

Proposal Summary for Variance

To whom it may concern,

The subject property is located on the shore of Okanagan Lake at 2336 Dewdney Rd, Kelowna BC. The site is very steeply sloped from the road down to the lake, creating a hardship for grading parking areas outside the front setback area. There is an existing parking pad at the top of the driveway as you pull off of Dewdney Road, which is the optimal place for a boat storage garage for a multitude of reasons; however, this area is within the required 12.0m front setback for Accessory Buildings in the RR2 zone.

This variance intends to allow for a boat storage garage to be constructed in the least intrusive location on the site, to utilize the existing site conditions, and negate the need for additional grading and/or additional development permits for the Environmental Management Area.

There is a precedence for this variance as many of the neighboring properties have garages that are accessed right off of Dewdney Rd. Below are two examples of neighboring properties that have been granted variances for a garage within the front setback.



Fig. 1
2296 Dewdney Rd, Kelowna BC
DVP16-0147

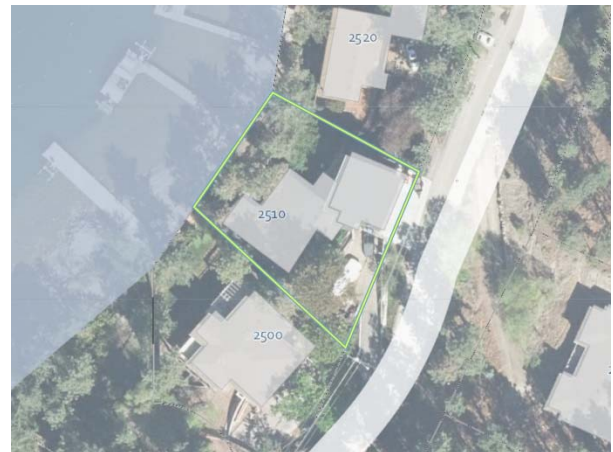


Figure 2
2510 Dubbin Rd, Kelowna BC
DVP18-0035

If you should need any further information, please feel free to contact me directly.

Sincerely,

Adam Auger
THIRD AXIS DESIGN
info@thirdaxis.ca
778.888.0577

Kelowna Studio
201-460 Doyle Ave
Kelowna, BC

THIRD AXIS DESIGN
778-888-2577
www.thirdaxis.ca

**TOPOGRAPHIC SITE PLAN
OF LOT 12, SEC 20,
TP 23, ODYD,
PLAN 10626**

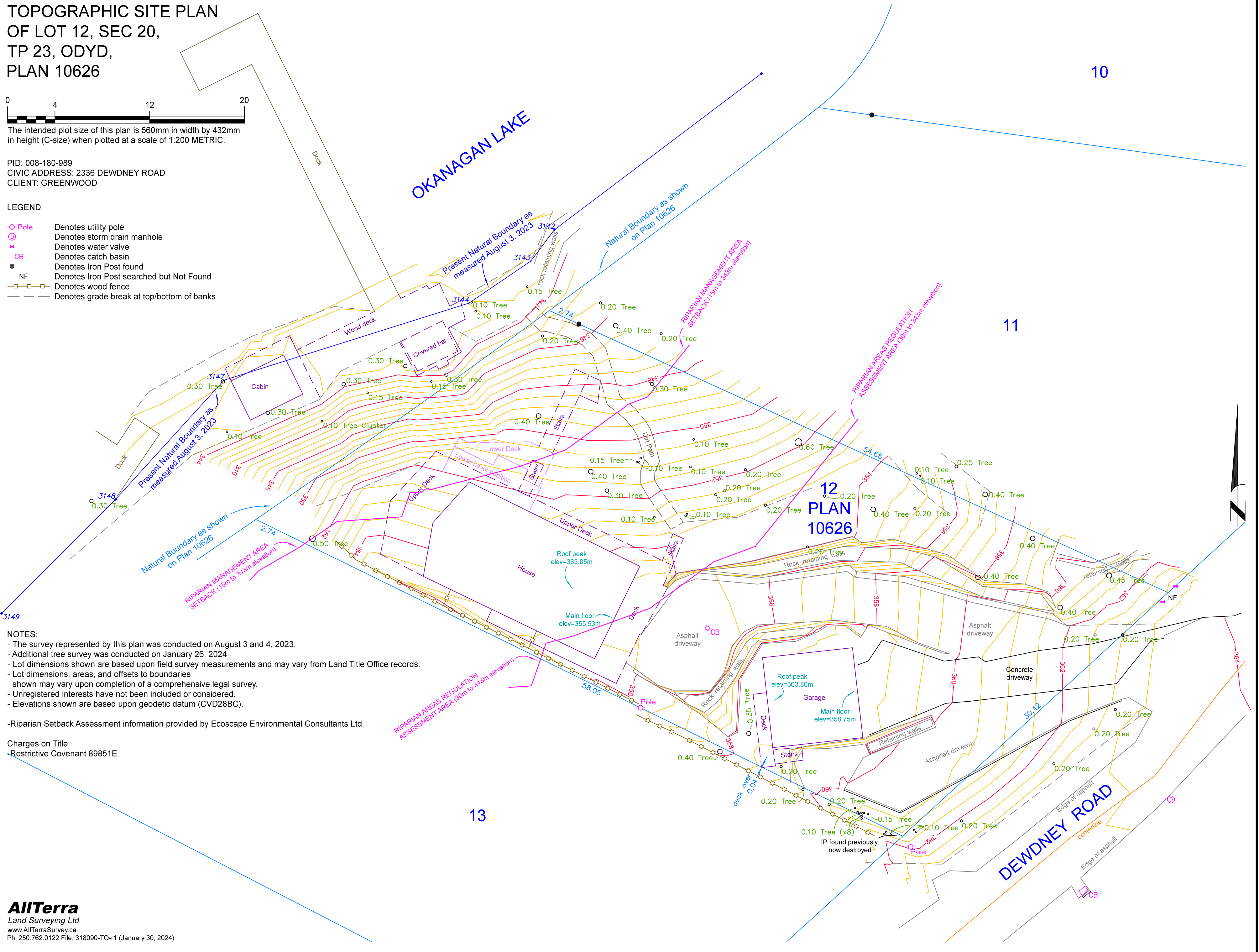


The intended plot size of this plan is 560mm in width by 432mm in height (C-size) when plotted at a scale of 1:200 METRIC.

