



OKANAGAN DEVELOPMENT CONSULTANTS
 MIKE NIELD & JEFF GAGNON
 LAND & BUILDING DEVELOPMENT CONSULTANTS
 19222 KELLY AVE, SUMMERLAND, B.C.
 PO BOX 774, V0H 1Z0
 OFFICE PH: (250) 494-0747
 OFFICE EMAIL: odcinc@telus.net
 WEBSITE: www.odcinc.ca

PROJECT:
 PROPOSED SINGLE FAMILY DWELLING FOR RENE DOUCETTE

PROJECT ADDRESS:
 4535 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:
 LOT 21, PLAN KAP3889, DISTRICT LOT 211, SDYLD

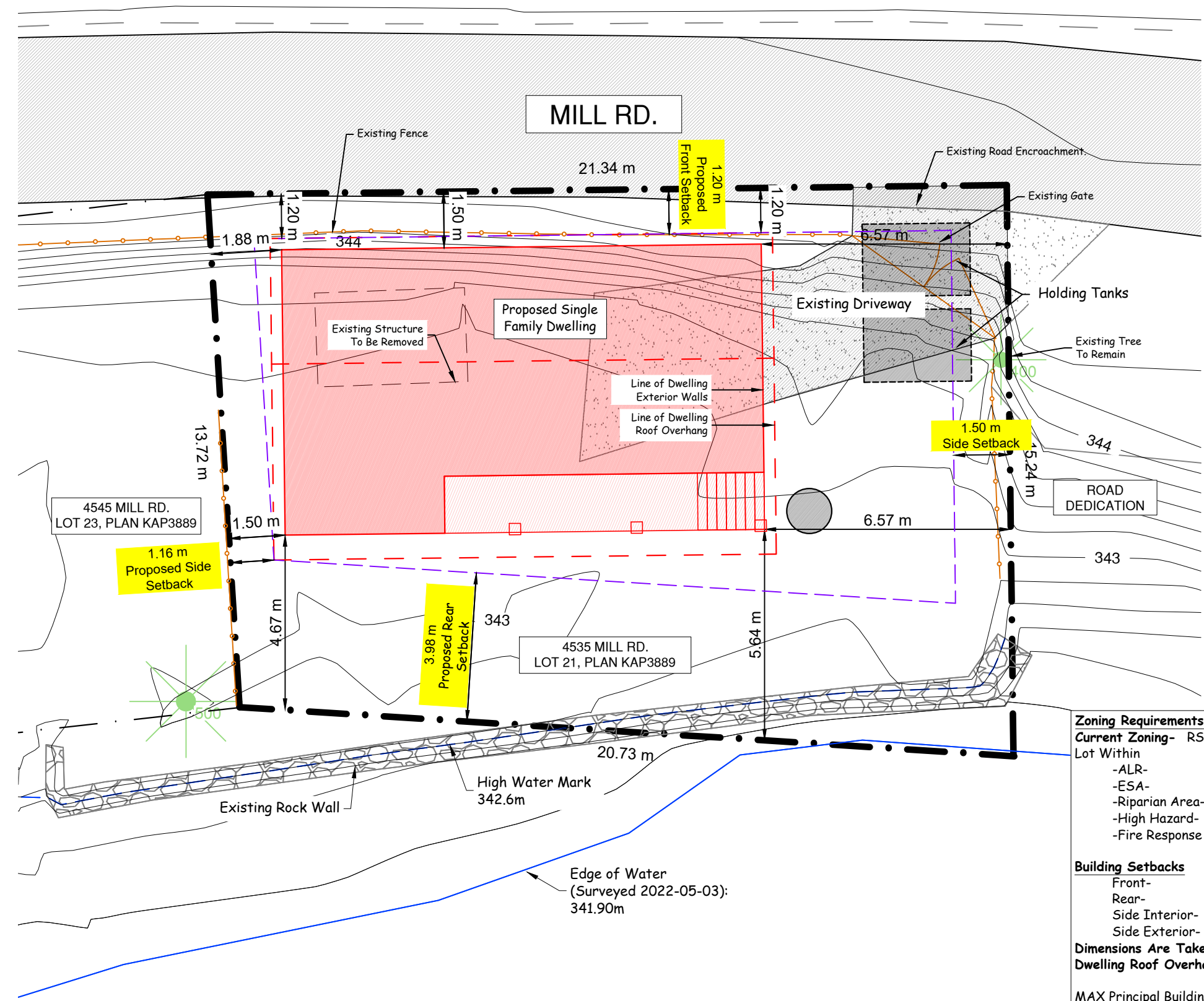
CURRENT ZONING:
 RS1 - LOW DENSITY RESIDENTIAL

