Lauri Feindell

Subject: FW: Development Variance Permit (DVP) Application No. E2024.010-DVP

From: Gail Cossentine
Sent: March 19, 2024 10:27 PM
To: Planning <planning@rdos.bc.ca>
Subject: Development Variance Permit (DVP) Application No. E2024.010-DVP

To: Planning at RDOS:

Re: DVP Application No. E2024.010-DVP

I am the owner of the immediately adjacent property to the west of the property at 4545 Mill Road, Naramata. I have looked at the details of the proposal for building a house at 4545 Mill Road and I support the DVP to vary the front and rear parcel line setback.

The proposed front (Mill Road) setback of 6 feet 6 inches (1.98 metres) and rear (lakeside) setback of 10 feet 11 3/4 inches (3.35 metres) allow for a building with a footprint of 33 by 28 feet. The development plan sets the building as far from the lake as possible to still allow for the building. I support these setbacks. The front of the property on Mill Road has a high clay cliff on the opposite side therefore no neighbour faces the front setback. There is already a privacy fence along the property line facing the road so no view through the lot is affected. The rear (lakeside) setback is reduced as little as possible to still allow a dwelling to be built on the property. A two-storey design allows for maintaining a relatively modest building footprint.

The property owner has amended earlier house plans to reduce the overall height and to lessen its visual impact from Mill Road.

The plan for septic holding tanks specifically designed for use under the driveway will protect the lake from any effluent, which is critical. Plans for native plantings will help to naturalize the lot and the shoreline.

Gail Cossentine

Name : Robert Hirtz

Street Address :

City/Town : Naramata

Email :

Project Address : 4535 Mill Rd Naramata

Support the requested variances to the zoning ? : Yes

Additional comments :

We are the neighbour next-door to the proposed home. We fully support the new design and setback proposed. We appreciate them listening to the naramata APCs wishes and adjusting. The design and size now fits in well with the neighbourhood.

Files uploaded : No

E2024.010-DVP and **E2024.011-DVP** refer.

RAPR Report Section 4 Item 8 "Floodplain Concerns" refers to **Okanagan Valley Zoning Bylaw 2800**:

- Section 10.1.2(d) which designates **flood construction level Okanagan Lake : 343.66 m.**
- Schedule 3 – Provincial Floodplain Maps defines **Okanagan Lake Flood Level 343.7 m.**
  - Note#5: The floodplain limits and floodplain levels include an allowance for freeboard.

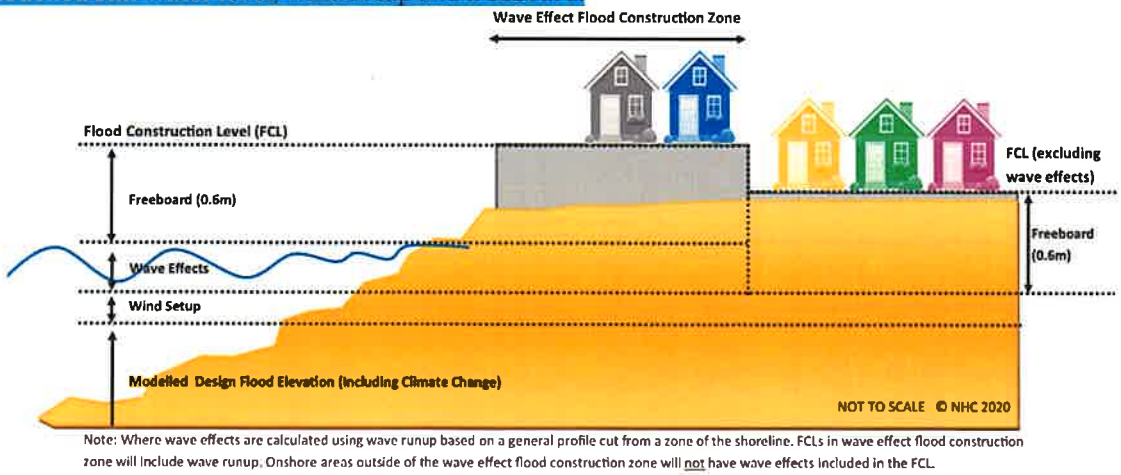
"VE has determined that the location of the active floodplain/stream boundary is located in the area noted in the site plan and ensures that the SPEA starts at the edge of this feature. VE determined that the active floodplain/stream boundary is located along the edge of the rock wall/ edge of manicured grass area. 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. As such VE feels that the location of the stream boundary / active floodplain is sufficient in protecting the SPEA as well as the development."