PID: 008-180-989
CIVIC ADDRESS: 2336 DEWDNEY ROAD
CLIENT: GREENWOOD

LEGEND

- Pole Denotes utility pole
- ⊙ Denotes storm drain manhole
- ⊕ Denotes water valve
- CB Denotes catch basin
- Denotes Iron Post found
- NF Denotes Iron Post searched but Not Found
- Denotes wood fence
- Denotes grade break at top/bottom of banks



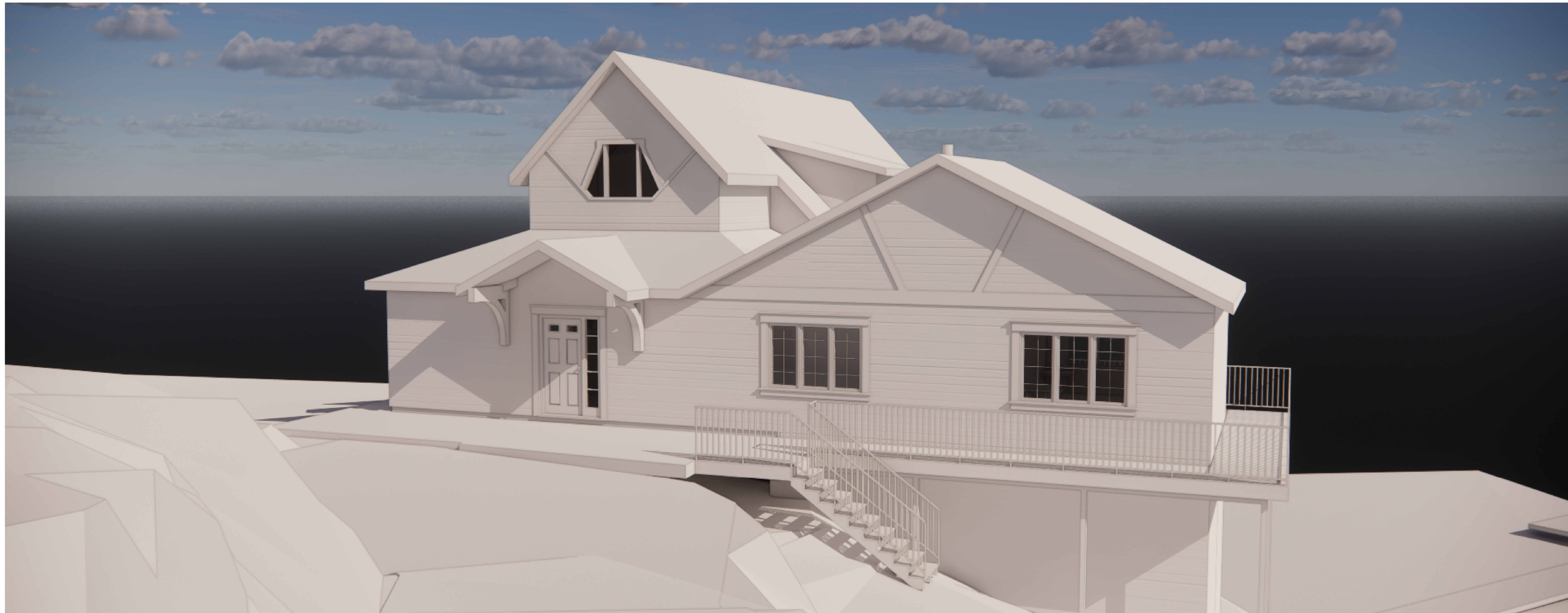
NOTES:

- The survey represented by this plan was conducted on August 3 and 4, 2023.
- Additional tree survey was conducted on January 26, 2024
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD28BC).

-Riparian Setback Assessment information provided by Ecoscape Environmental Consultants Ltd.

Charges on Title:

- Restrictive Covenant 89851E



Cottage Reno

2336 Dewdney Rd

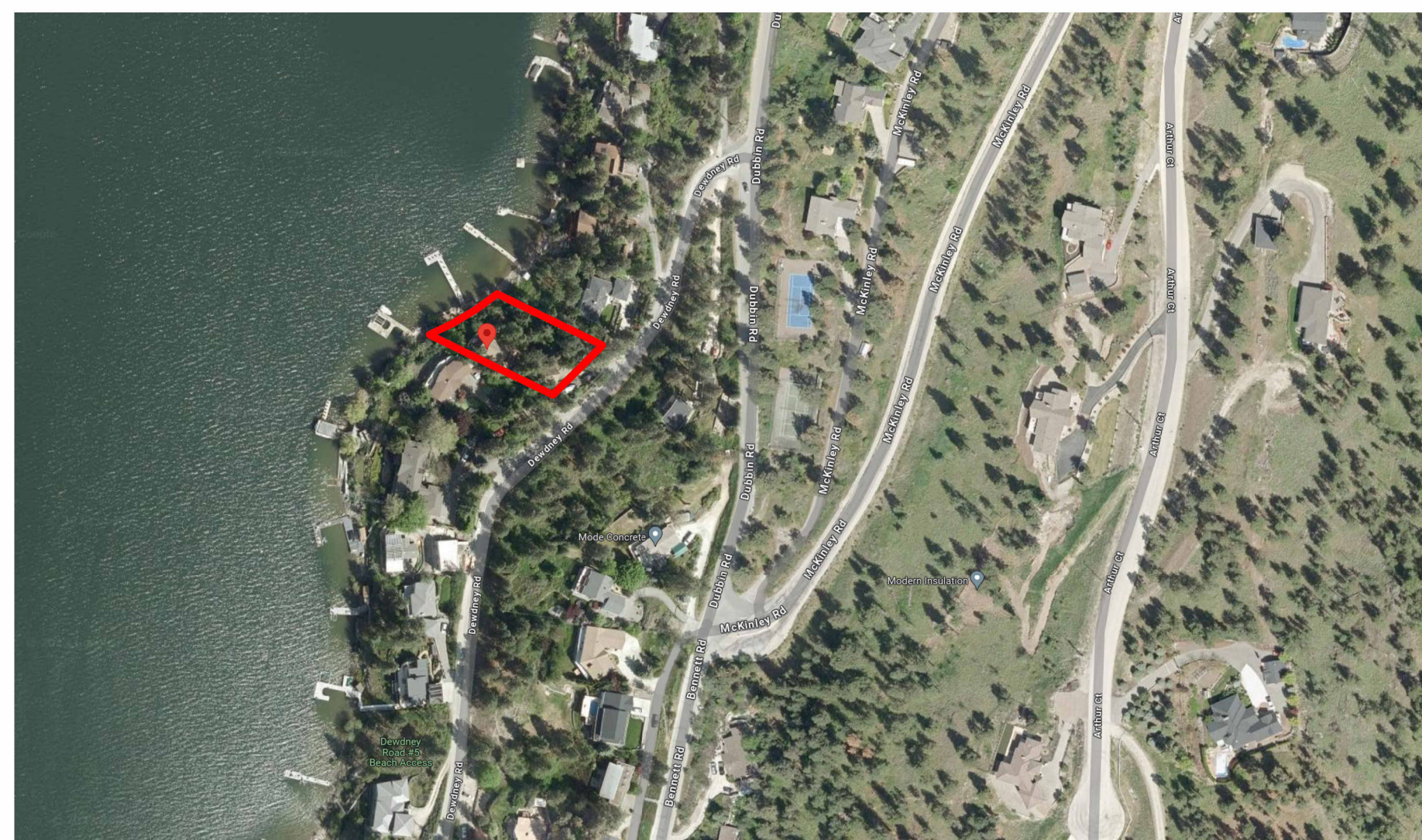
Lot 12, Plan KAP0626, Section 20, Township 23, Osoyoos Div of Yale Land District
008-180-989

