



June 27, 2025

Mr. Jerritt Cloney
Planner I
Regional District of Okanagan-Similkameen
171 Martin St
Penticton BC

Dear Mr. Cloney,

Re: amended retaining wall development variance permit submission for proposed single family dwelling at 17212 87 St. Osoyoos

On behalf of the owner of the above-listed property we are respectfully submitting site sections drawings A-A through G-G to supplement the retaining wall height development variance application currently under review. As previously noted, the proposed house and retaining walls are located between the 30m ZOS line as determined by Columbia Environmental Consulting Ltd. and the steep bank to the South. The Southern retaining walls are situated at the farthest extent of safe excavation as determined by Rock Glen Consulting Ltd. The floor elevations of the house have been set to minimize, as much as possible, both retaining wall heights and site excavation work. Please note that given the narrow shape of the subject property, the mature tree landscape buffers and the horizontal and vertical distance to the neighbouring West property, the proposed retaining walls will only be partially visible at a minimum 40m distance from Osoyoos lake. The proposed retaining walls will be screened with the planting of native plant material in accordance with recommendations from David Cassidy of Valley Environmental, the project QEP. The proposed West autocourt and East farm equipment parking retaining walls are not connected to the proposed residential development and will be constructed independently of the house foundation walls. The South retaining wall (which does not require a height variance) is completely independent of the house foundation walls and is not connected to any living space except at the South wall of the detached garage and a 4.8m length of the guest house South wall. The enclosed site sections illustrate the relationship between the South property line and the proposed retaining walls.



Autocourt North retaining wall: a 18.8/19.1m length of wall varying from 1.98m to 2.64m in height to support a proposed entry autocourt. The maximum requested height variance is 2'2" (0.66m) above the permitted maximum height of 6'6" (2.0m). This wall, which is situated behind the 30m ZOS line, is required to create a vehicle access area in front of the proposed garage. The proposed wall has a 3'0" high concrete guard above the actual retaining portion of the structure. The native restorative planting will partially screen the wall; it is further screened from watercraft view (from a minimum distance of over 100' (30.5m) by existing planting. Please note that the garage is situated as far into the South bank as reasonably possible.

Lower level South farm equipment parking area retaining wall: a 15.55/17.36m length of 3.2m high wall and an 8m length of wall varying from 3.2m to 0.5m in height to create an ATV and orchard equipment parking area. The proposed retaining walls are required to address the existing South bank slope and is a maximum of 4'0" (1.22m) above the permitted maximum height of 6'6" (2.0m). The retaining wall is partially screened by a 3'0" high guard wall as illustrated on the enclosed site plan and, due to the site and building geometry, will be screened by exiting vegetation and so only be partially visible from watercraft from a minimum distance of over 104' (31.2m).

Thank you for your assistance to date with this project. If you require additional information, please do not hesitate to contact our office.

Yours truly,

Norman Goddard
Architect AIBC