications-decisions%2Felectoral-area-e%2Fe%2F%3FCMSPreview%3D1%26SubsiteID%3D7&data=05%7C02%7Cjcloney%40rdos.bc.ca%7C92b87d1bbd6d48a7110208dd576978f2%7C8460d508e22847b6bd1706a72953acea%7C0%7C0%7C638762832814226450%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilskFOIjoiTWFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Rea%2FFvdwvQ0YcpvW7Ipv8IZq%2BIPDWGIORxcCO5R327g%3D&reserved=0>



REALTOR



REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: RS3s

Section No.: 16.3.9.d) i).1

Current regulation: despite Section 16.3.5(a)(i), the minimum front parcel line setback for a principal building shall be 4.5 metres.

Proposed variance: To be Reduced to 1.5m

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

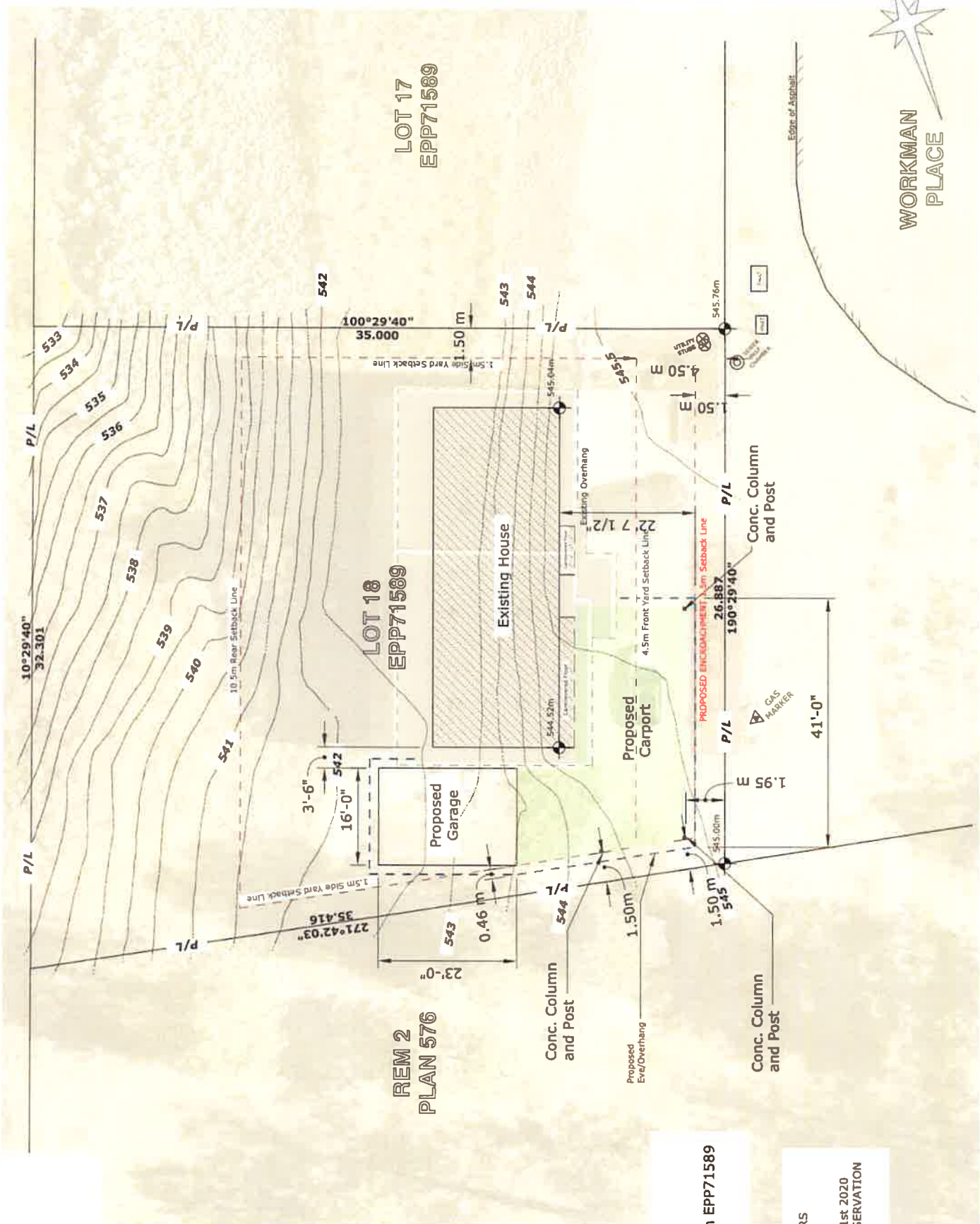
Please provide a general description of the proposed development:
e.g. "to allow for an addition over an existing garage")

The construction of a carport, the location of which does not conform with the current Bylaw RS3s 16.3.9.d)i).1

11 WORKMAN PL
 NARAMATA, BC

8
 EPP71589
 RS3s

KVR SRW PLAN EPP70748 (PARCELA A PLAN) (OF LOT 1 PLAN 576)



ADDRESS:
 Workman Pl, Naramata, BC
DESCRIPTION:
 Plan of Lot 16, DL 206, SDYD, Plan EPP71589

3-451

LE LAND SURVEYING INC.
 REGIONAL BC & CANADA LAND SURVEYORS
 #: 20-208

REVIEW COMPLETED ON THE OCTOBER 21st 2020
 ELEVATIONS TAKEN FROM GNSS OBSERVATION
 BASE POINT POSITIONING
 METRIC HTV2.0)

Site Plan

Scale: 1:200