MEADOW VIEW
DRAFTING AND DESIGN

14211 BRISTOW RD
SUMMERLAND, BC
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Phone: 250-462-0420
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Date: February 18, 2026

Attn: Regional District of Okanagan-Similkameen 101 Martin Street, Penticton, BC, V2A 5J9

Re: 485 Ritchie Ave, Naramata, BC (Lot A, Plan EPP149070)

This letter outlines the rationale for the proposed garage addition and associated Development Variance Permit (DVP) at 485 Ritchie Ave. I believe this project will significantly improve the functionality and safety of the property while remaining consistent with the character of the Naramata community.

Reason for the Development Variance Permit:
The proposed construction requires variances from the standard RS2 zone setbacks. Specifically, we are requesting:

- A reduction of the Exterior Side Yard Setback from the required 4.5m to 1.7m.
- A reduction of the Rear Yard Setback from the required 7.5m to 1.2m.

These requests are necessary to accommodate a functional garage on the property as shown in Meadow View Drafting and Design Project **#31-2025**.

Primary Rationale for the Garage as Proposed:

Replacement of Inadequate and Unsafe Existing Structure:

- The current "garage" is undersized and situated below grade, which causes frequent water ingress and drainage issues.
- The existing space is too small to park even a single standard-sized vehicle, effectively leaving the property without functional indoor parking.

Improved Site Safety and Public Interest:

- The new garage provides ample space for multiple vehicles, allowing the owners to move parking off the street front.
- As part of this project, the existing steep driveway (8% slope) leading to the basement will be removed, eliminating a significant safety concern and improving the property's overall accessibility

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Enhanced Functionality and Community Integrity:

- The proposal includes space for a workshop and additional storage, allowing the owners to maintain the property more effectively and keep equipment secured and out of sight.
- By utilizing a 1.7m setback from the exterior side yard, we can provide a new concrete apron for safer vehicle maneuvering.

I am confident that this garage addition will be a positive improvement for 485 Ritchie Ave, addressing long-standing water issues and parking constraints through a well-considered design. I am available to provide further information as needed.

Thank you for your consideration.

Sincerely,

Craig Meadow [redacted]
Signed: [redacted]

Date: February 16,2026

Clients Name: [redacted]
Signed:

Date: February 16,2026