PROJECT # 2023016

no.	date	issue
1	24/02/08	design
2	24/02/23	IFDP

Cottage Reno

development permit



1 location map
Ao.o

owners:
Don Greenwood
Vicky Greenwood
2336 Dewdney Rd, Kelowna BC

dgreenwood687@gmail.com
vickigreenwood7@gmail.com
(604) 561 8232

designer:
Doug Smith
Third Axis Design Ltd.
201-460 Doyle Ave.
Kelowna, BC V1Y 0C2

dsmith@thirdaxis.ca
(250) 588-7029

contractor:
Chase D'Angelo
C/o Straight Edge Construction Ltd.

secbctld@gmail.com
(250) 309 2099

environmental consultant:
Danielle Drieschner, RPBio
Three Pine Environmental Consulting

dani@threepineconsulting.com
(250) 808 0589

2 project contacts
Ao.o

- Ao.o project information
- Ao.2 survey
- Ao.3 code analysis, site plan
- A1.0 existing and demo plan
- A1.1 existing and demo plan
- A2.1 proposed plan
- A2.2 proposed plan
- A2.3 proposed plan
- A2.5 proposed plan
- A3.1 elevations
- A3.2 elevations

3 drawing index
Ao.o

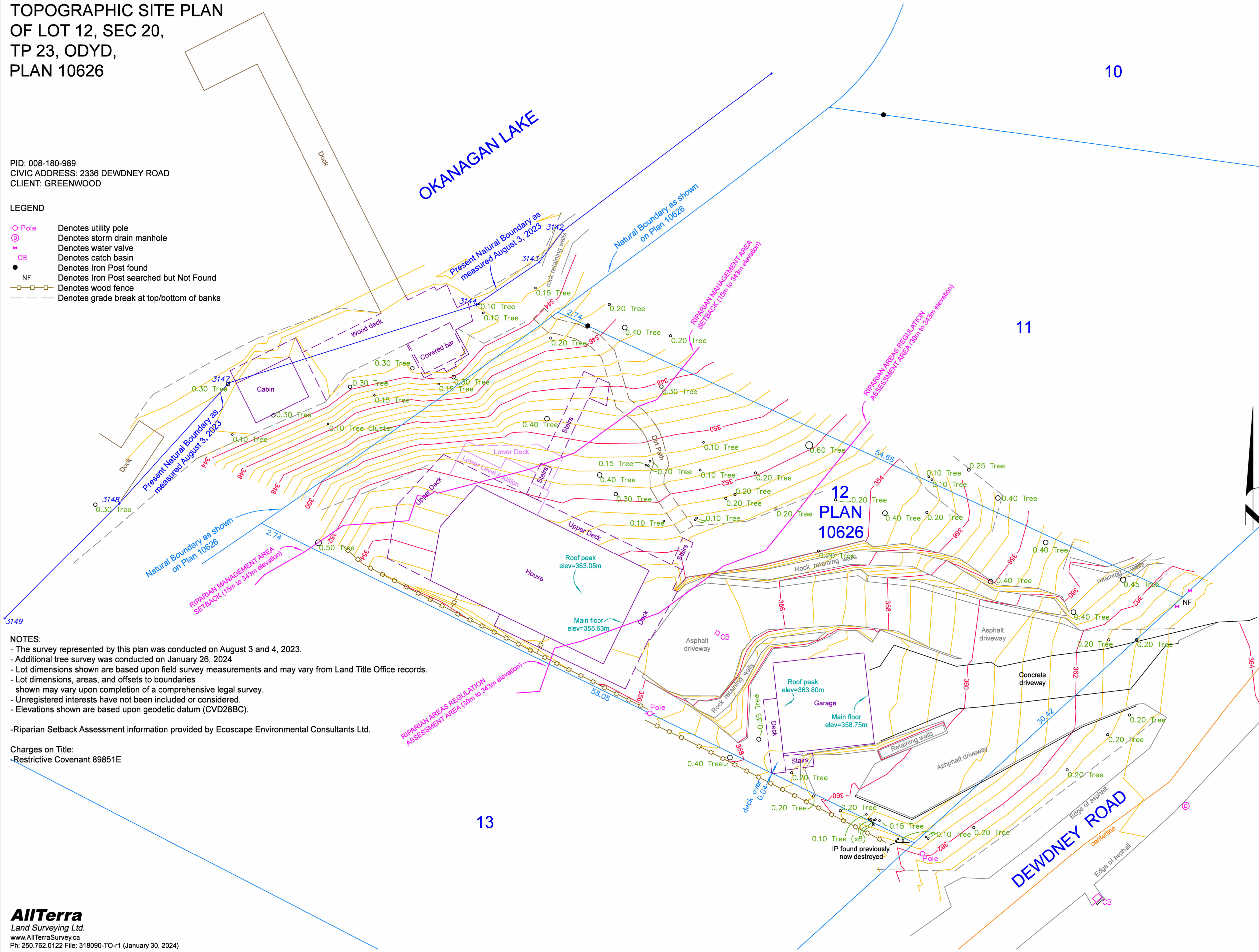
project information

TOPOGRAPHIC SITE PLAN OF LOT 12, SEC 20, TP 23, ODYD, PLAN 10626

PID: 008-180-989
CIVIC ADDRESS: 2336 DEWDNEY ROAD
CLIENT: GREENWOOD

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AllTerra
Land Surveying Ltd.
www.AllTerraSurvey.ca
Ph: 250.762.0122 File: 318090-TO-r1 (January 30, 2024)

