

# VASEUX LAKE

ZONING INFORMATION: RDOS		
LEGAL DESCRIPTION:	Lot B, Plan EPP108699, District Lot 158, Similkameen Div of Yale Land District	
CIVIC ADDRESS:	158 Sundial Road, Oliver, BC.	
	ALLOWED	PROPOSED
ZONING CATEGORY	RS2	RS2
MAX PARCEL COVERAGE	35 %	18 %
FRONT (south)	7.5 m	<b>6.0 m</b>
SIDE INTERIOR (EAST)	1.5 m	1.9 m
SIDE INTERIOR (WEST)	1.5 m	1.9 m
REAR (North)	7.5 m	29.0 m
MAXIMUM HEIGHT PRINCIPAL BUILDING	10.0 m	7.5 m

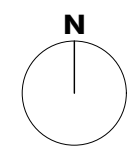
## Background

The project is for a new detached residence on a vacant lot, fronting Vaseux Lake. Therefore, it is subject to requirements for a Watercourse Development Permit.

When the design was commenced, the RS2 zoning on this property required a 6.0 m front yard setback. In 2022 the new Okanagan Valley Zoning Bylaw was adopted, and the front setback was increased to 7.5m. The house was located to conform to this standard, and submitted for riparian assessment.

The response from the province was that a variance needed to be pursued on the front yard setback, to increase the SPEA area. It would appear reasonable to vary this setback to 6.0 m, for several reasons:

- The riparian assessment has been in progress for 10 months now, and the province is insisting that a variance must be pursued
- The neighbouring homes were developed with a 6.0m front yard setback requirement, so the proposed variance would correspond to the existing form and character
- 6.0 m allows for cars to be parked fully on the property in front of the garage



## Context Plan

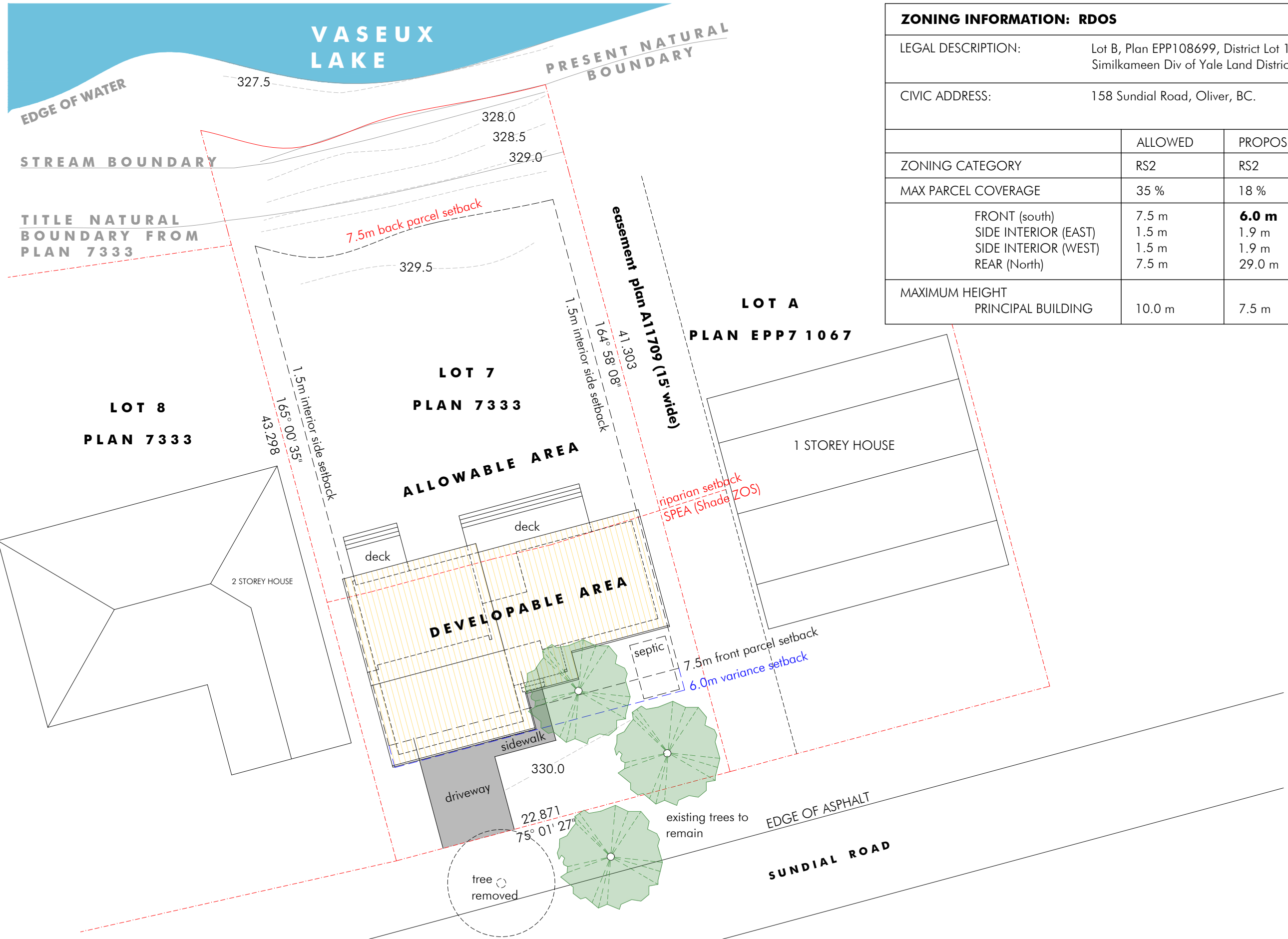
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March. 24 2023

