

Zoning Requirements		
Current Zoning- RS1- Low Density Residential One Lot		
Lot Within:		
-ALR-		No
-ESA-		Yes
-Riparian Area-		Yes
-High Hazard-		Yes
-Fire Response Within 10 Minutes-		No
<u>Building Setbacks --PREVIOUSLY APPROVED--</u>		
Front-	-6.0m	-1.98m
Rear-	-6.0m	-3.35m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	
<u>Building Setbacks --PROPOSED--</u>		
Front-	-6.0m	-1.98m
Rear-	-6.0m	-4.83m
Side Interior-	-1.5m	
Side Exterior-	-4.5m	
DVP Dimensions Are Taken From Property Line To The Dwelling Roof Overhang.		
MAX Principal Building Height-		10.0m
Proposed Principal Building Height-		8.10m
<u>Lot Coverage Calculations:</u>		
Existing Lot Size-		294.89m ²
MAX Lot Coverage 50%-	294.89 x 50% =	147.44m ²
Proposed Dwelling Footprint-		72.55m ²
Proposed Lot Coverage-		24.60%
<u>Proposed Dwelling Floor Area Calculations:</u>		
Main Floor-	72.55m ²	(781sq.ft.)
Lower Floor-	42.45m ²	(457sq.ft.)
Total Area-	115m²	(1238sq.ft.)
Lower Covered Patio Area-	24.71m ²	(266sq.ft.)
Main Entry Deck-	1.3m ²	(14sq.ft.)

JPM Drafting and Design Ltd.

JPM DRAFTING AND DESIGN
JEFF & AIMEE GAGNON
250-770-1585
jpmdraftinganddesign@gmail.com

PROJECT:

PROPOSED SINGLE FAMILY DWELLING FOR ROB & DONALYN HIRTZ

PROJECT ADDRESS:

4545 MILL ROAD, NARAMATA, BC

LEGAL DESCRIPTION:

LOT 22, PLAN KAP3889, DISTRICT LOT 211, SDYLD

No.	Description	Date
1	R1- Setback DVP Application - Denied -	12-07-23
2	R2- Setback DVP Application - Approved -	04-18-24
3	R3- Setback DVP Application - Submitted For Review -	01-26-26

Date: January 26, 2026

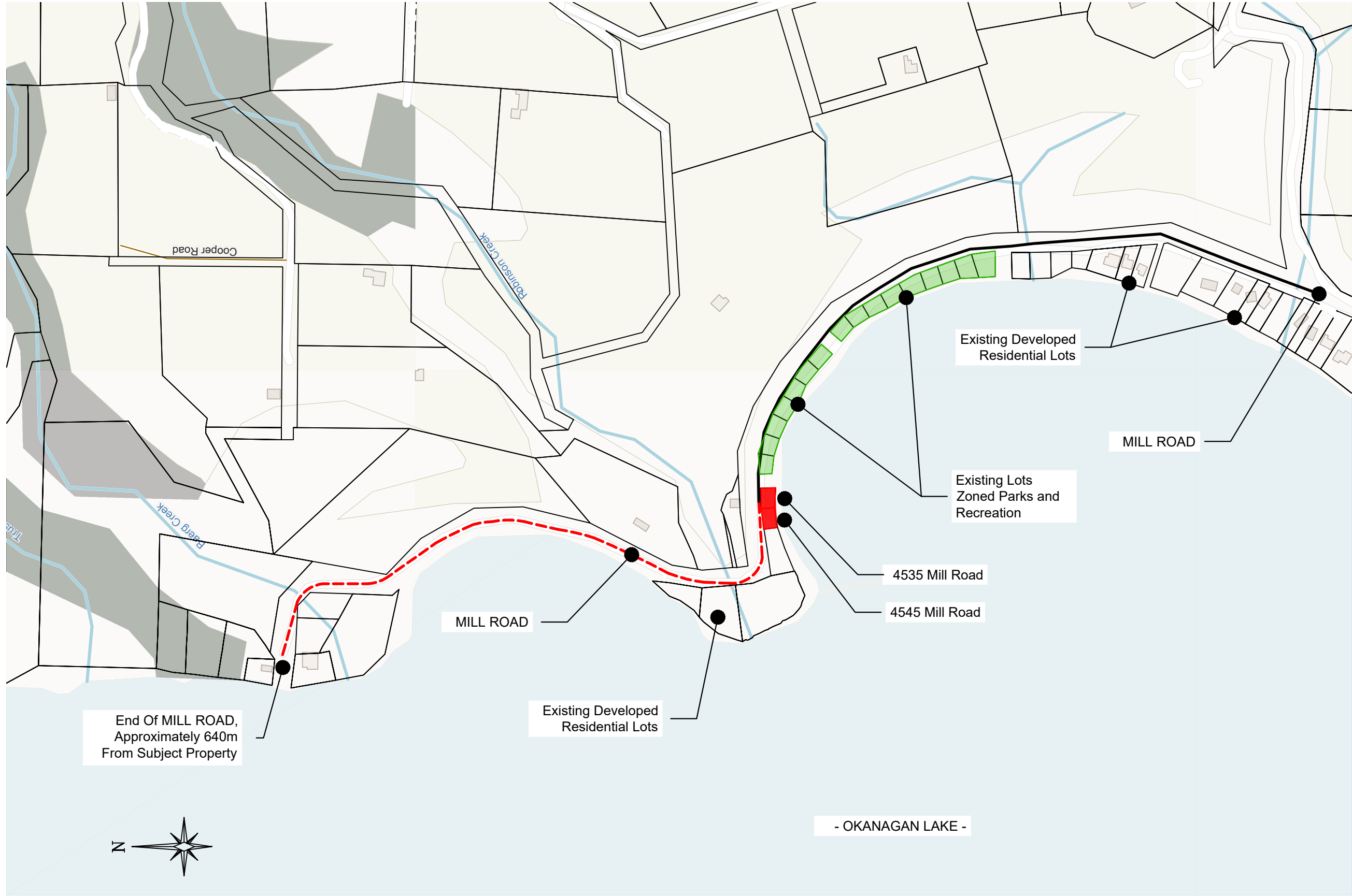
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A1-0

