
January 26, 2026

Re: DEVELOPMENT VARIANCE APPLICATION FOR BUILDING SETBACK RELAXATION AT
4535 MILL ROAD, NARAMATA BC. LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYD

Below are key takeaways between our proposed January 2026 development variance permit compared to the approved April 2024 development variance permit.

- Proposed Front setback 1.98m (6'-6"). Same distance as current approved variance.
- Eliminated Rear setback variance. Current approved Rear setback variance, 4.01m.
- Proposed dwelling footprint, 50'x20'. Current approved dwelling footprint, 42'x24'.
- Proposed main floor footprint 32'x20' (564sq.ft.) Carport footprint 18'x20' (360sq.ft)
Current approved main floor footprint 42'x24' (896sq.ft.)
- Proposed Top floor area 1000sq.ft. Current approved top floor area 795sq.ft.
- Proposed dwelling living area 1564sq.ft. Current approved dwelling living area 1691sq.ft.
- Proposed height from Mill Rd, 7.58m (24'-10.25").
Current approved height, 7.37m (24'-2.25"). Max height allowed is 10.0m
- Proposed Lot coverage is 29.67%. Current approved lot coverage 30.84%.
Max allowed 50%
- Riparian Areas Protection Regulation (RAPR) report requesting Hardship status approved by the province.
- Septic disposal by Holding tank was approved by the RDOS Board December 2025.
- Lot is currently serviced by existing waterline and power.
- The Ministry of Transportation and Infrastructure (MoTI) confirmed that their current permit, issued February 2024, for the reduction of the Front setback is still valid.

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