## Sundial Residence

158 Sundial Road, Oliver. BC

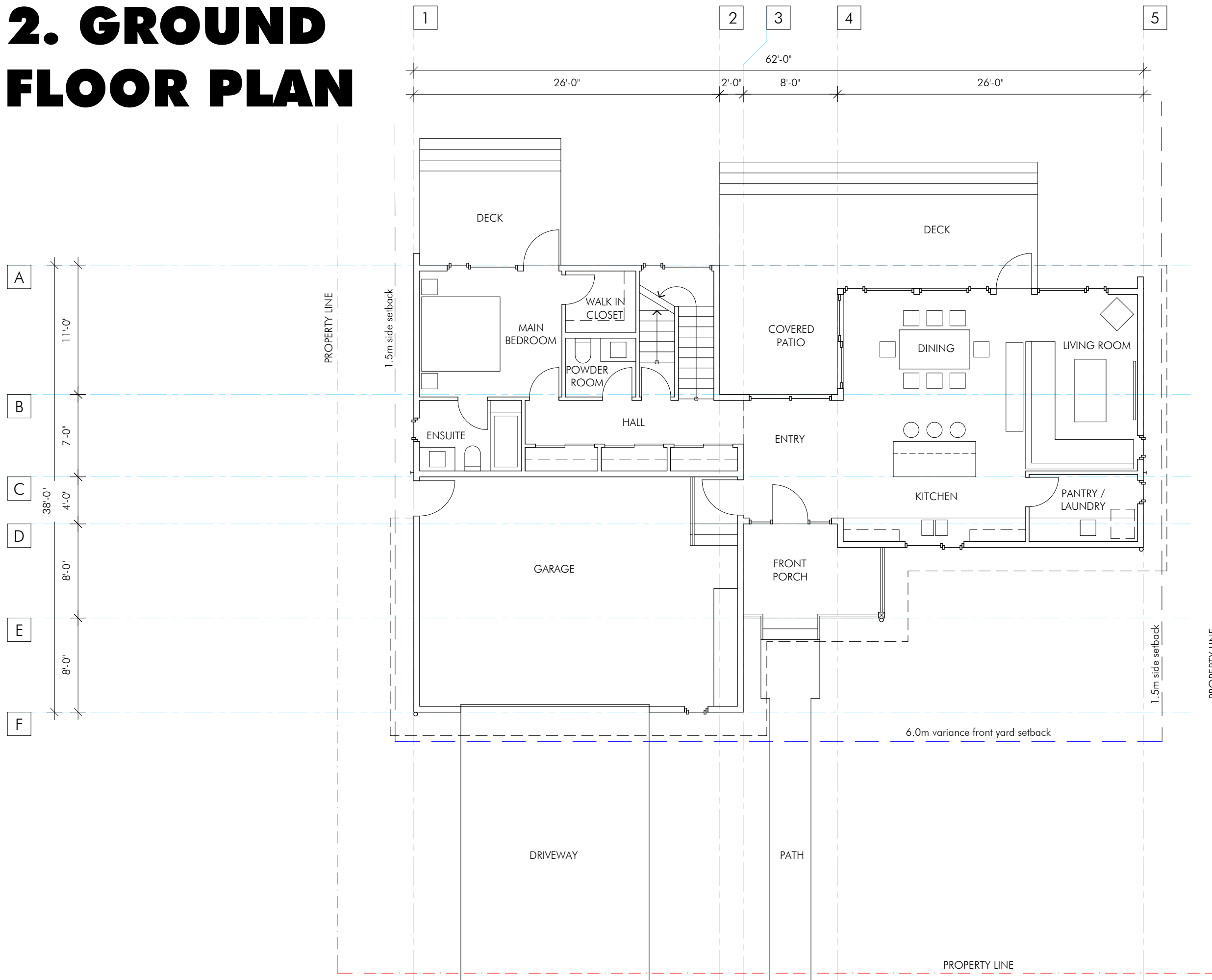
## Landform Architecture Ltd.