START DATE	01 / - / 25
ISSUED FOR RDOS REVIEW	04 / 05 / 25
ISSUED FOR CLIENT REVIEW	05 / 01 / 25
ISSUED FOR DVP	08 / 08 / 25
ISSUED FOR PERMIT	- / - / 25

DESIGNED BY:
 MIKE & JEFF
 DRAWN BY:
 JEFF GAGNON
 JUSTIN HILDITCH

SHEET:
 A - 1.0

PLOT DATE:
 August 8, 2025



PRELIMINARY:
 NOT FOR CONSTRUCTION

Zoning Requirements
 Current Zoning- RS1- Low Density Residential One Lot Within

-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minuets-	No

Building Setbacks

		-PROPOSED-
Front-	-6.0m	-1.19m
Rear-	-6.0m	-3.98m
Side Interior-	-1.5m	-1.16m
Side Exterior-	-4.5m	

Dimensions Are Taken From Property Line To Dwelling Roof Overhang, Typical

MAX Principal Building Height-	10.0m
Proposed Principal Building Height-	8.88m

Lot Coverage Calculations

Existing Lot Area-	303.63m ²
MAX Lot Coverage 50%-	303.63 x 50% = 151.82m ²
Proposed Dwelling Footprint-	96.2m ²
Proposed Lot Coverage-	31.68%



