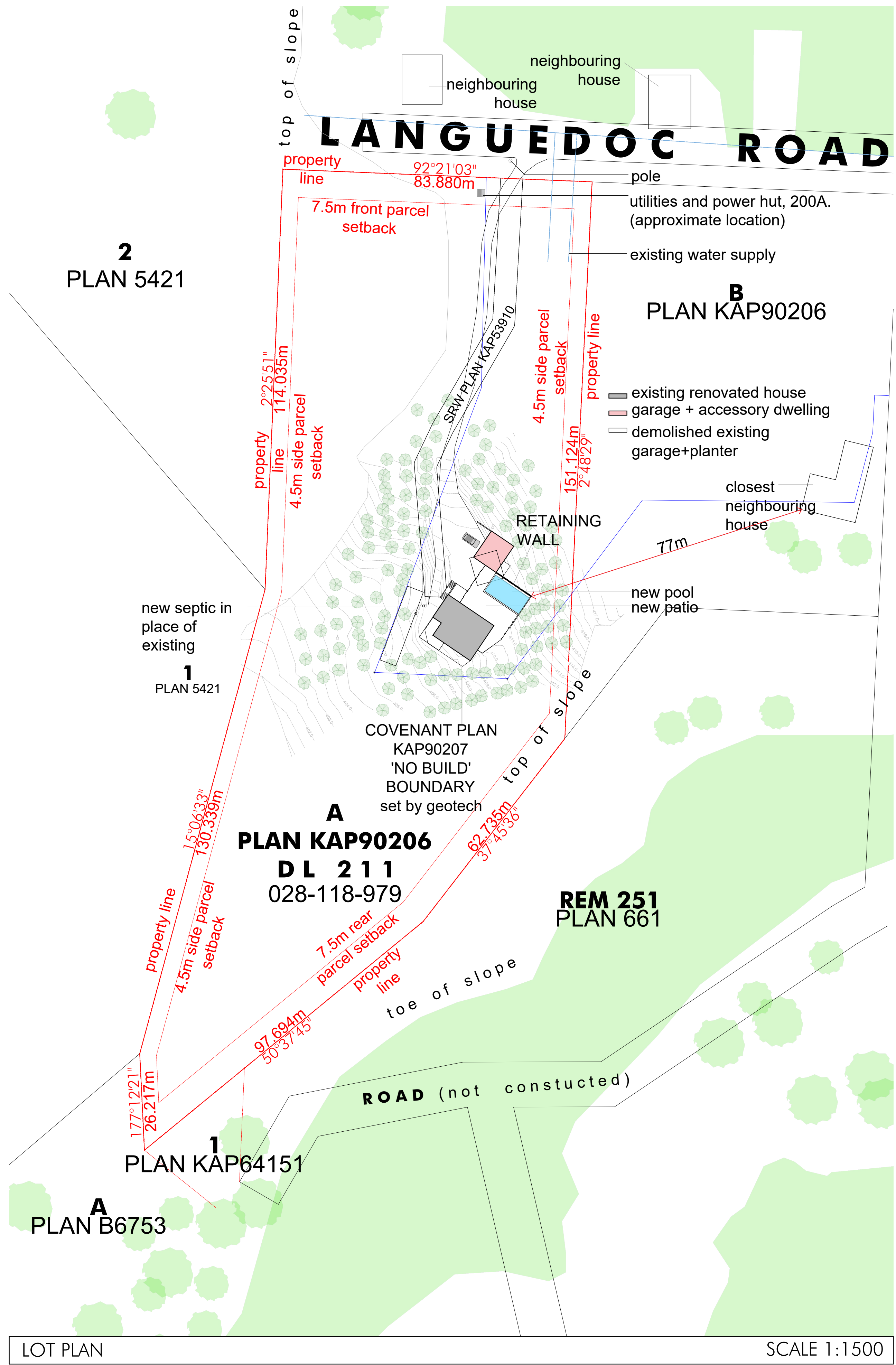