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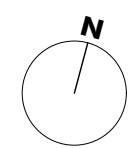


# SUNDIAL RESIDENCE | 158 Sundial Road, Vaseux Lake

# 2. GROUND FLOOR PLAN



**Area Summary**  
 Ground Floor: 1,700 sq.ft. [ 158 m<sup>2</sup> ]  
 Upper Floor: 468 sq.ft. [ 43 m<sup>2</sup> ]  
**Total Area: 2,168 sq.ft. [ 201 m<sup>2</sup> ]**

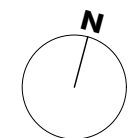
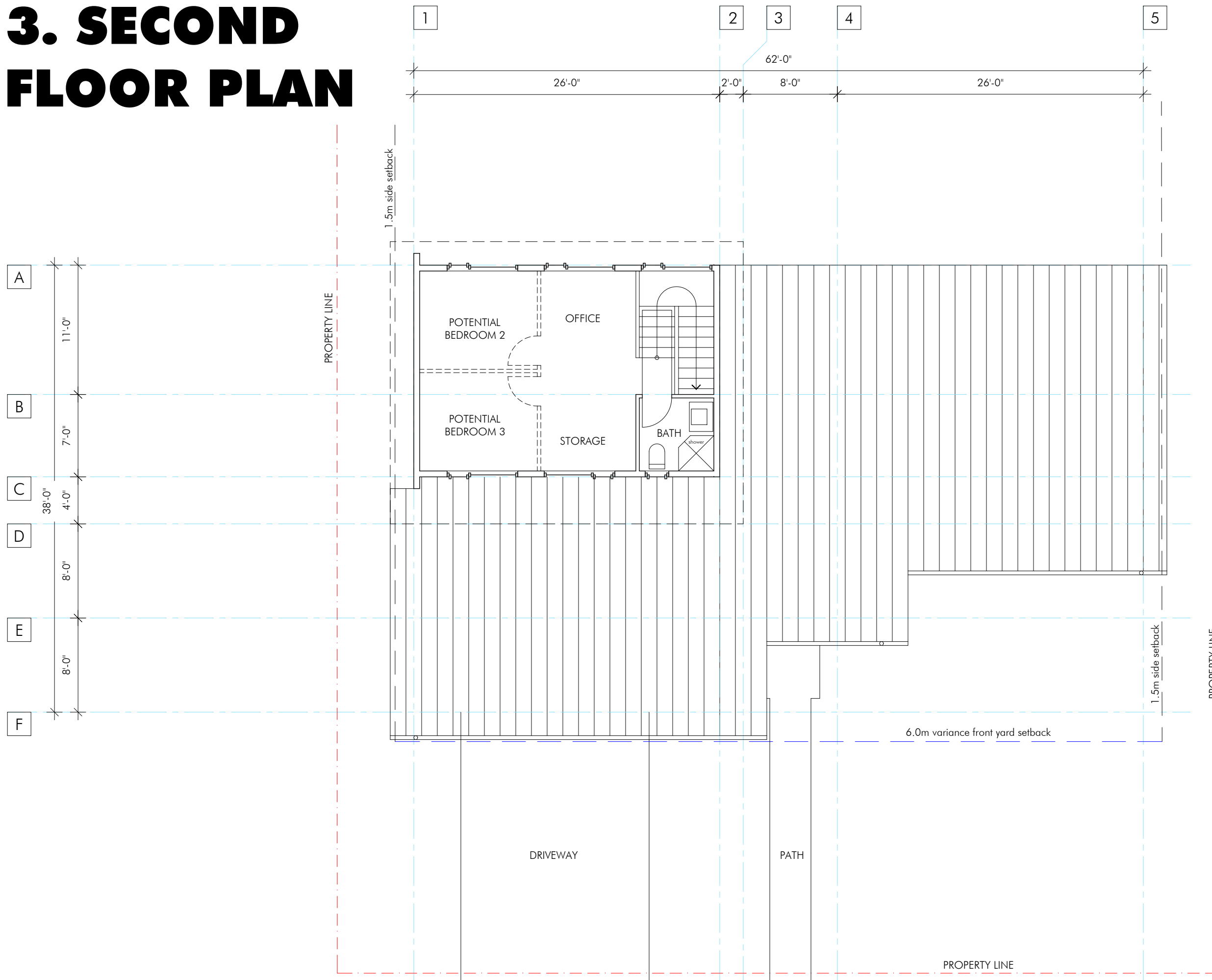