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CURRENT ZONING:
RS1 - LOW DENSITY RESIDENTIAL

START DATE	01 / - / 25
ISSUED FOR CLIENT REVIEW	01 / 27 / 25
ISSUED FOR CLIENT REVIEW	03 / 01 / 25
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DESIGNED BY:
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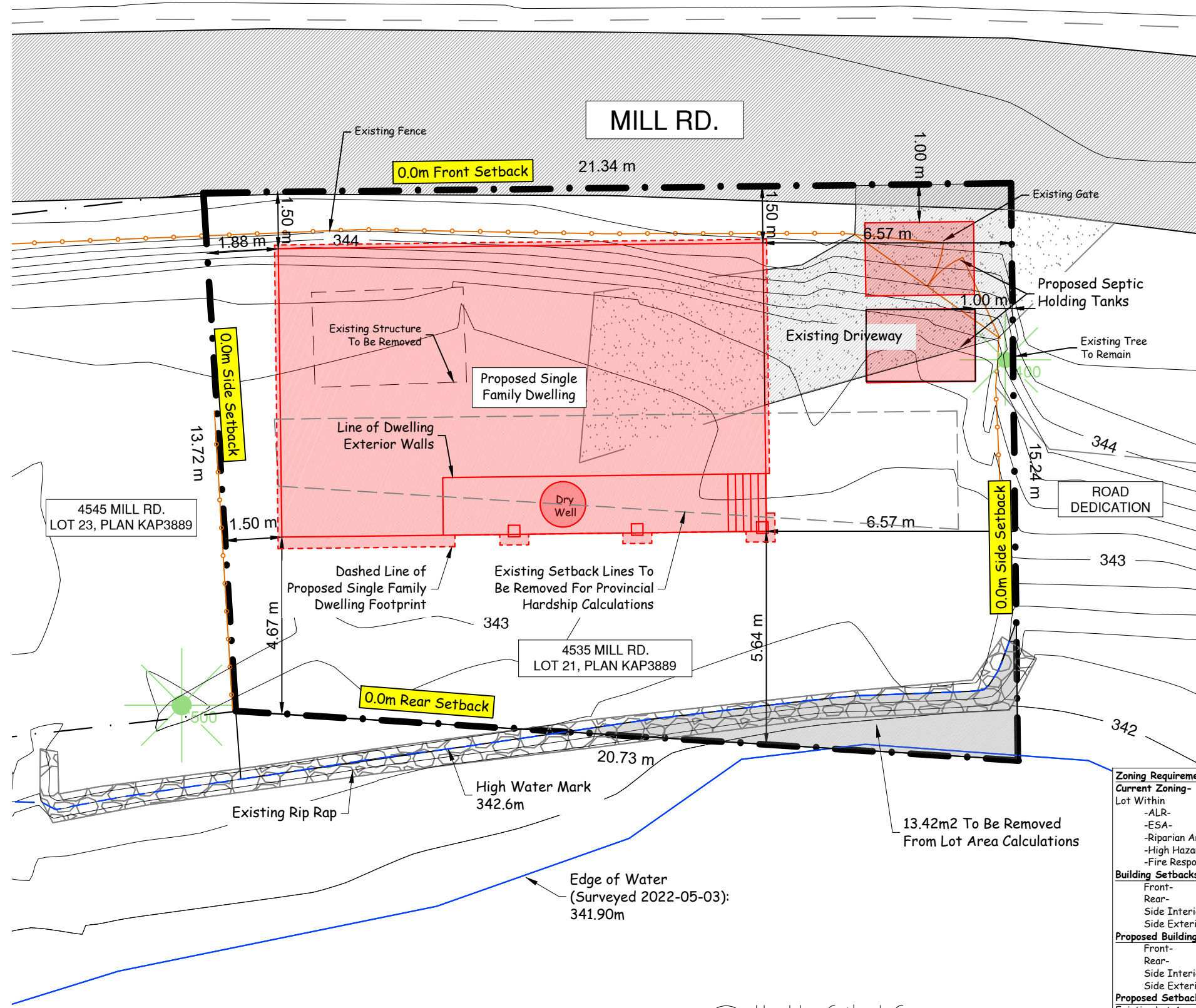
DRAWN BY:
JEFF GAGNON
JUSTIN HILDITCH

SHEET:

A - 1.1

PLOT DATE:

August 8, 2025



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

Zoning Requirements	
Current Zoning-	RS1- Low Density Residential One Zone
Lot Within	
-ALR-	No
-ESA-	Yes
-Riparian Area-	Yes
-High Hazard-	Yes
-Fire Response Within 10 Minutes-	No
Building Setbacks	
Front-	-6.0m
Rear-	-6.0m
Side Interior-	-1.5m
Side Exterior-	-4.5m
Proposed Building Setbacks For Provincial Hardship	
Front-	-0.0m
Rear-	-0.0m
Side Interior-	-0.0m
Side Exterior-	-0.0m
Proposed Setback Area Coverage Calculation	
Existing Lot Area-	303.63m ²
Existing Setback Area-	44.03m ²
Buildable Lot Area-	290.21m ²
Proposed Setback Area-	290.21m ²
Proposed Dwelling Footprint-	102.39m ²
Proposed Septic Tanks-	11.06m ²
Proposed Dry Well-	0.0m ²
TOTAL Proposed Setback Coverage-	113.45m² - 39.09%
40% MAX Setback Area Coverage	
For Provincial Hardship-	290.21x40%=116.08m ² Max

(A) Hardship Setback Coverage
1:125

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.