Dwg A-1.0 shows contour **343** along centreline of dwelling.

Full Pool (upper end of lake's "normal" operating range) = **342.48**
1948 Flood = **343.28**
2017 Flood = **343.48**

Okanagan Basin Water Board final report "Okanagan Mainstem Floodplain Mapping" released 2020:

- "The maps delineate FCL extents under the design flood event. ... Mapping of Okanagan Lake and Wood / Kalamalka lakes is based on the flood of record (2017) adjusted to mid-century for climate change."
- "The mapped FCL includes a freeboard allowance of 0.6 metres, which has been added to the calculated flood water level to account for local variations in water level and uncertainty in the design event estimates."
- "The FCLs shown on all lake maps include an allowance for wind setup (except Ellison) and wave runup based on co-occurrence of the seasonal 200-year wind event."
- "Flooding from the lakes is identified in the mapping through characterization of two hazards – lake inundation and wave effects. Lake inundation is developed through modelling of the flood elevation for each lake, called the 'still-water' level. On top of this still-water level, wind-setup (increase in water level due to the effect of the wind displacing the water in a direction due to shear), and freeboard were added. This elevation (determined for each lake) was projected on the DEM surface to identify the flood extents. The FCLs for the lake inundation zones are comprised of the modelled still-water level, wind setup and freeboard."



Note: Where wave effects are calculated using wave runup based on a general profile cut from a zone of the shoreline. FCLs in wave effect flood construction zone will include wave runup. Onshore areas outside of the wave effect flood construction zone will not have wave effects included in the FCL.

Figure 6-4 Flood construction level schematic for lakes.

Okanagan Mainstem Flood Mapping – Floodplain Maps – Sheet 70 of 116 (2021):
Flood Construction Level (FCL) Shoreline Zone 347.3

Lauri Feindell

Subject: FW: E2024.011-DVP
Attachments: E2024.011_FCL.docx

From: Clean Face Vineyards
Sent: March 8, 2024 11:05 AM
To: Ben Kent <bkent@rdos.bc.ca>
Cc: Adrienne Fedrigo <afedrigo@rdos.bc.ca>
Subject: E2024.011-DVP

Ben

I tried to use the RDOS feedback form, just in case some of the kinks have been ironed out. When trying to upload a document, it opens a new window to drag-and-drop. It seems to accept and upload, but no confirmation thereof on the feedback page when one closes the second window. There might be two identical or no documents attached to the Feedback Form now. Just in case, I attach the uploaded document herewith.

Also, still no character count or any warning when input exceeds the 255 character limitation. So below is what I tried to input.

Schalk van Heerden

Okanagan Valley Zoning Bylaw 2800 Section 10.1.2(d) relies on Schedule 3 – Provincial Floodplain Maps. The data for these maps seems to date back from mid-70s to late 80s, and appear to be archaic and unrealistic.

According to OBWB's recent reports, "*Following the development of a sophisticated understanding of the flood hazard in the Okanagan region gained through this project, First Nations, governments, and residents have an opportunity to further develop their comprehensive flood mitigation strategies.*"
See relevant part of report at:
https://www.obwb.ca/docs/2020-okanagan-floodplain-mapping-nhc-finalreport-highres-chapter6.pdf

Is there perhaps a **risk to RDOS for liability in negligence** when citizens and professionals continue to rely on out-dated floodplain construction levels (FCL)?

(See uploaded document for further clarifications)