**Ground Floor Plan**  
 1:96  
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# 3. SECOND FLOOR PLAN



**Second Floor Plan**

1:96  
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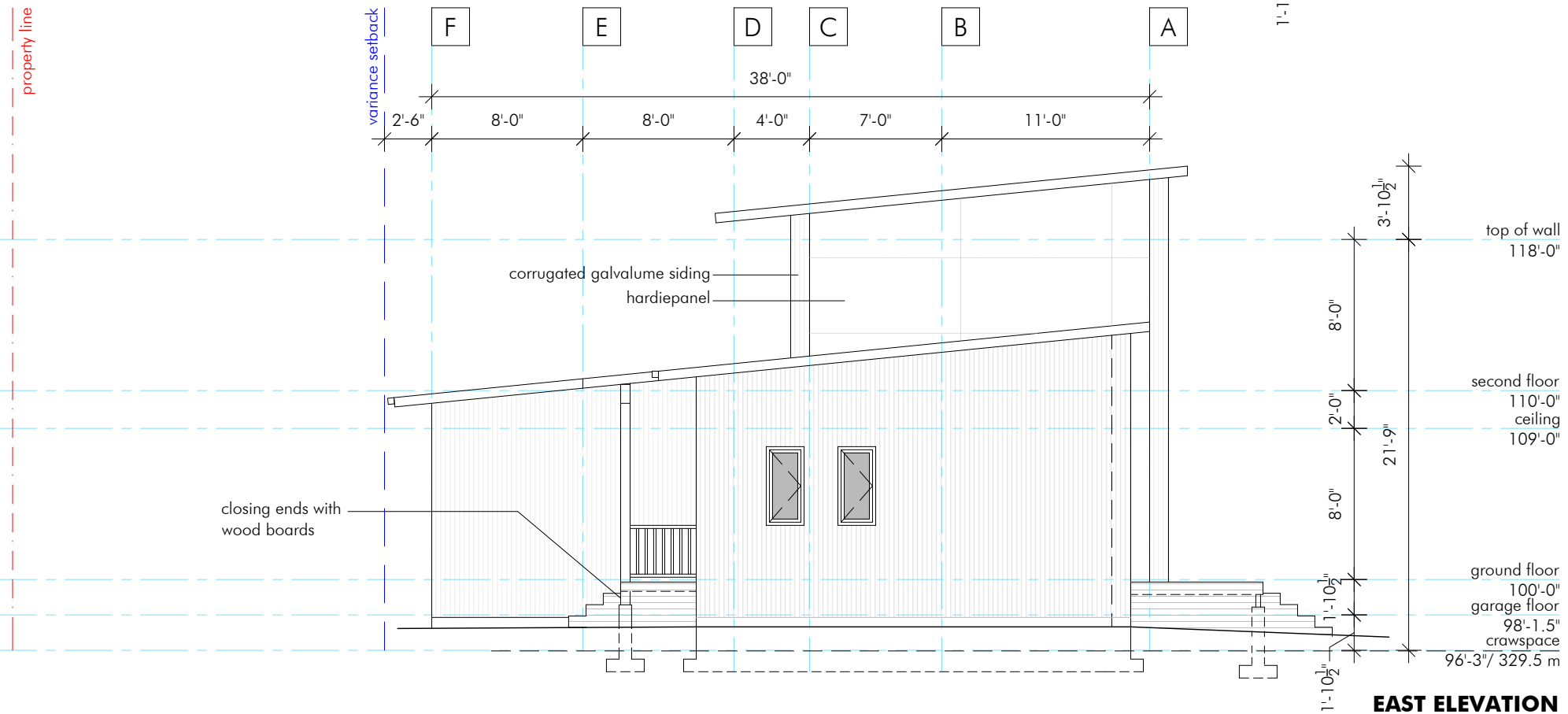
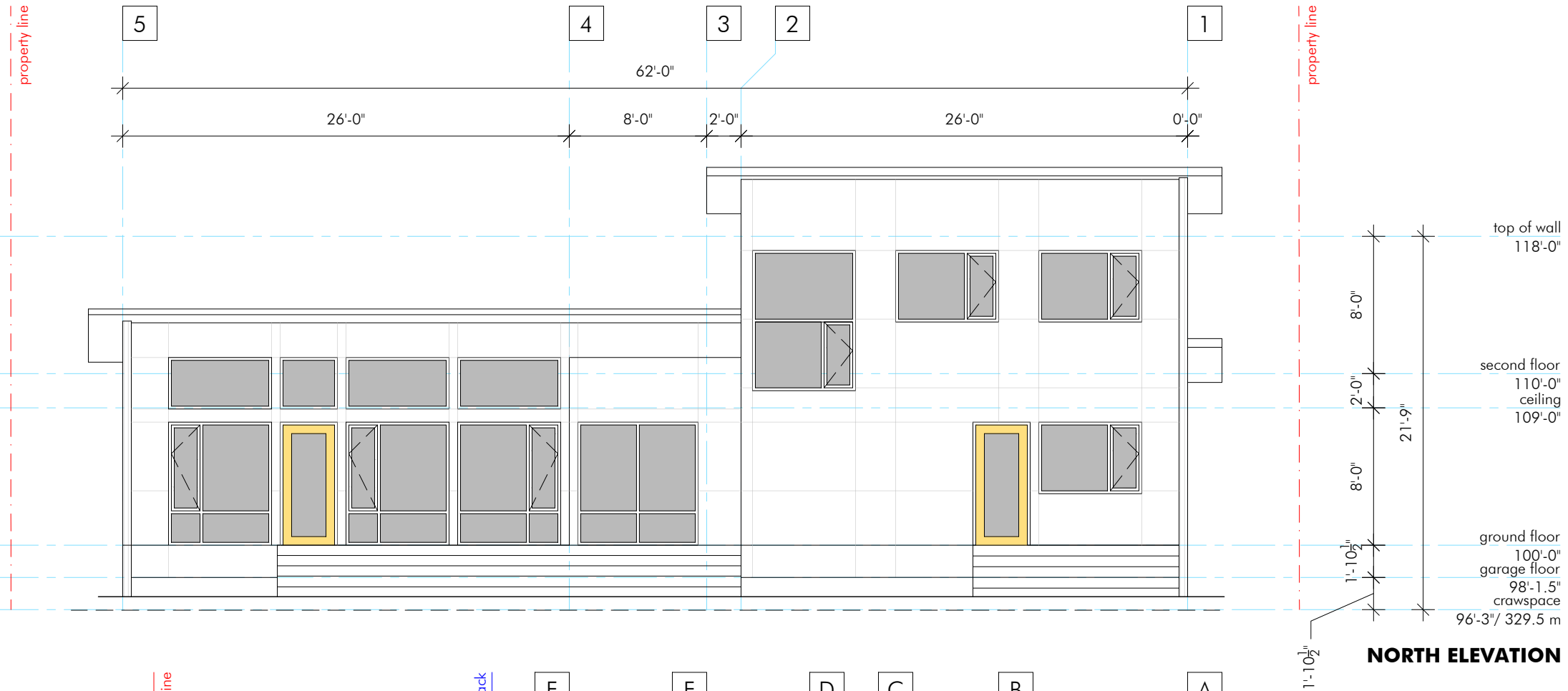
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# 4. NORTH / EAST ELEVATIONS



