



OKANAGAN DEVELOPMENT CONSULTANTS INC.

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Regional District Okanagan Similkameen (RDOS)
Development Services Department

Re: DEVELOPMENT VARIANCE APPLICATION FOR BUILDING
SETBACK RELAXATION AT 4545 MILL ROAD, NARAMATA BC.

This letter is to accompany our Development Variance application for the property located at 4545 Mill Road, Naramata, legally described as LOT 22, PLAN KAP3889, DISTRICT LOT 211, SDYD.

We are proposing to vary the building setback requirements as required in Zoning Bylaw 2800, 2022. Specifically we are requesting setback reduction to Section 16.1.5.a) Front setback from 6.0m to 1.19m. Rear (Lakeside) setback from 6.0m to 3.37m, & Side interior setback from 1.5m to 1.18m.

Also Attached to this application is approval from MOTI for the reduction for the Front setback as proposed.

The proposed setback relaxations will allow for a proposed single family dwelling. Due to the existing lot configuration, size and proximity to Okanagan lake the aforementioned Lot falls completely within the Riparian setback. Our QEP is requesting a Hardship with the Province. One of the Provincial hardship requirements mandates that the proposed structure be placed as far from the Lake as possible. In order to satisfy the requirement we situated the dwelling 5' (1.5m) from the Front property line, with the outermost projection of the roof overhang at 1.19m to property line.

The dwelling footprint is a modest 33' long and 28' wide, for a total of 838ft² of living area. This design allows for a functional two storey dwelling with three bedrooms and three and a half baths. We have proposed a clean, craftsman style building design that will be aesthetically pleasing and will compliment the form and character of the neighbourhood.

History of the lot shows a 3 bedroom dwelling dating back to 1948 with part of the existing foundation still intact and currently supporting a smaller structure.

Thank you for your consideration in this matter.

Signed: 

Per: Okanagan Development Consultants Inc.

Date August 16, 2023