PROPOSED SITE PLAN

Scale: AS INDICATED



A Neighbourhood Site Plan
1.1 1:4000



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PROJECT:

PROJECT ADDRESS:

4535 & 4545 MILL ROAD,
NARAMATA, BC

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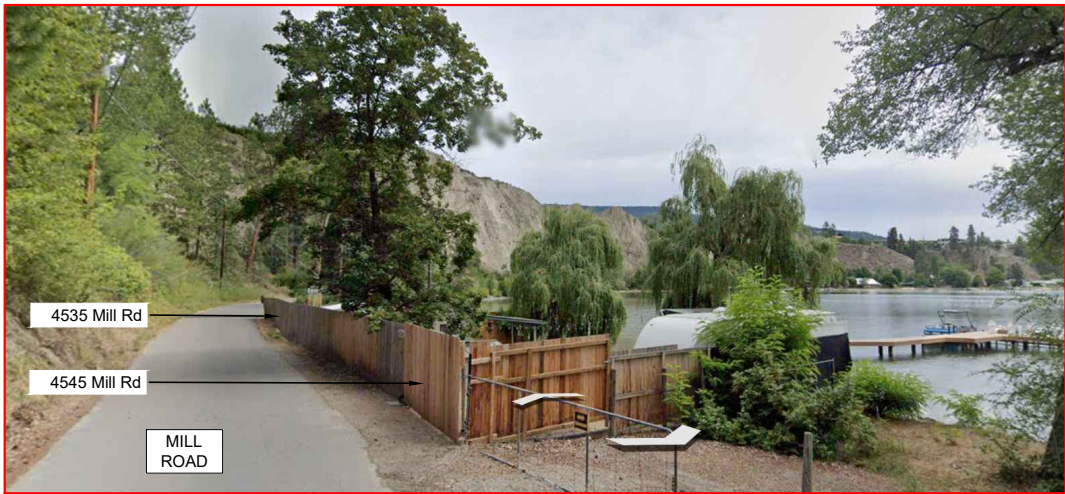
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A1-1
NEIGHBOURHOOD
SITE PLAN