Cottage Reno
2336 Dewdney Rd
PROJECT # 2023016

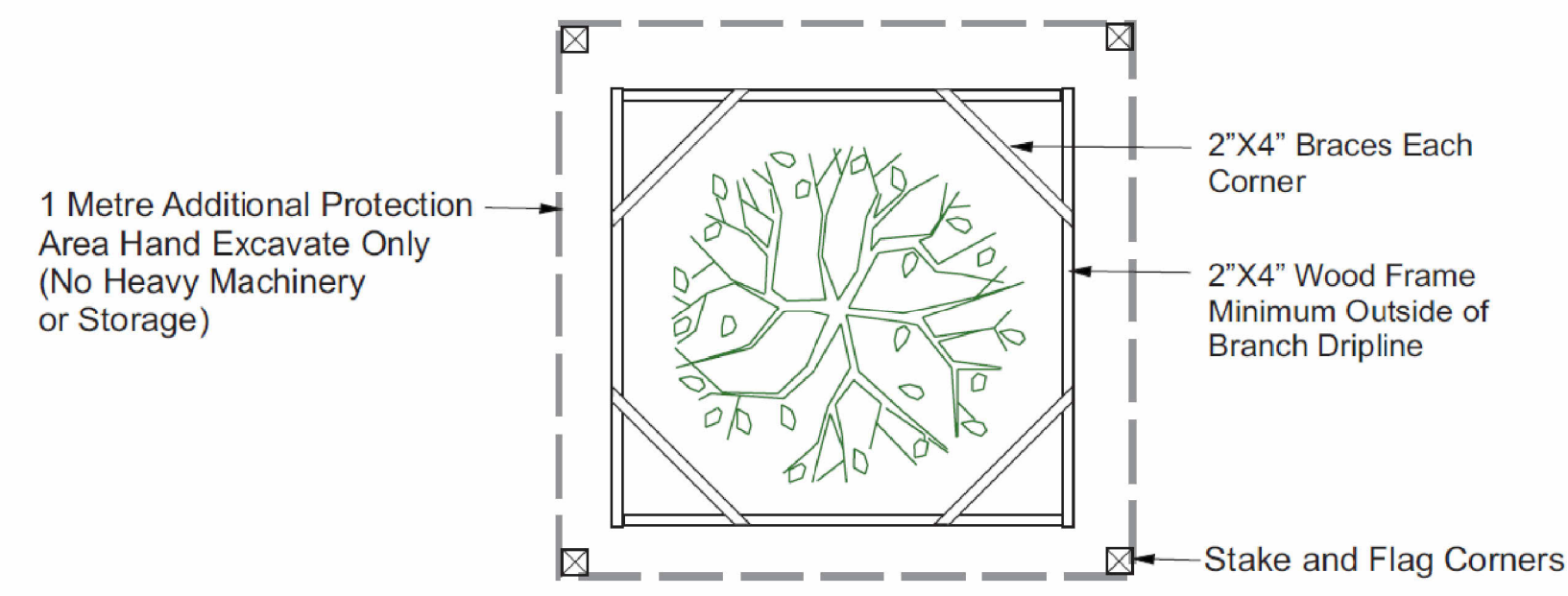
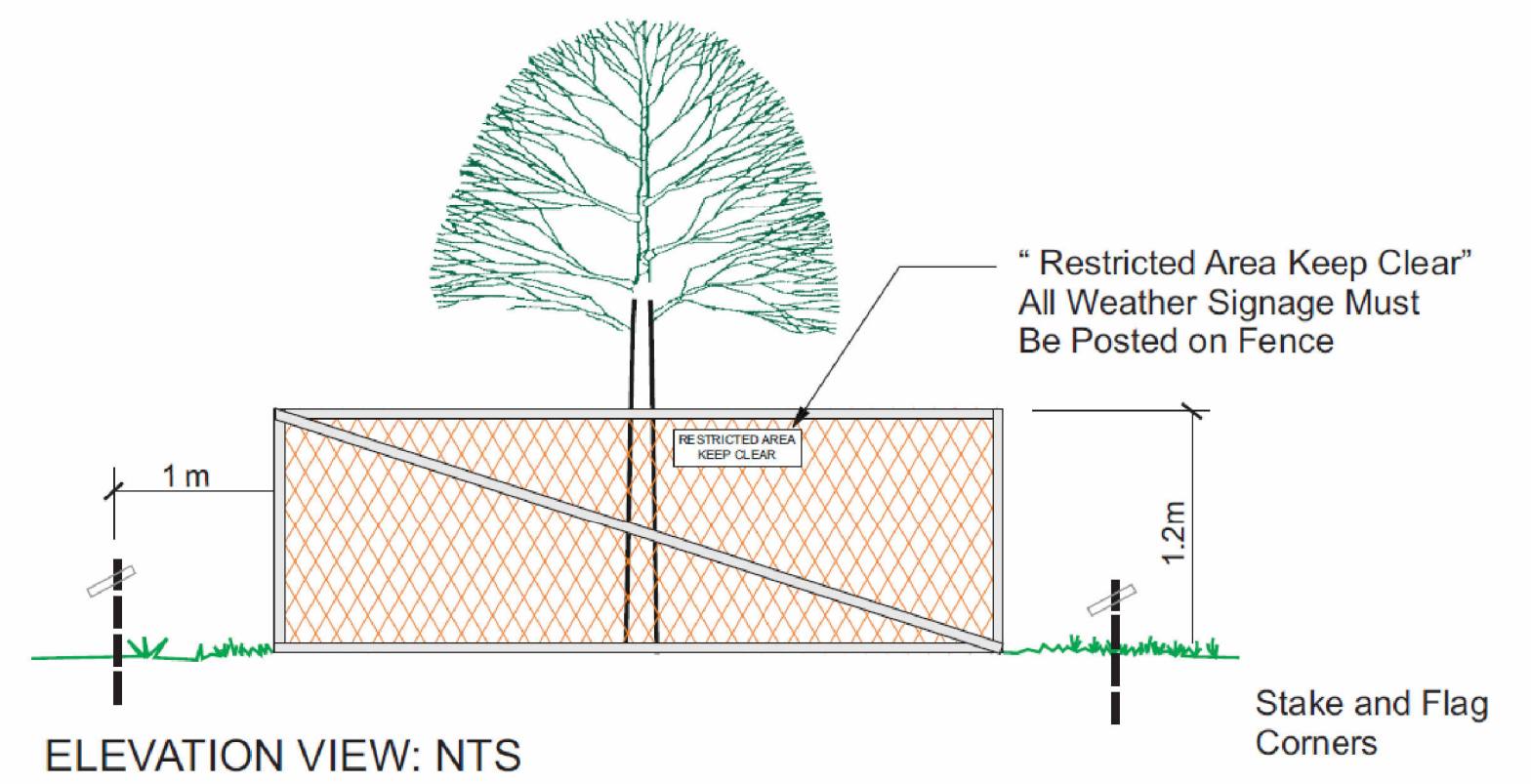
no.	date	issue
1	24/02/08	design
2	24/02/23	IFDP