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ROAD
NARAMATA BC

START DATE: 01-/23

ISSUED FOR CLIENT
REVIEW: 02/23/23

02/02/23

01/20/23

Issued For DVP 08/08/23

ISSUED FOR PERMIT: -1/23

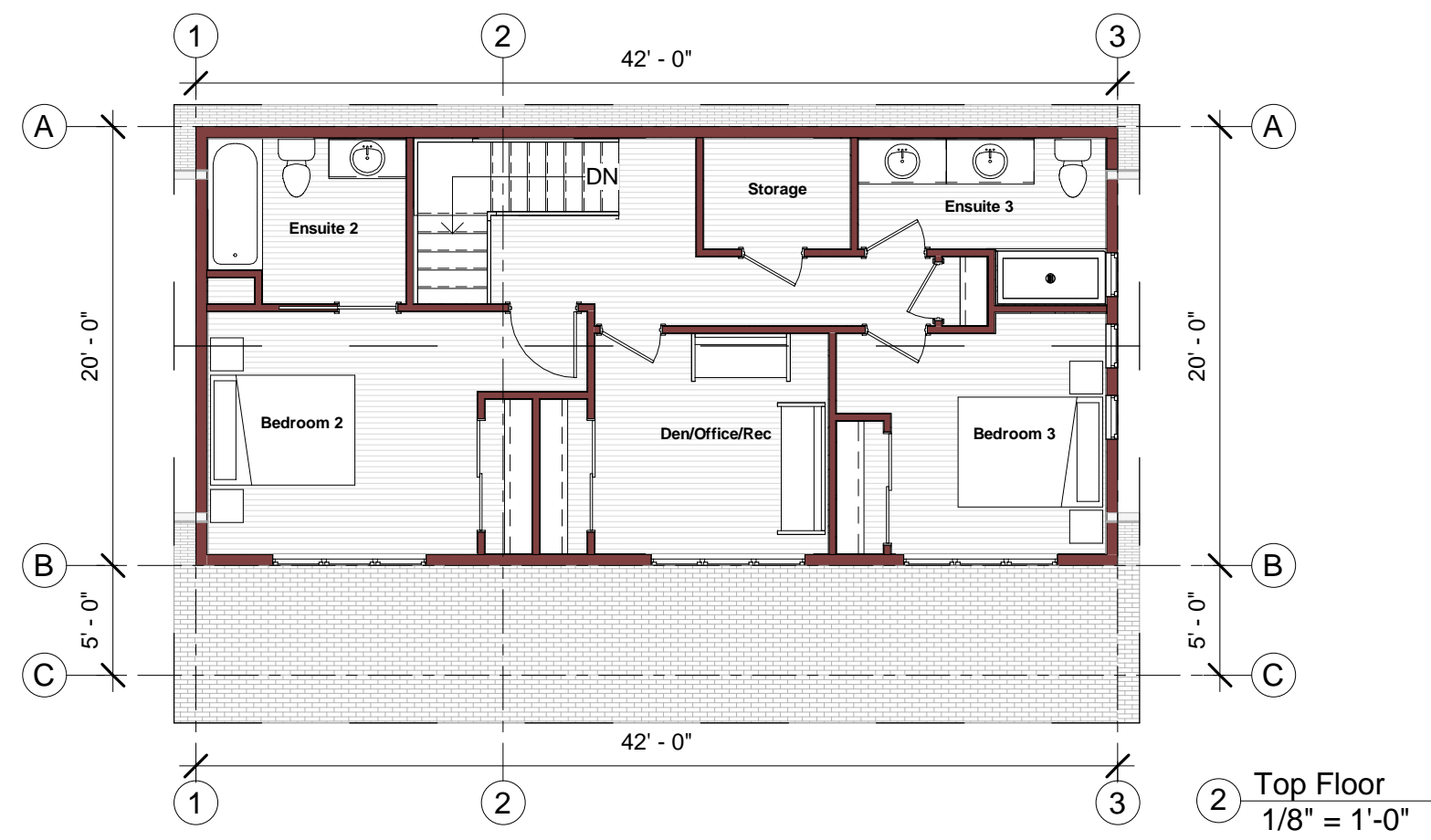
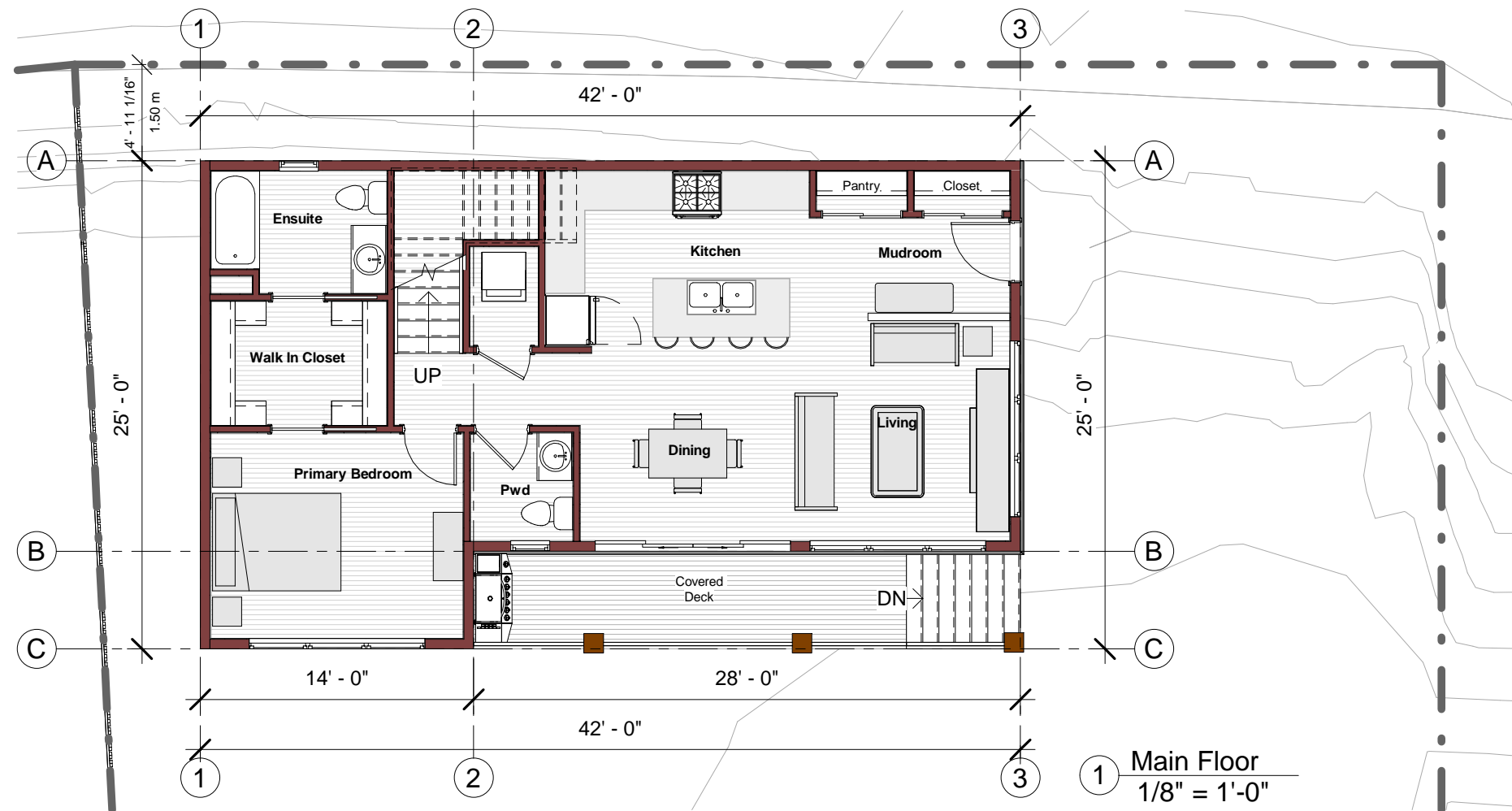
DESIGNED BY:
MIKE NIELD & JEFF GAGNON