Scale: AS INDICATED



A Approaching 4545 Mill Rd - Looking East



B 4545 Mill Rd - Looking Southeast



C 4545 Mill Rd - Looking South



D 4535 Mill Rd - Looking South



E Approaching 4535 Mill Rd - Looking West



F 4535 Mill Rd - Looking Southwest



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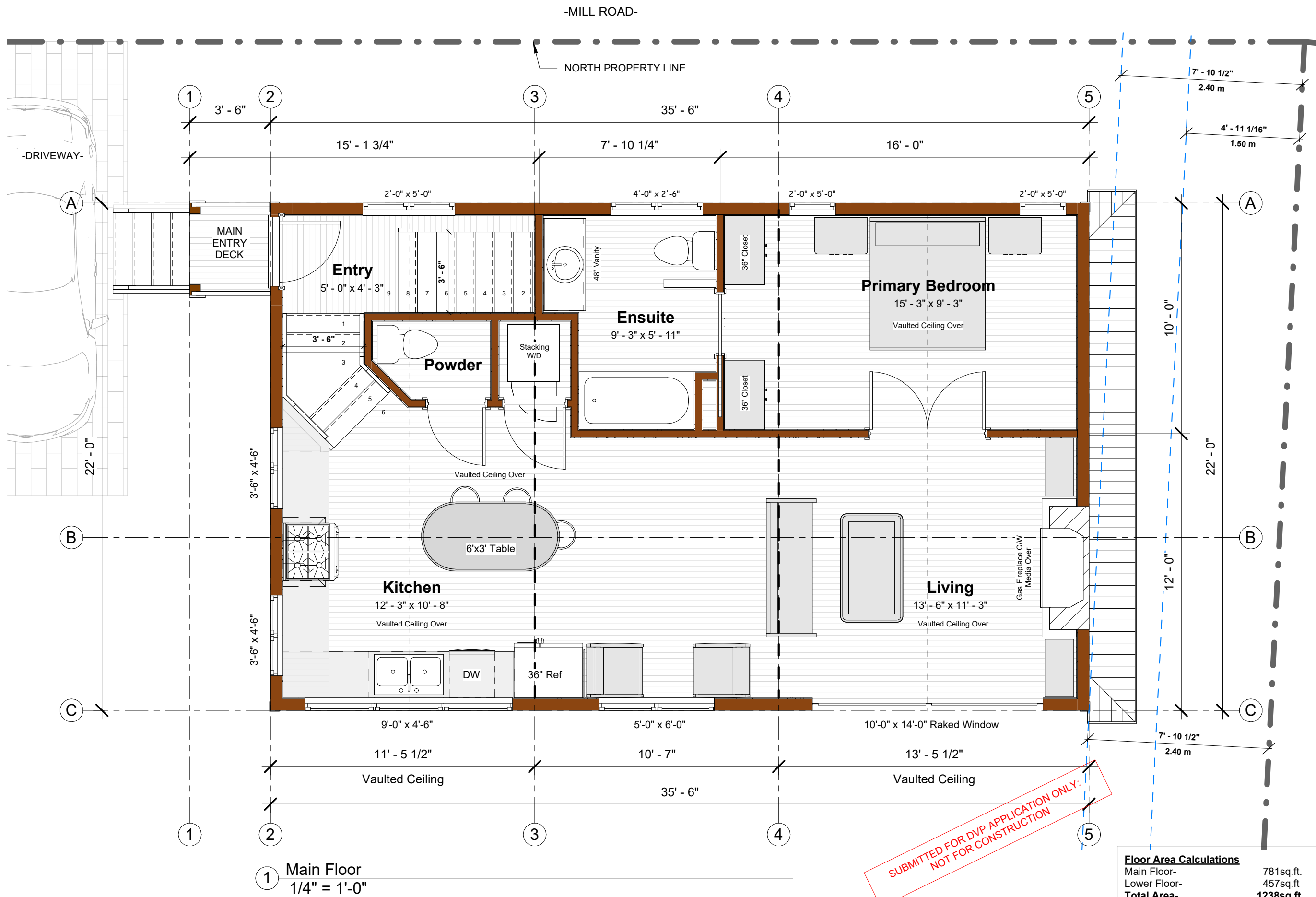
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A1-2
SITE PHOTOS

Scale: AS INDICATED



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HIRTZ

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NARAMATA BC

LEGAL DESCRIPTION:
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KAP3889, DISTRICT
LOT 211, SDYD

