

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : richard blackwell

Street Address : mill rd

City / Town : Naramata

Project Address : 4545 mill rd

Support the requested variances to the zoning ? : No

Additional comments : building is to high and shades road in winter creating ice. Reduce height to 16 feet and ok.use flat roof.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Gonda Angus

Street Address : Mill Rd

City / Town : Naramata B C

Project Address : 4545 Mill Rd. Naramata BC

Support the requested variances to the zoning ? : No

Additional comments : Why does everyone in the neighbourhood that have built have had to adhere proper setbacks and riparian rules?It s far too close to the road and lake to allow for those setbacks as well the structures are far too big for the property parcel and too high

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Evelyn McCarthy

Street Address : Mill Road

City / Town : Naramata

Project Address : 4545 Mill Road

Support the requested variances to the zoning ? : No

Additional comments : This property has flooded several times and is not large enough to support a residential structure. Set backs requested are not sufficient to protect the lake.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Danielle Audet

Street Address : Robinson Ave

City / Town : Naramata, BC

Project Address : 4545 and 4535 Mill Bay Rd

Support the requested variances to the zoning? : No

Additional comments :

Lauri Feindell

Subject: FW: Application comments/concerns for # E2023.032 & 033

From: Baker, Graeme

Sent: September 11, 2023 3:24 PM

To: Planning <planning@rdos.bc.ca>; Ben Kent <bkent@rdos.bc.ca>

Subject: Application comments/concerns for # E2023.032 & 033

Some people who received this message don't often get email from

[arn why this is important](#)

Hi there,

Writing today to share some thoughts/comments on these proposed applications along Mill Road in Naramata.

Without belaboring my thoughts, in summary I am opposed to these applications for several reasons:

- Prior to dividing the lot a couple summers' ago, that was one lot which was already very small and in a flood zone. I'm perplexed as to why the RDOS would have permitted it to be divided? Since that time there have been trailer homes parked on both lots for extended periods and used as dwellings which I'm not sure is to code?
- These lots are not large enough to support the size of homes proposed, they are very small and any buyer should have known that permanent structures likely wouldn't be allowed on such small lots. If pursued, subsequent designs should contemplate much smaller structures one story in height.
- I find the setbacks as proposed to be concerning, there will be a two story wall of house right adjacent to the road and there will be no view across the bay when walking or driving on the road.
- Given the size of houses proposed, where will the homeowners and visitors park? Will they park along the road and restrict traffic and access for other residents? Will they park along the road in the bay where currently you are not allowed to?
- I don't believe that either of these lots are far enough back, nor high enough from the lake to install a septic system. As a result, are there going to be above ground holding tanks for everyone's viewing pleasure?
- I'm also concerned about the riparian zone at the water's edge and what a newly built structure that close to the lake means for the ecological environment?
- As a precedent, a house was awarded a building permit in Mill Bay several years ago which has frustrated many in the neighborhood. That house in question is still under construction, 10 years on..., and has had scaffolding located at the front of the house since building started as it is a similar structure, three stories high right against the lake and road. The owners even built a small retaining wall which is into the road and impedes the flow of traffic. The house as approved and subsequently built is an atrocious scar on Mill Bay.

Appreciate you taking my concerns into consideration and encourage all stakeholders and decision makers involved to think constructively about these applications - they seem rather absurd given the size of the lots. Approving these applications will set yet another concerning precedent regarding lot size to buildable square footage, both of which should always be balanced, particularly on waterfront lots.

Thanks again,
GB

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Sue Gunning

Street Address : Wiseman Pl

City / Town : Naramata

Project Address : 4545 Mill Rd

Support the requested variances to the zoning ? : No

Additional comments : More info needed for environmental impact

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Sue Gunning

Street Address : Wiseman Place

City / Town : Naramata

Project Address : Mill Bay

Support the requested variances to the zoning ? : No

Additional comments : This bay needs to be protected and building closer to the water could have long term environmental effects. Look at the damage that has been done to the local ecosystem already. More info is needed on the impact of such a project.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Steven & Judy Jaeger

Street Address : Mill Road

City / Town : Naramata

Project Address : 4335 & 4545 Mill Road, Naramata

Support the requested variances to the zoning ? : No

Additional comments : First of all as close neighbours we did not get notified and did not see any public RDOS signage on the properties in question ! Secondly we fully concur with the following statement;

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Alan Nixon

Street Address : North Naramata Rd

City / Town : Natamata

Project Address : 4545 Mill Rd

Support the requested variances to the zoning ? : No

Additional comments : Just because RDOS made a gross error permitting that box house to intrude dangerously onto Mill Rd does not mean this should be repeated..