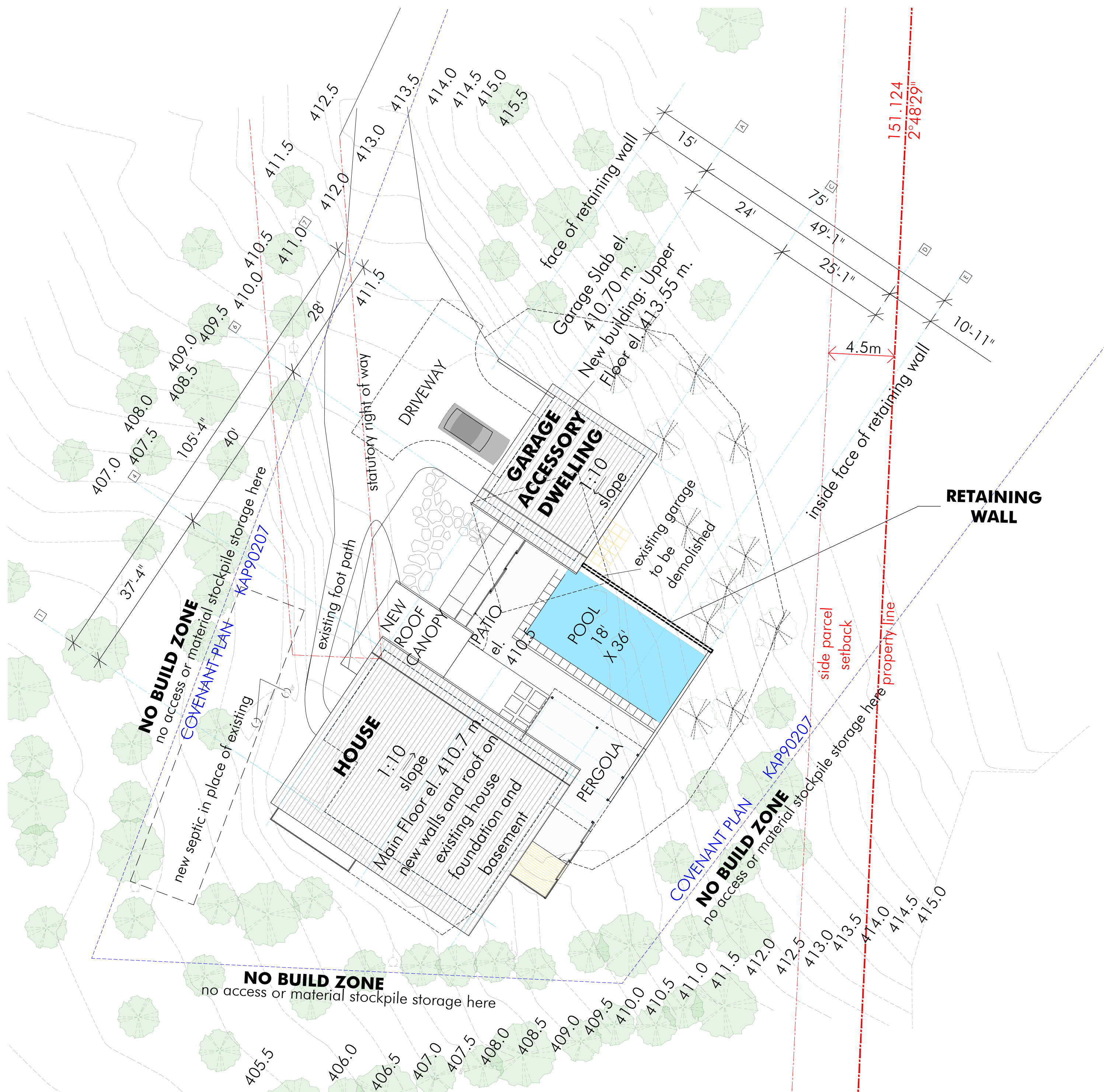