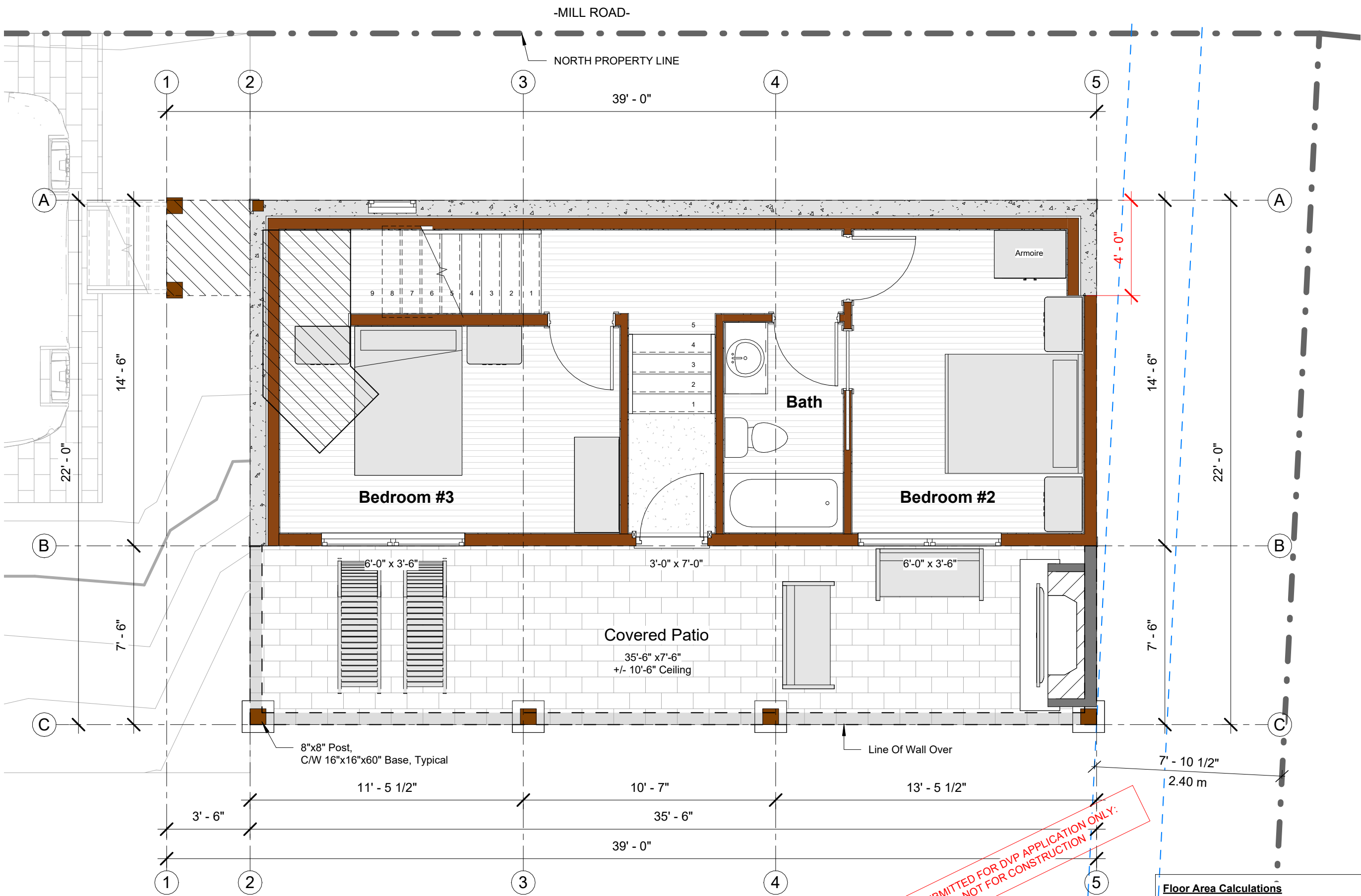
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Drawn by: J&A GAGNON
Checked by: JGAGNON

A2.0
Main Floor DVP-11x17

Scale As indicated

Floor Area Calculations	
Main Floor-	781sq.ft.
Lower Floor-	457sq.ft
Total Area-	1238sq.ft.
Lower Covered Patio Area-	266sq.ft
Main Entry Deck-	14sq.ft.



1 Lower Floor
1/4" = 1'-0"

Floor Area Calculations	
Main Floor-	781sq.ft.
Lower Floor-	457sq.ft
Total Area-	1238sq.ft.
Lower Covered Patio Area-	266sq.ft
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A3.0
Lower & Patio
DVP-11x17
Scale As indicated