survey

PROJECT INFORMATION	
PROPERTY ADDRESS	2336 Dewdney Rd, Kelowna BC
LEGAL DESCRIPTION	Lot 12, Plan KAP10626, Section 20, Township 23, Osoyoos Div of Yale Land District
P.I.D	008-180-989
APPLICABLE CODES	BC Building Code 2018, Kelowna Zoning Bylaw No. 12375
ZONING	RR2 - small lot rural residential

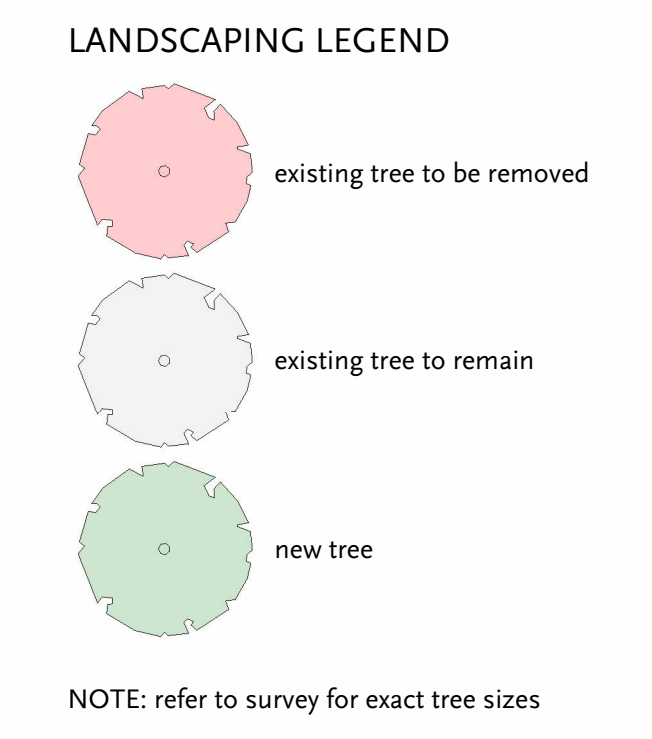
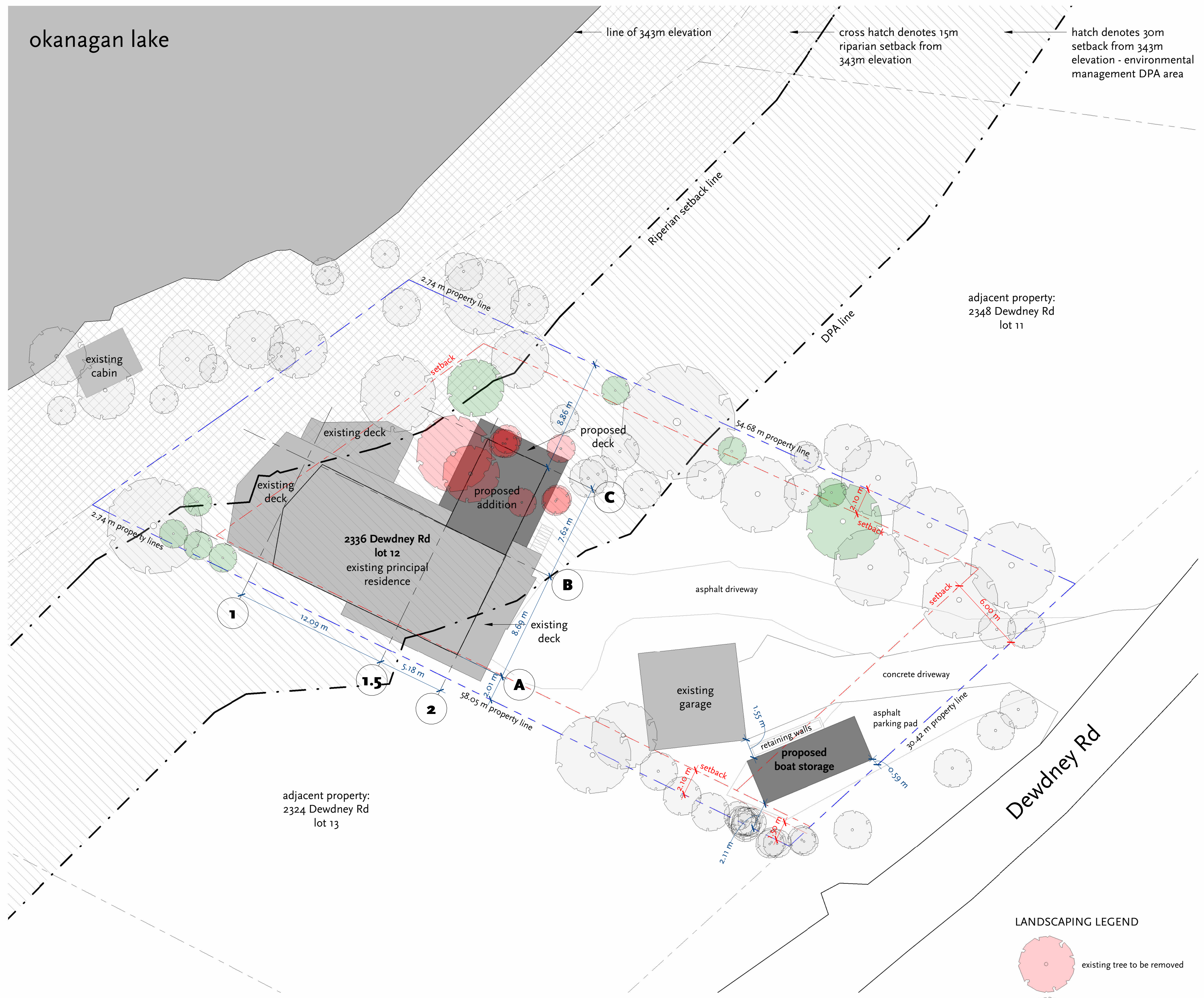
ZONING SUMMARY