DRAWN BY:
JEFF GAGNON
JUSTIN HILDITCH

SHEET:

A2.0

PLOT
DATE: AUGUST 08, 2023



**PRELIMINARY
ISSUED FOR DVP NOT
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Floor Area Calculations	
Main Floor-	910sq.ft
Top Floor-	797sq.ft
Total-	1707sq.ft
Patio/deck-	120sq.ft

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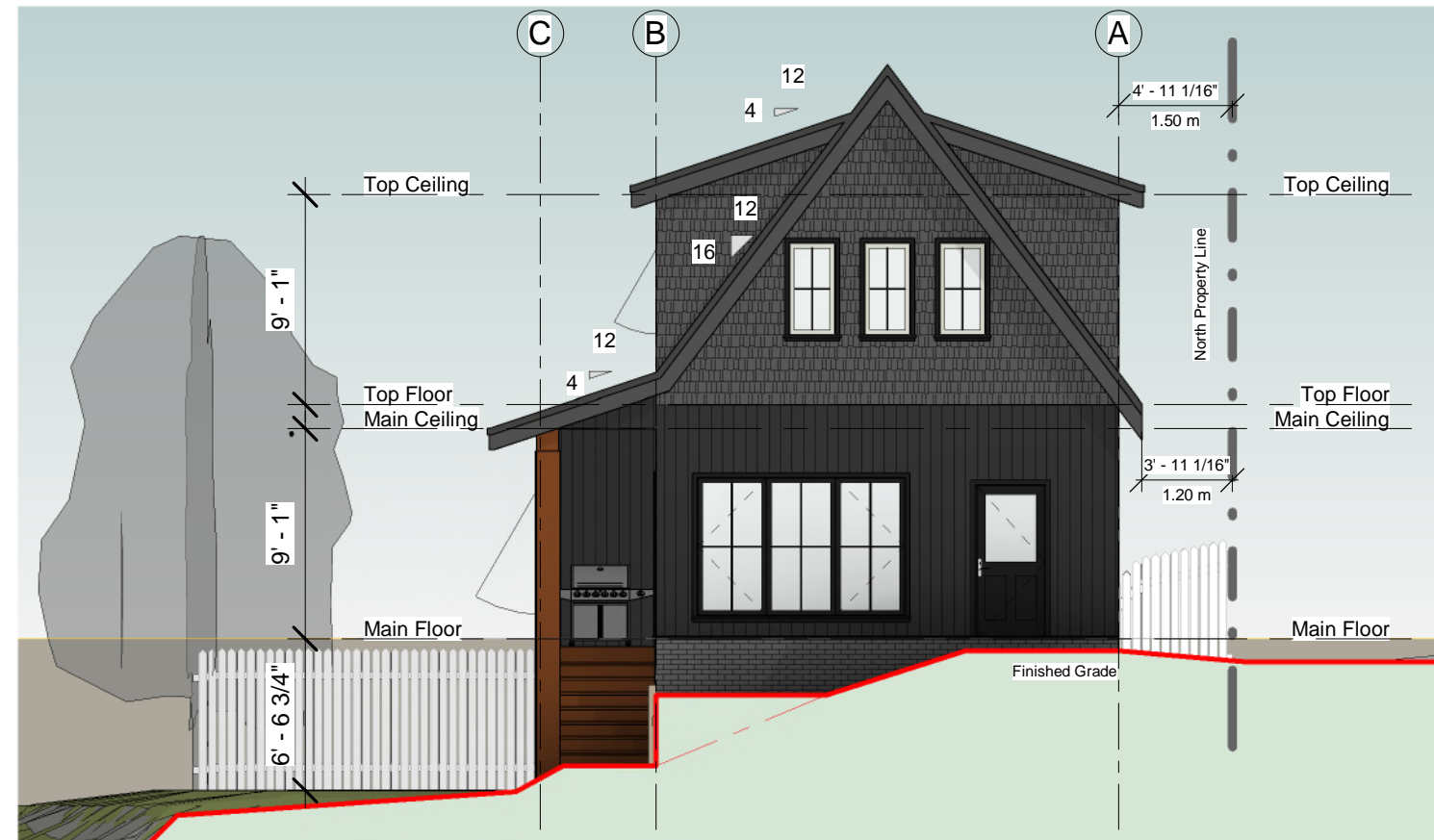
DESIGNED BY:
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SHEET:

A3.0

PLOT DATE: AUGUST 08, 2023



② East
1/8" = 1'-0"



① South
1/8" = 1'-0"

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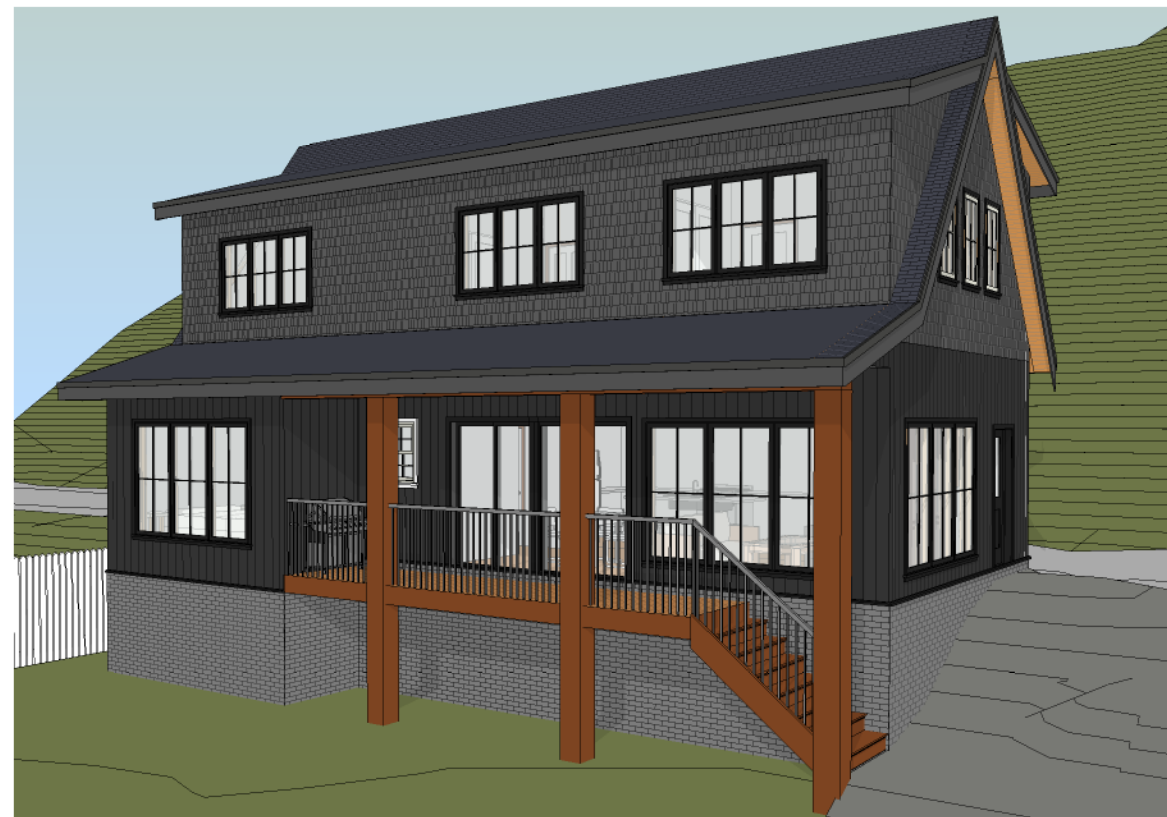
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① South 3D View



② East 3D View

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