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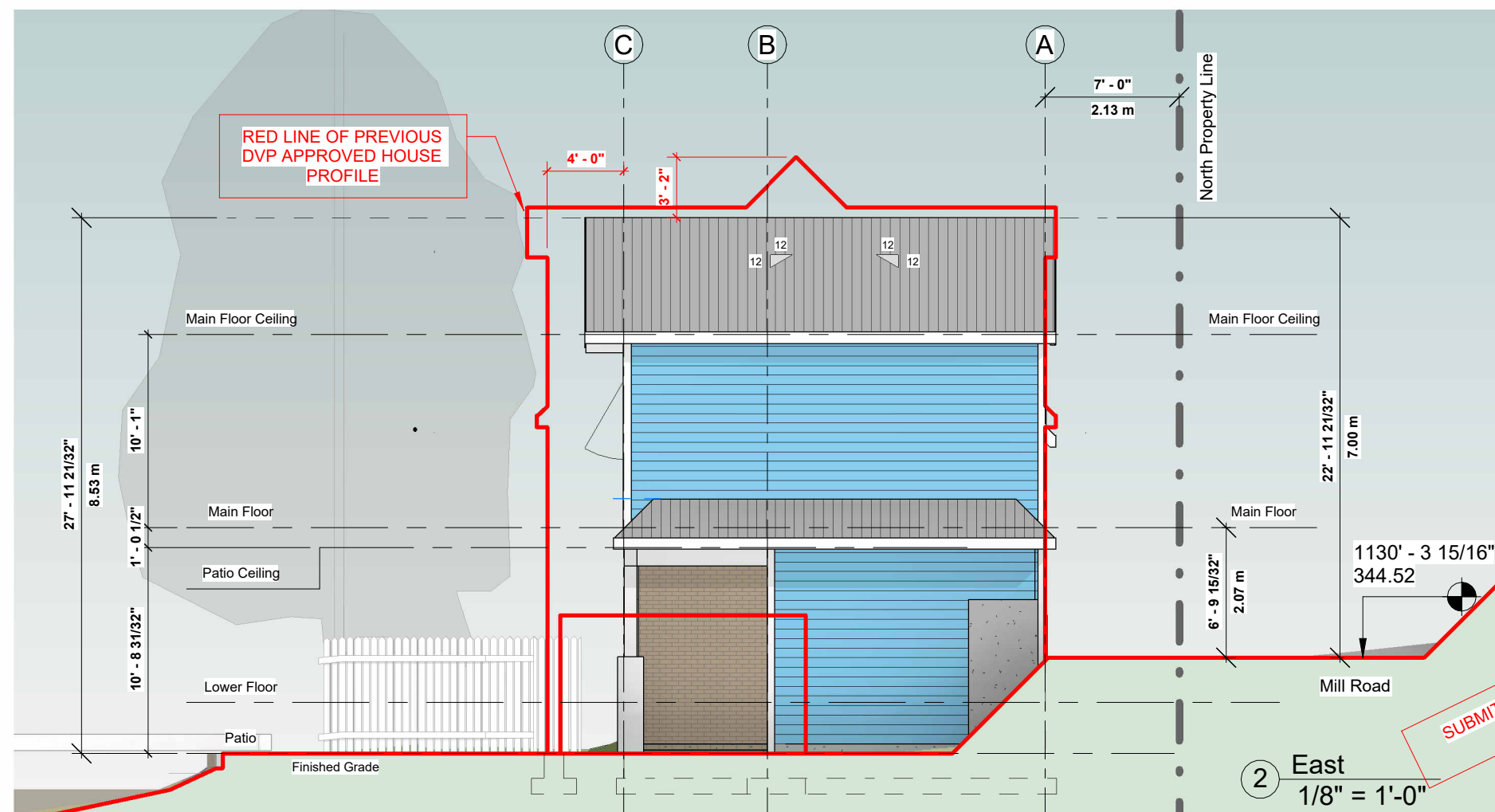
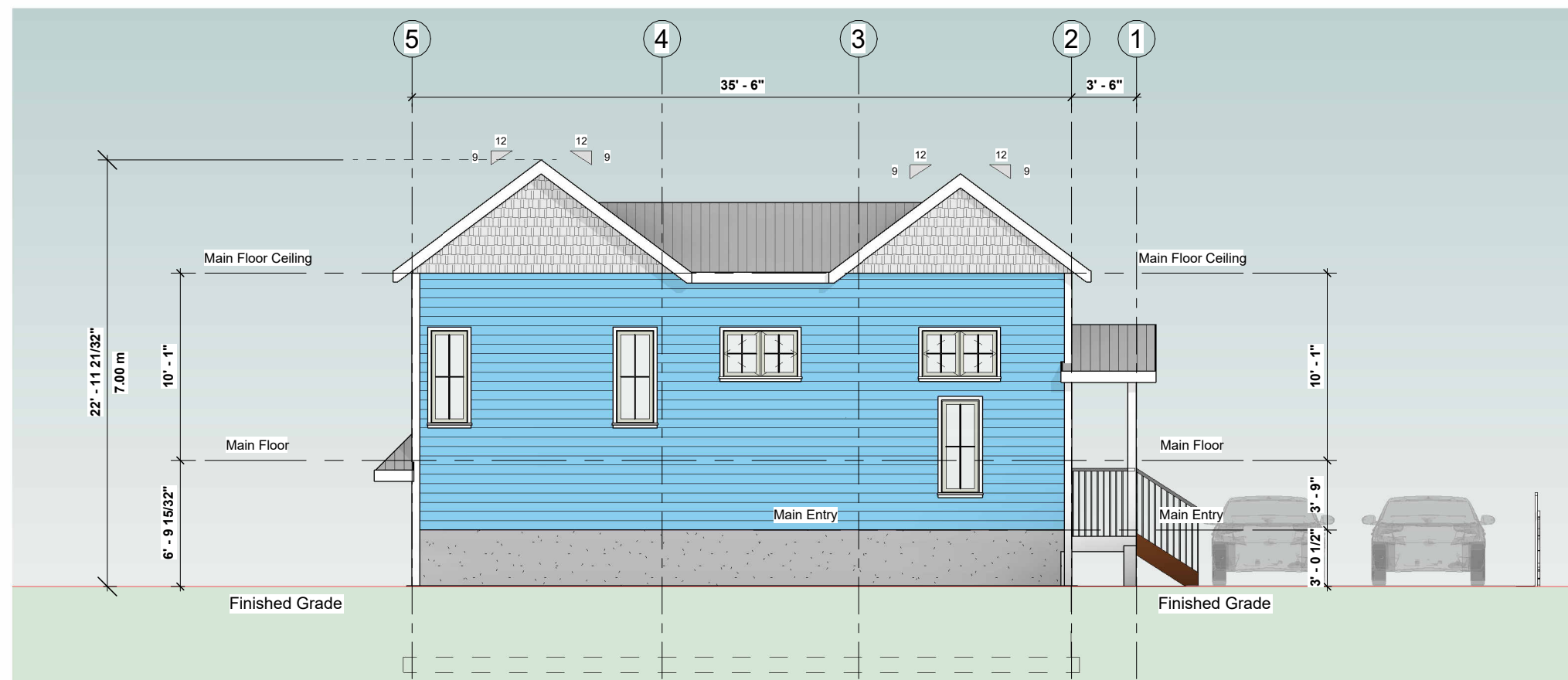
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Checked by:	JGAGNON
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A4.0

