

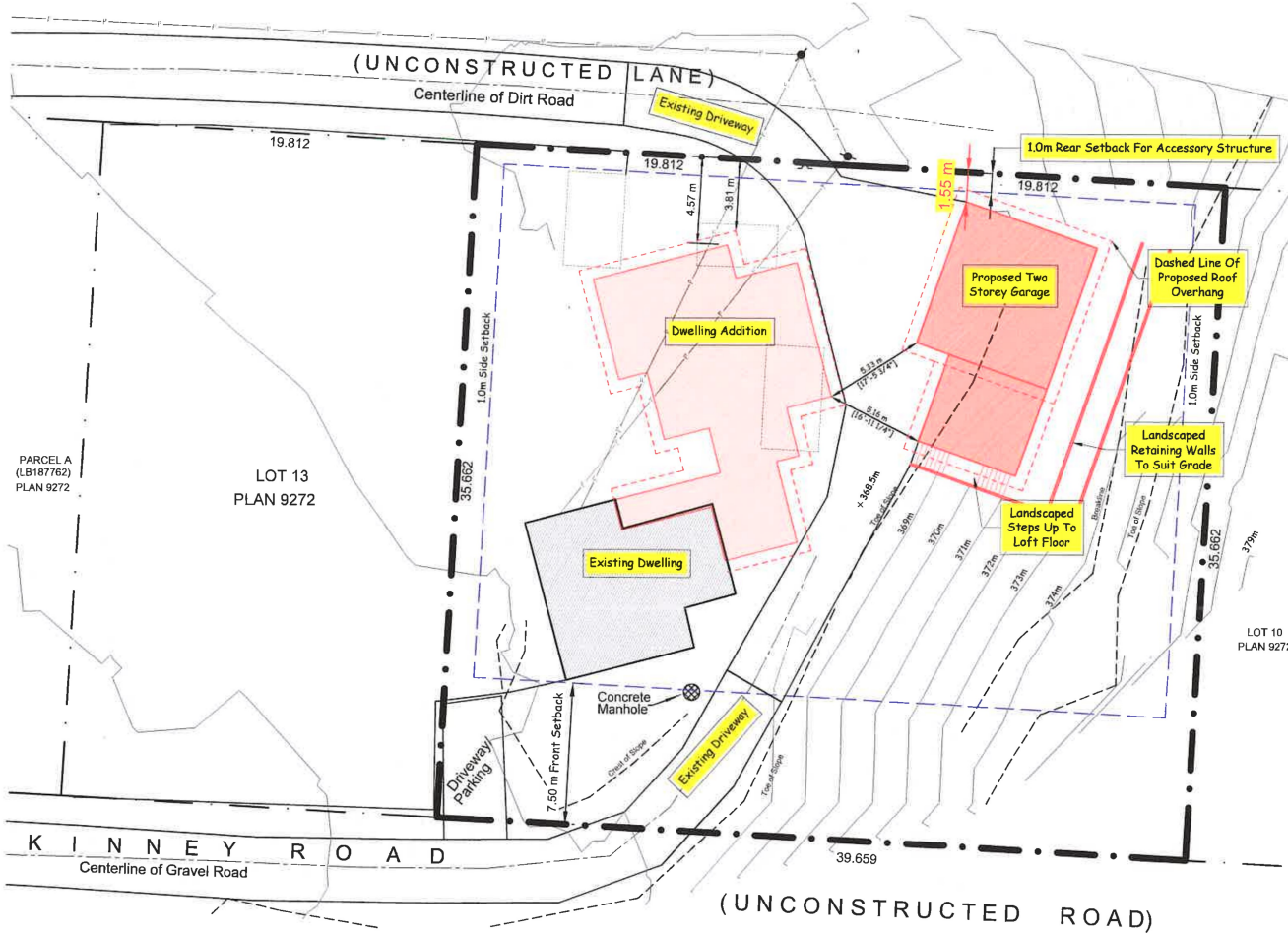
OKANAGAN DEVELOPMENT CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS:
 13222 KELLY AVE, SUMMERLAND, B.C. PO BOX 774, V0H 1Z0
 PH: (250) 494-0747
 EMAIL: odcinc@telus.net
 WEBSITE: www.odcinc.ca

PROJECT: PROPOSED DWELLING ADDITION FOR JEFF & JOANNE KLER
 PROJECT ADDRESS: 845 KINNEY ROAD, NARAMATA, BC
 LEGAL DESCRIPTION: LOT A, PLAN EPP139704 - FORMALLY LOTS 11 & 12, PLAN KAP9272, DISTRICT LOT 210, SDYP
 CURRENT ZONING: RS2
 PLOT DATE: October 31, 2024



OKANAGAN DEVELOPMENT CONSULTANTS
 MIKE NELO & JEFF GAGNON
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Zoning Requirements for 845 Kinney Road, Naramata, BC

Current Zoning-	RS2 - Low Density Residential Two
Current OCP-	LR
Lot Within	
-ALR-	No
-ESA-	No
-Riparian Area-	No
-Geologic Hazard-	Yes
-Fire Response Within 10 Minutes-	No

16.2.5 b) Siting Regulations

Building Setbacks Accessory Building	
Front-	7.5m
Rear-	1.0m
Approved MoTI Setback Permit For Rear Setback	
Side Interior-	1.0m
Side Exterior-	4.5m

16.2.6 Maximum Height

b) No accessory building or structure shall exceed a height of 4.5 metres
PROPOSED HEIGHT- 6.88m

16.2.7 Maximum Parcel Coverage

Lot Coverage Calculations	
Existing Lot Size-	1413.89m ²
MAX Lot Coverage 40%-	1413.89x40%= 565.55m ²
Existing Dwelling-	71m ²
Proposed Dwelling Addition-	122.54m ²
Proposed Garage-	84.73m ²
Proposed Lot Coverage-	278.27m² = 19.68%

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 PROPOSED DWELLING
 ADDITION FOR
 JEFF & JOANNE KLER

PROJECT ADDRESS:
 845 KINNEY ROAD,
 NARAMATA, BC

REVISION DATE: 08/11/24

REVISION FOR CLIENT REVIEW: 11/1/24

REVISION FOR PERMIT: 11/1/24

DESIGNED BY:
 MIKE & JEFF
 DRAWN BY:
 JEFF GAGNON

SHEET:

A-1.0

SCALE:
 1:250
 October 31, 2024

PRELIMINARY:
 NOT FOR
 CONSTRUCTION

A 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.