# 1. CONTEXT



**Background**

All new development should meet the Regional District's applicable bylaw standards. A variance is considered only as a last resort. An application for a development variance permit should meet most, if not all, of the following criteria, in order to be considered for approval (please attach as a separate sheet, as required).

Section 7.27 of the zoning by-law looks at retaining walls in isolation and was presumably written with the good intention of minimizing the impact of retaining wall faces to streets and neighbours on sloping sites. None of those conditions exist here. It is a courtyard located centrally on an almost 2-hectare lot and the wall is more properly interpreted as part of the buildings.

As the retaining wall in question is located between the main house and sloping hill of the site, it is not visible from any adjacent properties or from public lands. This is a small, private courtyard in the middle of a large orchard.

**Site Plan**  
Nov. 08, 2021

**750 Languedoc Road**  
Naramata, BC

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# 750 LANGUEDOC ROAD



# 2. SITE SECTIONS

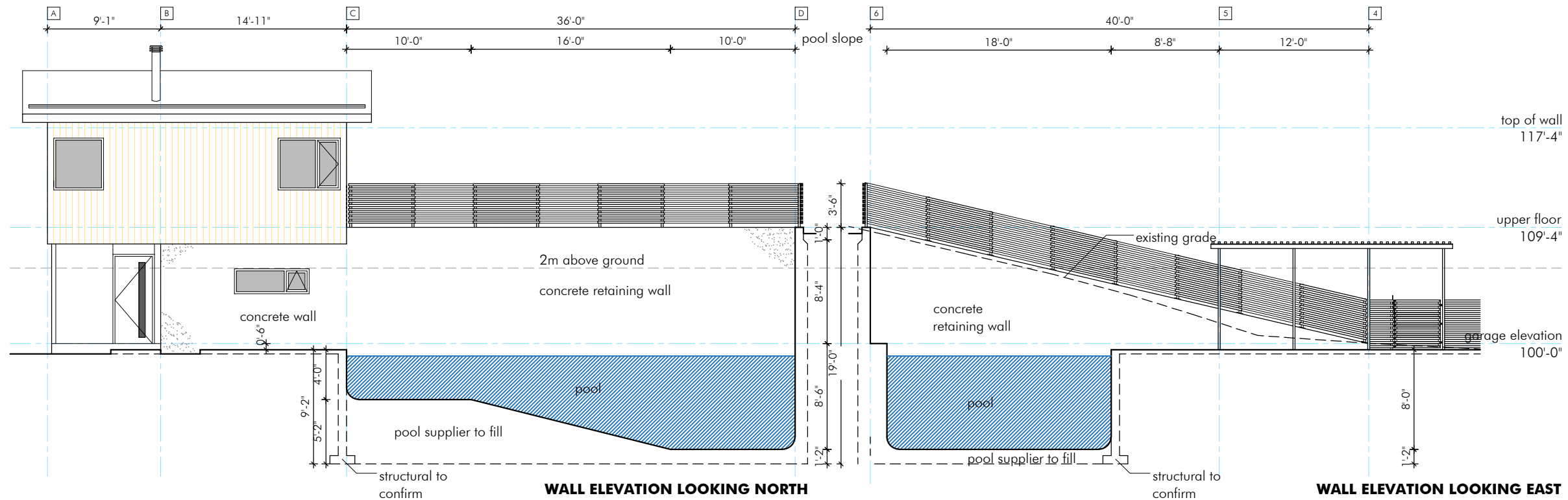
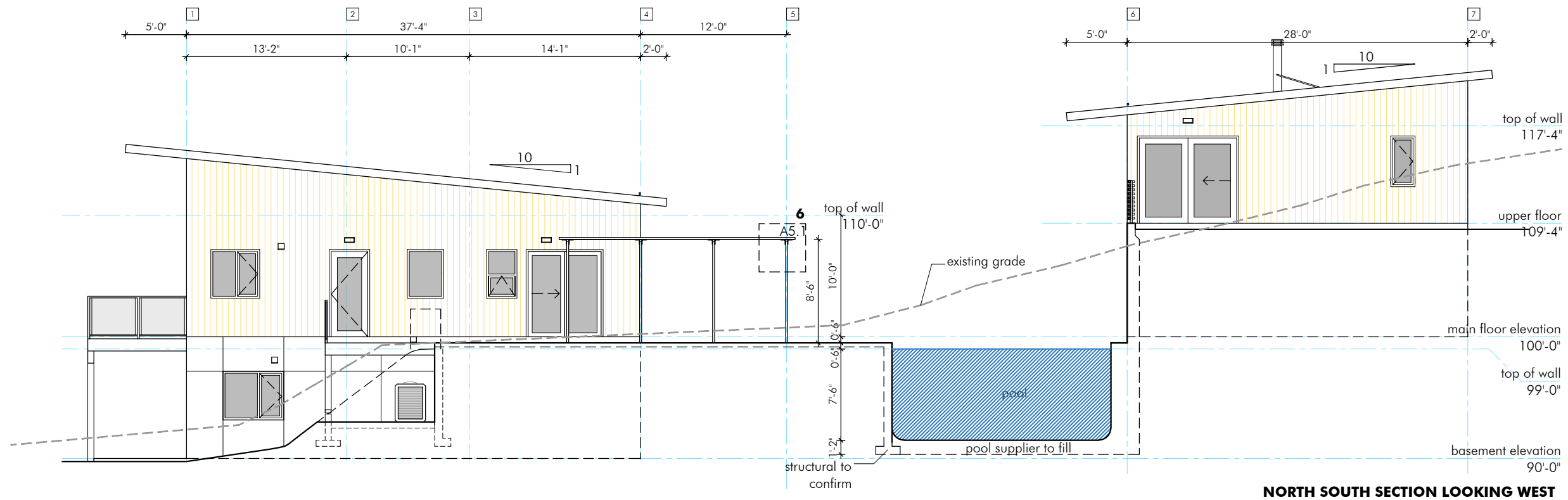
## Background

The retaining wall is the continuation of the exterior wall of the garage and pool room, and is integral to the foundation walls of the garage. It provides definition for the pool courtyard, and the height is determined by the existing slope. A lower wall would channel water into the courtyard.

A terraced solution, as described in the bylaw, would result in a "dead space" between the retaining walls that would need to be protected with guardrails on all sides. It would require more concrete, be more costly, and provide no benefit to the community.

The proposed retaining wall minimizes the amount of concrete required to retain the soil. Providing a single wall also results in greater control over water drainage from the site (orchard) above, as a drainage swale can be created to direct water to the east.

As can be seen in the site section, the wall is retaining the cut for the pool courtyard, and does not project above the existing slope of the orchard. Structural design has been completed, and was submitted with the building permit application.



## Wall Section and Elevations

1:120  
Nov. 10, 2021

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# 3. VIEW FROM WEST



**RENDER VIEW**  
Nov. 10, 2021

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