Elevations

Scale	As indicated
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1 North
1/8" = 1'-0"



**SUBMITTED FOR DVP APPLICATION ONLY:
NOT FOR CONSTRUCTION**

Average Grade Calculation

North Wall Height
7.0m

East Wall Height
8.53m

South Wall Height
8.53m

West Wall Height
8.53m

Average Finished Grade
 $8.53 \times 3 + 7.0 = 32.59/4$
=8.14m (10m MAX)

Floor Area Calculations

Main Floor-	781sq.ft.
Lower Floor-	457sq.ft.
Total Area-	1238sq.ft.
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Main Entry Deck-	14sq.ft.



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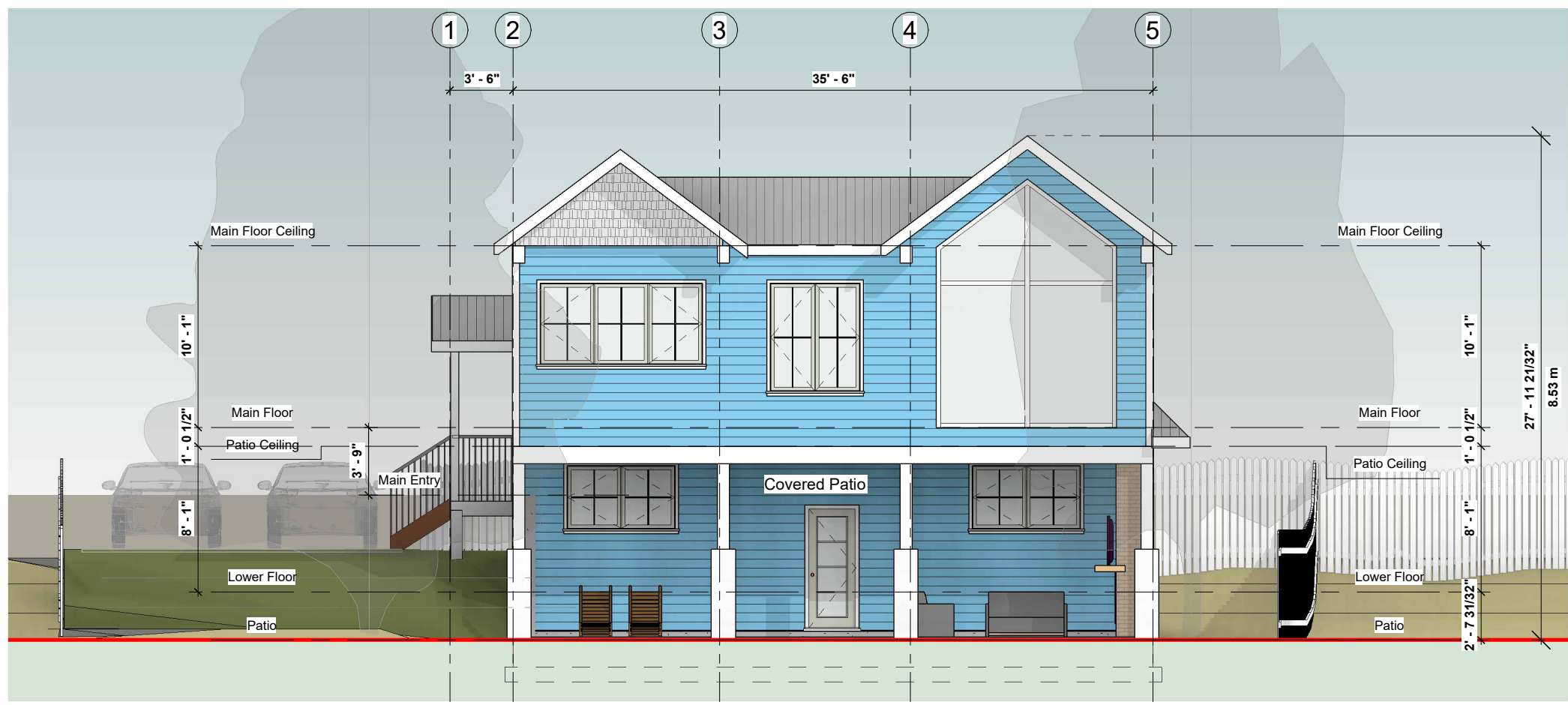
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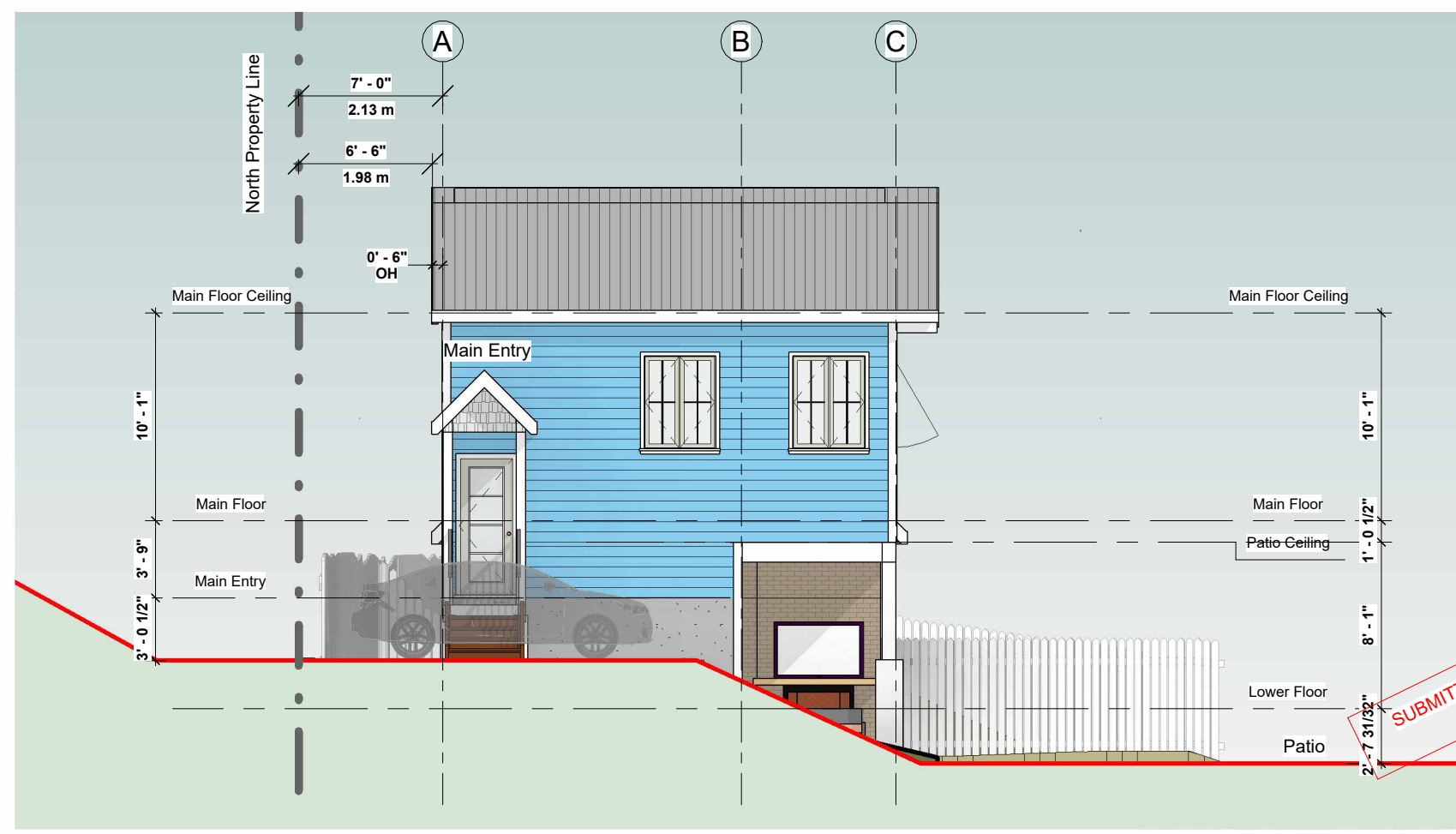
A5.0