Site Area	1614.4 m ²
Site Constraints	
front yard	6.0 m
side yard	2.1 m
rear yard	7.5 m
riparian setback	15.0 m
Site Coverage	
max building coverage:	30%
maximum principle building size:	861.9 m ²
existing garage footprint:	58.4 m ²
existing house footprint:	146.3 m ²
existing deck footprint:	91.8 m ²
proposed garage footprint:	33.4 m ²
proposed house addition footprint:	39.4 m ²
proposed deck addition footprint:	24.5 m ²
total proposed building coverage:	393.8 m ² (24.4%)
Accessory Buildings	
maximum size:	90 m ²
front setback:	12.0 m <i>*variance requested for 0.59 m front setback*</i>
side setback:	1.5 m
maximum height:	4.8 m



TREE PROTECTION REQUIREMENTS

- All trees on public land adjacent to demolition/ construction sites must be protected from root, stem and crown damage.
- Protection fencing must be:
- 1) heavy gauge orange "see through" snow fence or steel modulock fencing
 - 2) securely attached to 2 x 4 wood stakes which should be separated by no more than 2m and extend to above the height of the snow fence
 - 3) extent from ground level to 1.3m above ground level (Minimum)
 - 4) extend to the drip-line of the tree canopy with the following exceptions
 - 5) installed **prior to** demolition/ construction activity
 - 6) retained in good condition for the full term of construction activity
 - 7) must remain free of construction materials/debris

