

1. CONTEXT PLAN



ZONING INFORMATION: RDOS

LEGAL DESCRIPTION:	Lot 1, Plan KAP49178, District Lot 210, Similkameen Div of Yale Land District	
CIVIC ADDRESS:	3180 3rd Street, Naramata BC.	
ZONING CATEGORY	ALLOWED	PROPOSED
MAX PARCEL COVERAGE	RS2	RS2
SETBACKS:	35 %	16.9 %
FRONT	7.5 m	12.6 m
SIDE EXTERIOR (NORTH)	4.5 m	1.5 m
SIDE INTERIOR (EAST)	1.5 m	2.8 m
REAR (RIPARIAN)	15.0 m	16.4 m
MAXIMUM HEIGHT	10.0 m	7.9 m
PRINCIPAL BUILDING	4.5 m	N/A
AUXILIARY BUILDING		

Background

The proposed new home at 3180 3rd Street is replacing an existing single family home on the property. The strategy has been to recreate the placement of the existing home as much as possible, to minimize impacts on the neighbours, and the broader neighbourhood.

The primary characteristic of the property is the waterfront location. Therefore, a Qualified Environmental Professional was retained before any design work proceeded. The QEP's recommendation was to keep the house as far from the lakeshore as possible, and they recommended pursuing variances to the zoning setbacks to accomplish this goal.

Typically, an exterior side parcel line is established at 4.5m to allow for greater clearance from roads. In this case, the road right of way is an unconstructed road, which is covered in mature vegetation, and serves as a buffer to the neighbouring property. The following variance application proposes that the 1.5m interior side setback, is a more appropriate dimension in this situation, in order to maintain maximum setback from the lakeshore.



Context Plan

1:500
June, 22 2022

Gritten Residence

3180 3rd Street, Naramata, BC

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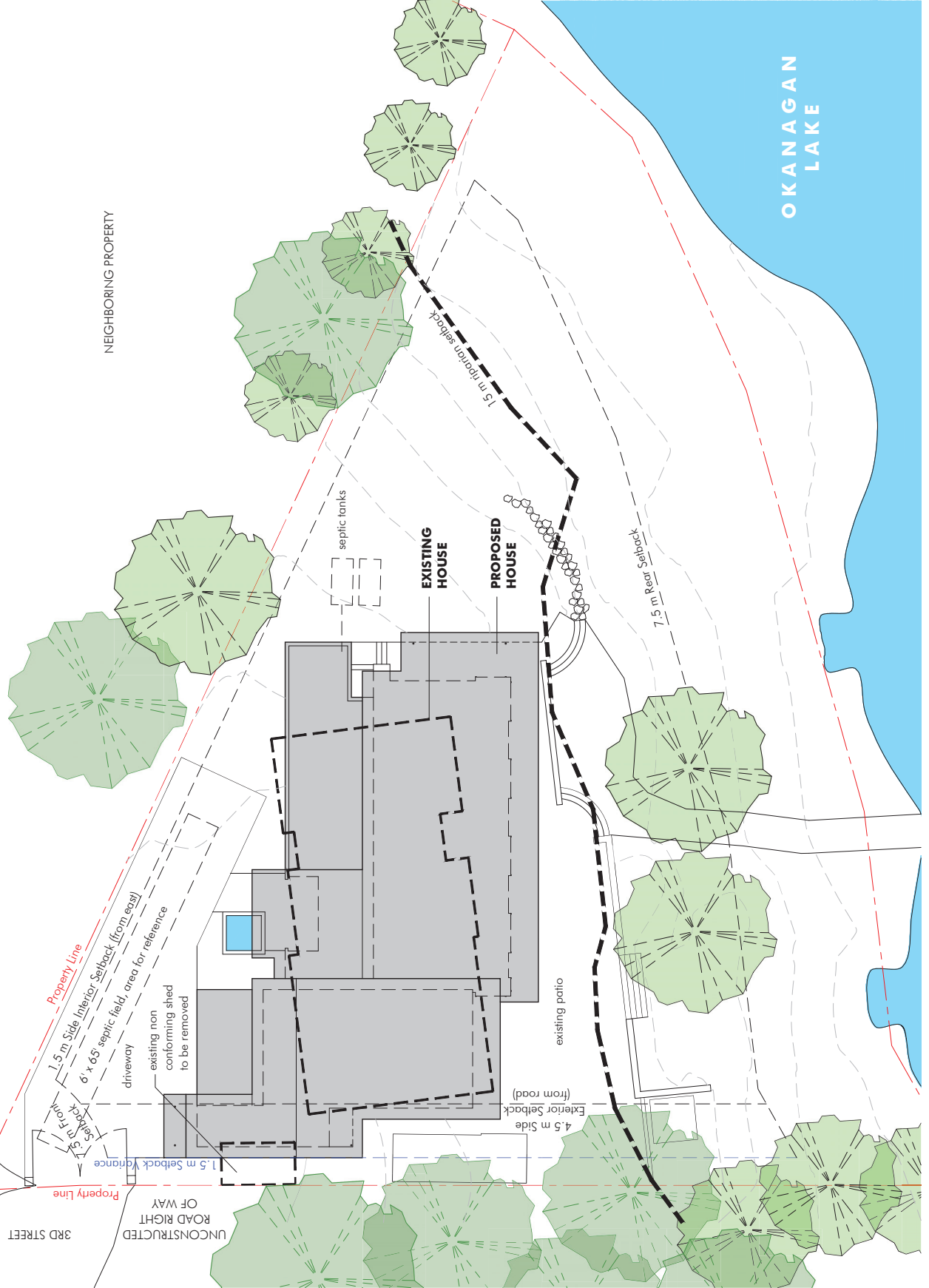
GRITTEN RESIDENCE | 3180 3rd Street, Naramata B.C.

2. SITE PLAN

Rationale

The variance would allow for greater separation from the neighbour to the east, and the neighbour to the north has the natural buffer of the unconstructed road. The driveway area to the east of the house is set at the minimum for manoeuvring and required parking. The septic field is also proposed to be under the driveway, to the east of the house.

The existing house on the property has two storage buildings which are located against the north property line, and a wooden fence which creates privacy for the neighbour. The variance allows for the existing form and character of the neighbourhood to be preserved, where the mass of the building is kept as far north as possible.



Site Plan
1:200
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