
January 26, 2026

Re: DEVELOPMENT VARIANCE APPLICATION FOR BUILDING SETBACK RELAXATION AT
4545 MILL ROAD, NARAMATA BC. LOT 22, PLAN KAP3889, DISTRICT LOT 211, SDYD

Below are key takeaways between our proposed January 2026 development variance
permit compared to the approved April 2024 development variance permit.

- Proposed Front setback 1.98m (6'-6"). Same distance as current approved variance.
- Proposed Rear setback 4.83m (15'-10 3/8").
Current approved Rear setback variance, 3.35m (10'-11-3/4")
- Proposed dwelling footprint, 35'-6"x22'. Current approved dwelling footprint, 36'x26'.
- Proposed main floor living area, 781sq.ft.
Current approved main floor living area, 872sq.ft.
- Note, the top floor was removed from this design. The proposed main floor was raised up
to allow for a new walkout lower floor.
- Proposed lower floor area 457sq.ft. Current approved top floor area 574sq.ft.
- Proposed dwelling living area 1238sq.ft. Current approved dwelling living area, 1446sq.ft.
- Proposed height from Mill Rd, 7.00m (22'-11.75").
Current approved height, 7.97m (26'-1.75"). Max height allowed is 10.0m
- Proposed Lot coverage is 24.6%. Current approved lot coverage 30.36%.
Max allowed 50%
- Riparian Areas Protection Regulation (RAPR) report requesting Hardship status pending
approval by the province.
- Septic disposal by Holding tank was approved by the RDOS Board December 2025.
- Lot is currently serviced by existing waterline and power.
- The Ministry of Transportation and Infrastructure (MoTI) confirmed that their current
permit, issued February 2024, for the reduction of the Front setback is still valid.

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