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Randy Brown

Street Address : Ritchie Ave

City / Town : Naramata

Project Address : 4535 &4545 Mill rd, Naramata

Support the requested variances to the zoning ? : No

Additional comments : Too close to the lake, and road

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Danny Cox

Street Address : Mill Rd

City / Town : Naramata

Project Address : 4545 Mill Rd

Support the requested variances to the zoning ? : No

Additional comments : Please see attached letter which lists our concerns

September 12, 2023

To: RDOS

Re: Variance Application E2023.032-DVP for 4545 Mill Rd.

We are strongly opposed to granting of this application for the following reasons:

- This lot is consistently under water during peak water years that exceed the “full pool” goal of 342.48 m. We have lived at 4347 Mill Rd since 1989 and paddle board by this lot almost daily during summers in the past 10 years. In 2017 when water was 343.25 m the entire lot was under 1-2 ft of water, including the dock shown in the photo (which has since been replaced) and the existing cabin. In ensuing years we exceeded “full pool” in 2018, 2020 and 2022. In 2020, the front half of the lot was flooded up to the foot of the existing cabin. (peak water mark was about 242.757 m).
- The entire lot is within the Riparian setback requirements. We note Mr. Cassidy says in the RAPR Assessment Report in Section 4.8 that “the rock wall is intact and the area above and behind the wall has not eroded indicating that flooding with wave action is not commonly above and beyond the rock wall. Therefore, the stream channel at this location would not be considered dynamic such that the area above the wall is typically flooded”. This is not true. A south wind during high water above “full pool” will provide wave action over the wall and this area does flood. In fact, the dock which sits above grade level was destroyed in 2017 by wave action. ~~Mr.~~ Cassidy did not see any evidence of erosion as the lot was levelled and terrain modified about a year ago (after high water). The photos in the report show the modified terrain in August 2022. Thankfully we did not reach full pool in 2023.
- There is very limited parking available on the lot. Even now, we have witnessed vehicles parking on the road for this lot (only one vehicle will fit on the driveway, which will also be the septic tank location.)
- With four bathrooms, it will heavily tax any septic tank system. We assume the plan is to pump out holding tanks but this does not seem feasible based upon the proposed construction. It seems sewage handling will be a problem one way or another.
- The two storey house is essentially on stilts which means ~~main~~the main floor level is well above the road making this an imposing structure even from the road. Looking across the water (as we do), the house will be much higher than the allowed height for a 2-storey structure. This just does not fit in with the vast majority of buildings along Mill Rd.
- We do not believe this lot is a hardship for the current owner. When the lot was purchased, they knew that the ~~lot was~~lot was unbuildable under any interpretation of the existing rules. They therefore must have known and should have expected he would not be able to build. We do recognize that there have been compromises along Mill Rd but not nearly to this extent.

Thank you for considering our concerns.

Sincerely,

Danny Cox & Lauren Shaw

dannycox@shaw.ca & lauren.shaw@shaw.ca

kl

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Shay Dancey

Street Address : Robinson Ave

City / Town : Naramata

Project Address : Mill Bay road Naramata

Support the requested variances to the zoning ? : No

Additional comments : It is a geographically inappropriate area to build on. A build of this nature will be in violation of the area protection of the waterf and there is a cliff behind the area as well that will likely come down at some point as well.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Ross

City / Town : Naramata, bc

Project Address : 4545 mill bay rd naramata

Support the requested variances to the zoning ? : No

Additional comments : Same response as 4535 mill bay rd

Lauri Feindell

Subject: FW: DVP Feedback

From: Steven Jaeger
Sent: September 12, 2023 10:22 AM
To: Ben Kent <bkent@rdos.bc.ca>
Subject: Re: DVP Feedback

Dear Ben

Looking below where I had submitted "the following statement". I do not see it! Did it get recorded?

Spacing, privacy, density, light and air and gives our neighbourhood its form and character.