## North / East Elevations

1:96  
March, 24 2023

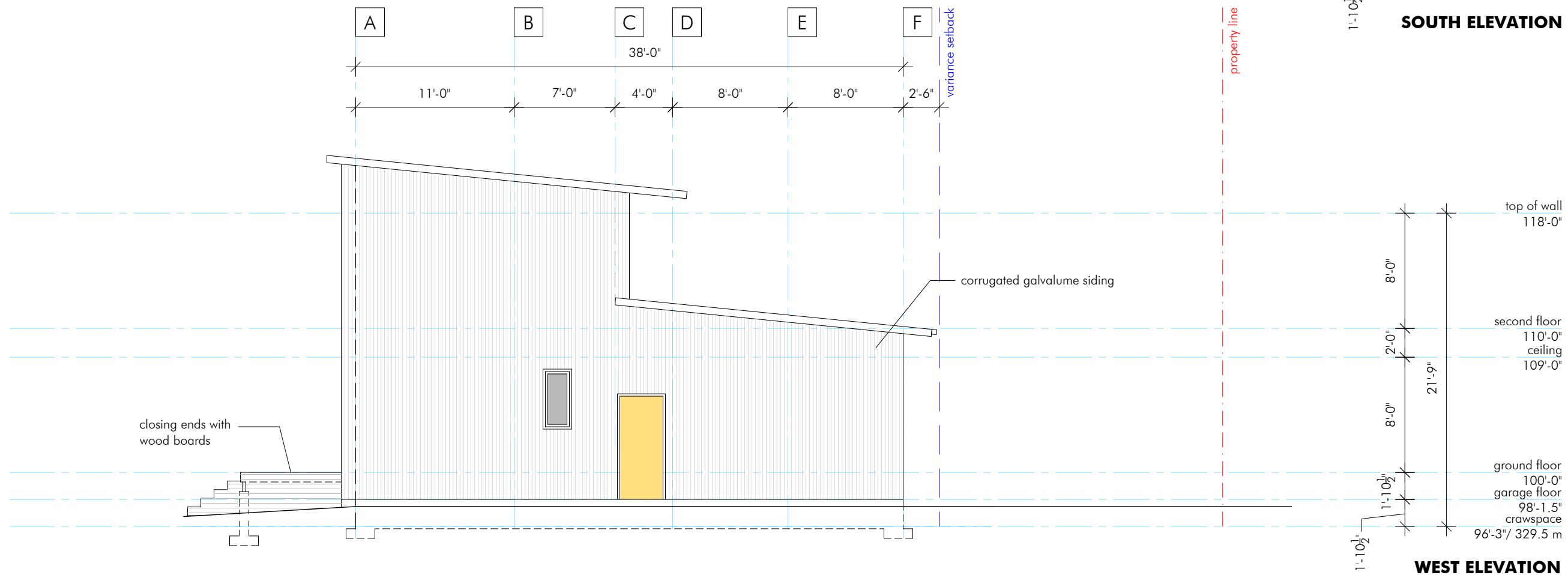
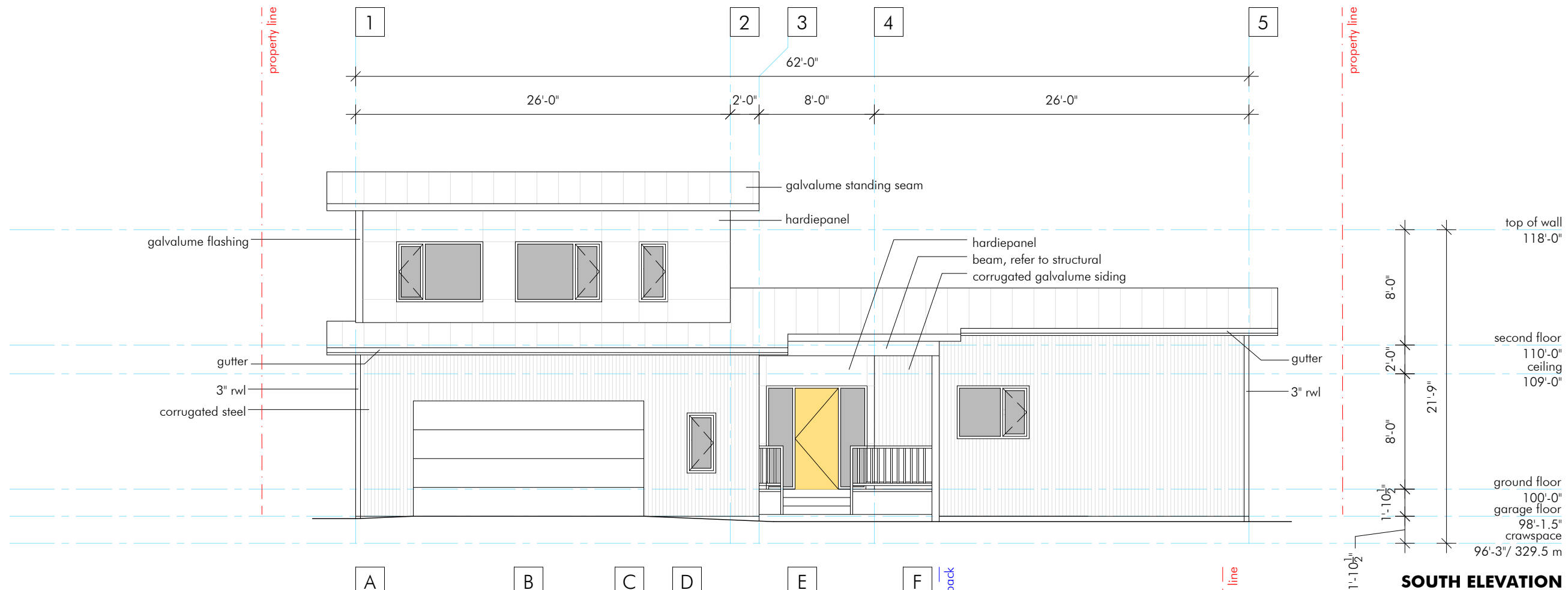
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# 5. SOUTH / WEST ELEVATIONS



## South / West Elevations

1:96  
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