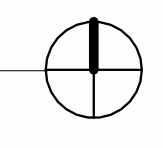


Cottage Reno
2336 Dewdney Rd

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008-180-989

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code analysis, site plan



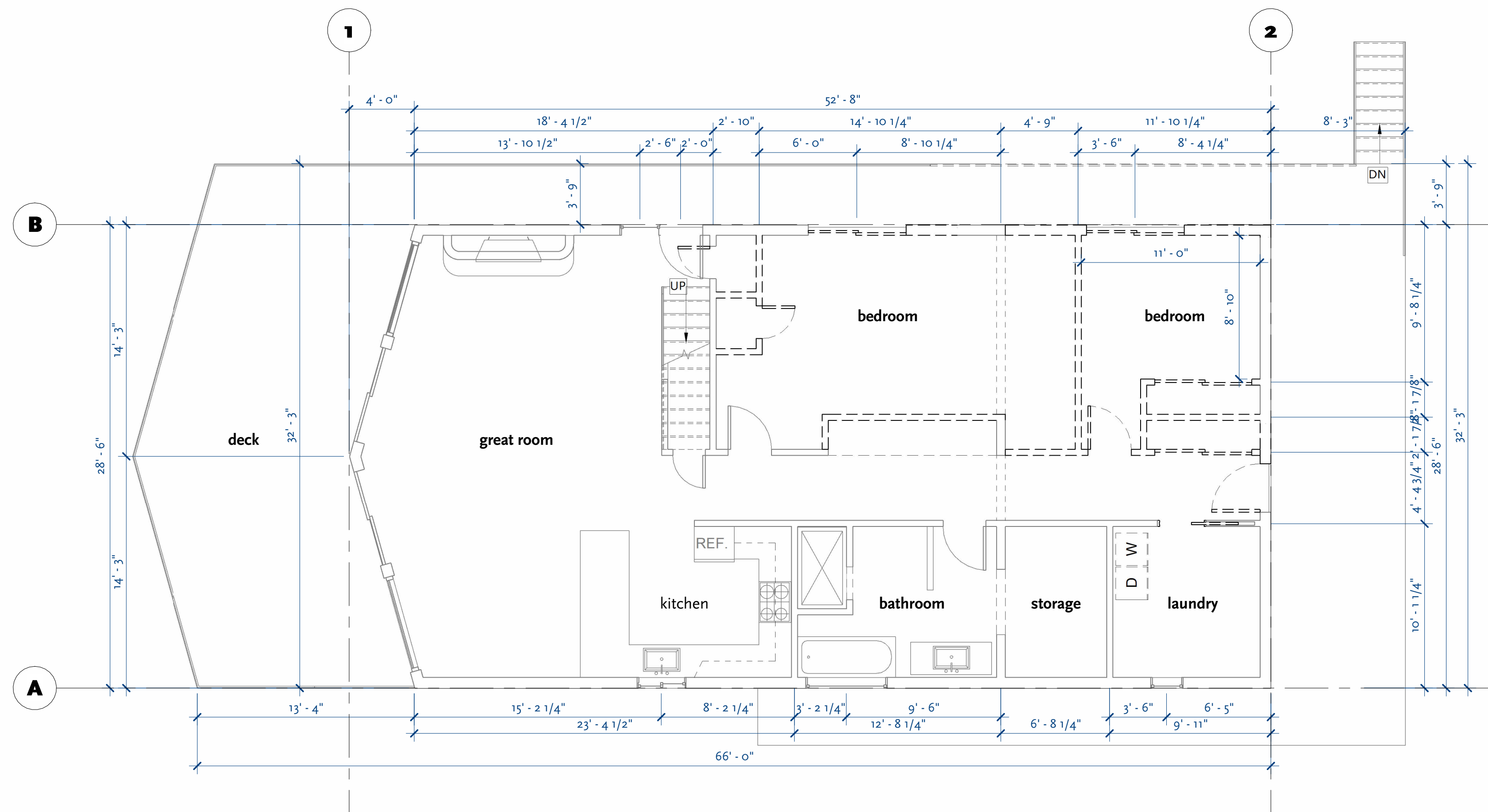
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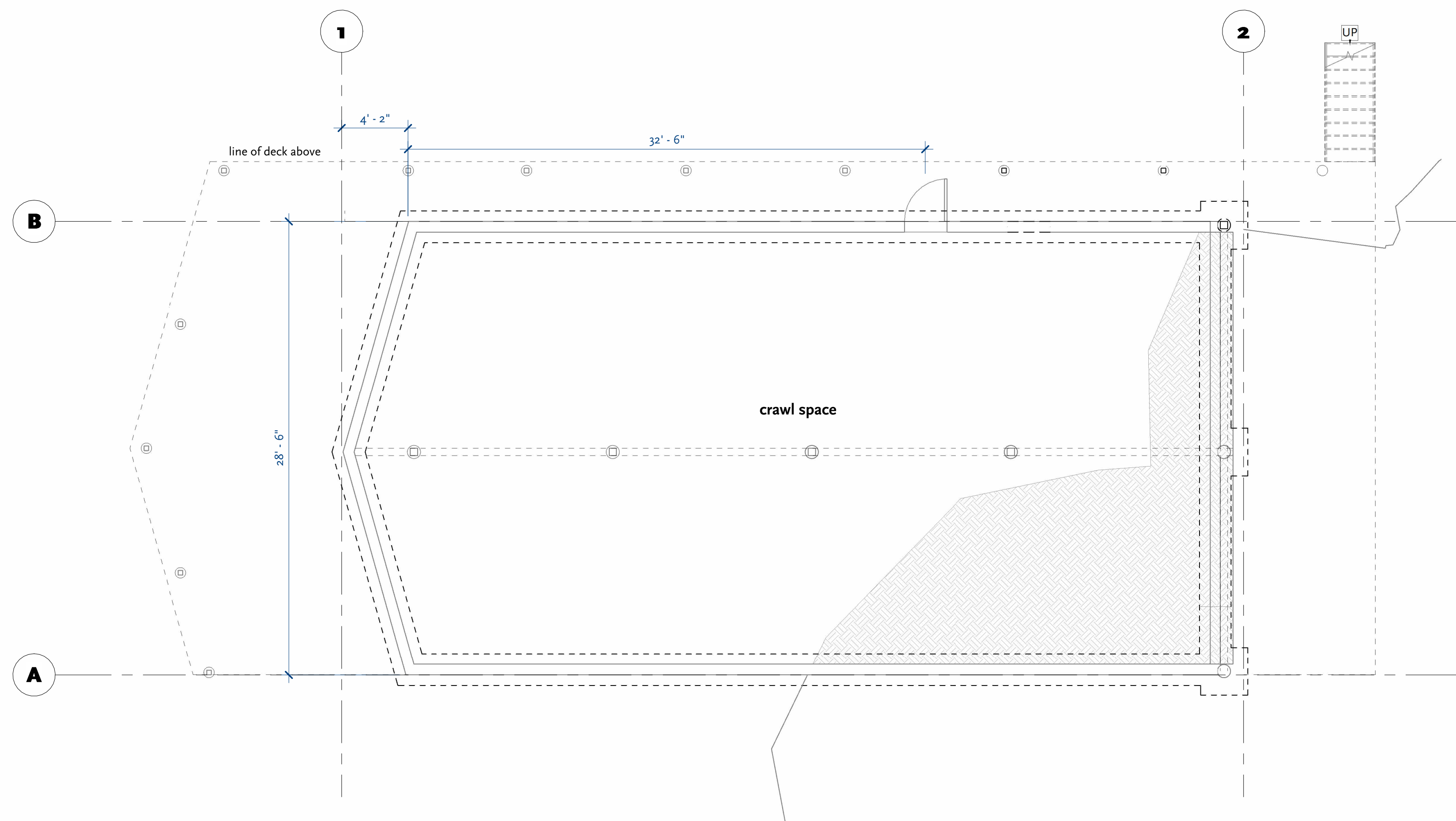
existing and
demo plan

A1.0

24/02/23



1 level 1 - existing and demo
A1.0 SCALE 3/16" = 1'-0"



5 crawlspace - existing and demo
A1.0 SCALE 3/16" = 1'-0"