While there is no legal right to a view over the property of others, protecting the views and visual enjoyment of open areas shared by the community is important.

The negative impact of insensitive and obstructive overbuilding on greenery/riparian like Mill Rd. lakeshore will destroy this beautiful well used recreation walking, running, biking area. That bay is a beautiful area that is enjoyed by the community please don't ruin it. Whether from the roadside or paddling into the bay from the water, this shoreline is such a gem.

This variance will only set a precedent for future development along our lakeshore. Pretty soon we won't be able to see the lake at all.

The proposed variances would unduly impact the character of the lakeshore, streetscape, or surrounding neighbourhood.

Regards

Steven Jaeger

On Sep 12, 2023, at 10:15 AM, Ben Kent <bkent@rdos.bc.ca> wrote:

Hi Steven and Judy,

Thank you for providing feedback on RDOS files E2023.032-DVP and E2023.033-DVP at 4535 and 4545 Mill Road. Please refer to the Current Applications & Decisions section of our website for the proposal details and any updates to this application: <https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-e/>

All representations received will be made publicly available on the Board Agenda prior to the Board Meeting. Please refer to the Board Meetings section of our website for information about upcoming Board Meetings: <https://www.rdos.bc.ca/regional-government/board-meetings/>

For your own information, RDOS notifies variance applications online on our “Current Applications and Decisions” webpage and by mailing letters to all properties within 60 metres. A notice of development sign is not required for this type of application.

Regards,

<image002.png> **Ben Kent**, MPL • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4109 • tf. 1-877-610-3737
www.rdos.bc.ca • bkent@rdos.bc.ca

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The following DVP Feedback has been submitted :

Contact Name : Steven & Judy Jaeger

Street Address : Mill Road

City / Town : Naramata

Project Address : 4335 & 4545 Mill Road, Naramata

Support the requested variances to the zoning ? : No

Additional comments : First of all as close neighbours we did not get notified and did not see any public RDOS signage on the properties in question ! Secondly we fully concur with the following statement;

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Sue Kirschmann

Street Address : Smethurst Rd

City / Town : Naramata

Project Address : 4545 Mill Road

Support the requested variances to the zoning ? : No

Additional comments : Please see attached document

RE: Development Variance Permit application for 4545 Mill Road, Naramata

I do not support the requested variances to the zoning for this property.

It does not seem appropriate to build a 2 story house on this small lot, especially with another 2 story house being proposed on the adjacent small lot. So close together, and directly abutting Mill Bay Road, these houses would create a high density pocket not in keeping with the rest of the lakeshore. Not only would this detract from the beauty of Naramata's lakefront, it could also set a precedent for other higher density housing which would further detract from Naramata's rural character.

I have two other concerns:

1. This essentially flat lot is very close to lake level and was flooded when Okanagan Lake rose to unprecedented levels in 2017. My concern is that the highwater mark shown on the plans doesn't take into account climate change. Flooding events are more likely in the future as the weather becomes more unpredictable. Knowing this, it does not seem prudent to build on this lot.
2. The development plans show that septic waste will be piped to 2 holding tanks located under the driveway. I am concerned that these tanks and associated pipes, being at or close to lake level, could leak effluent into the lake. Having the infrastructure located under the driveway raises the risk of freezing (frost is pushed deeper by traffic) hence cracking and potentially leakage. I am also concerned about odors coming from the holding tanks, especially during the hot summer months.

Thank you for considering my comments.

Sincerely,

Sue Kirschmann

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Kristi LInd

Street Address : Salting Road

City / Town : Naramata

Project Address : Mill Road properties

Support the requested variances to the zoning ? : No

Additional comments : Entirely too small and inappropriate for the site.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Alex Skilton-Douglas

Street Address : Robinson Ave

City / Town : Naramata

Project Address : 4545 mill road

Support the requested variances to the zoning ? : No

Additional comments : More densification along this road will mean more traffic and foot print causing the areas nature and quietness to be disturbed. Also it will increase blind spots as building go higher and block views.

Lauri Feindell

Subject: FW: DVP Feedback

Importance: Low

The following DVP Feedback has been submitted :

Contact Name : Katrina Somers

Street Address : Noyes Road

City / Town : Naramata

Project Address : 4545 Mill Bay Rd

Support the requested variances to the zoning ? : No

Additional comments : .