Elevations

Scale As indicated



1 South
1/8" = 1'-0"



2 West
1/8" = 1'-0"

Average Grade Calculation
North Wall Height
7.0m
East Wall Height
8.53m
South Wall Height
8.53m
West Wall Height
8.53m
Average Finished Grade
 $8.53 \times 3 + 7.0 = 32.59/4$
=8.14m (10m MAX)

Floor Area Calculations
Main Floor- 781sq.ft.
Lower Floor- 457sq.ft.
Total Area- 1238sq.ft.
Lower Covered Patio Area- 266sq.ft.
Main Entry Deck- 14sq.ft.

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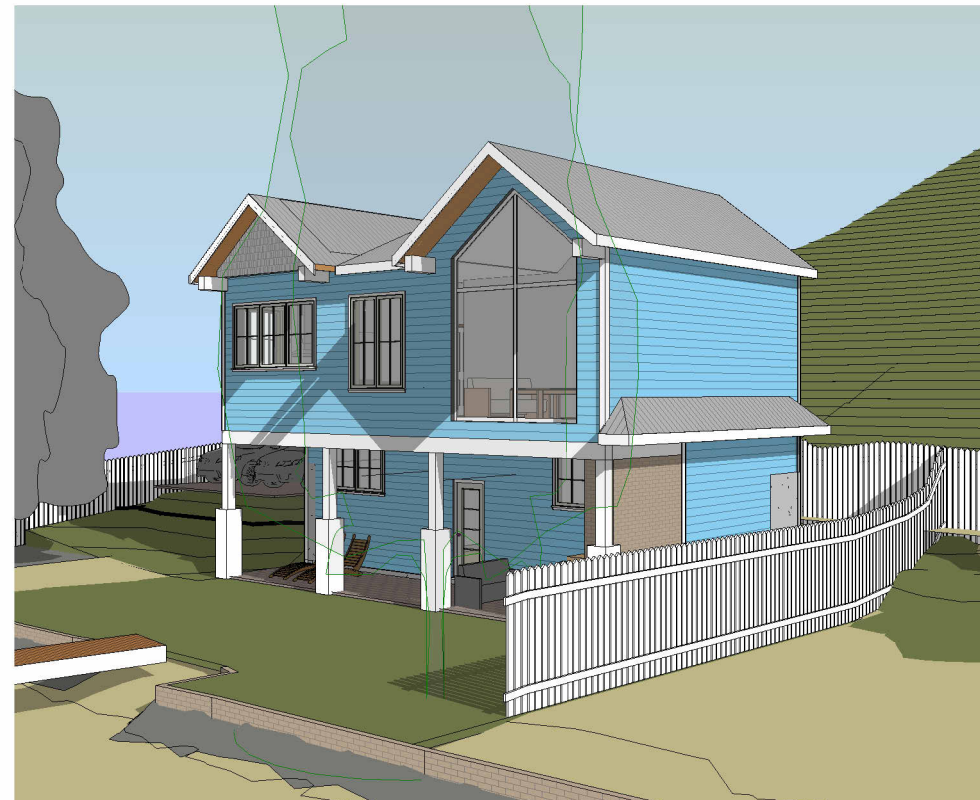
1 South 3D View



2 SW 3D View



3 NW 3D View



4 SE 3D View

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Checked by: JG

A6.0
3D Views
Scale