Cottage Reno

2336 Dewdney Rd

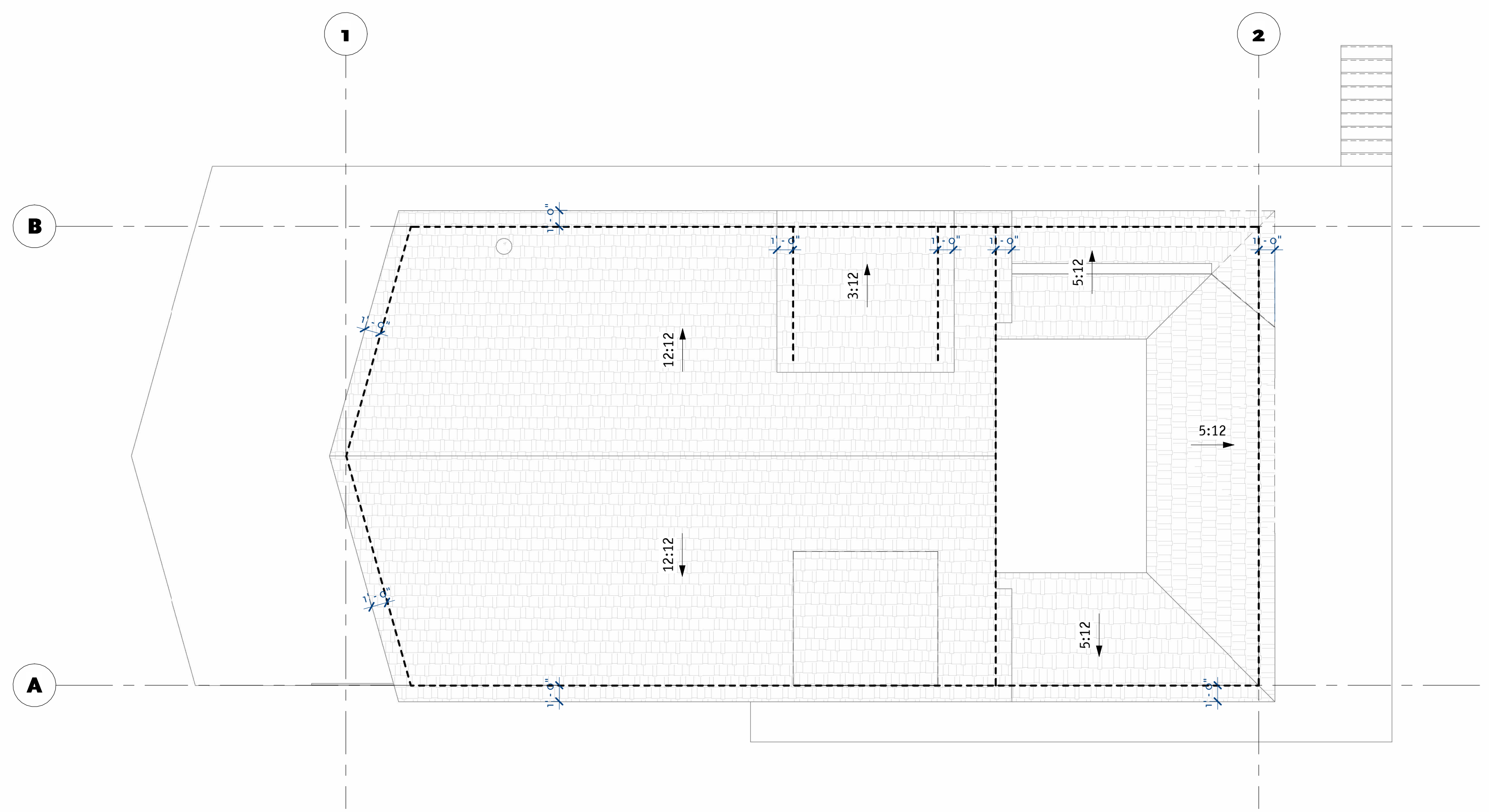
Lot 12, Plan KAPro626, Section 20, Township 23, Osyoos Div of Yale Land District
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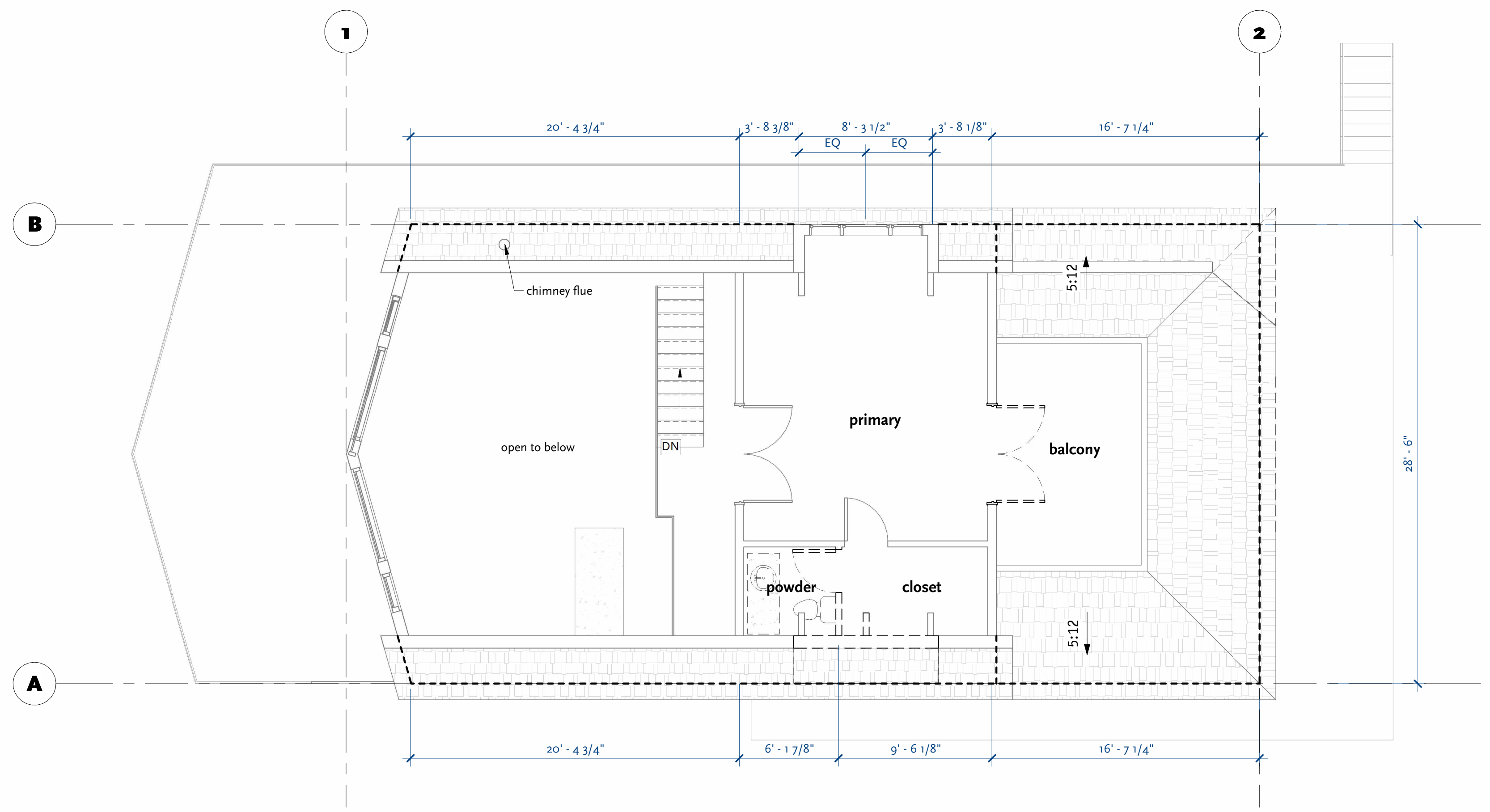
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existing and demo plan

A1.1
24/02/23



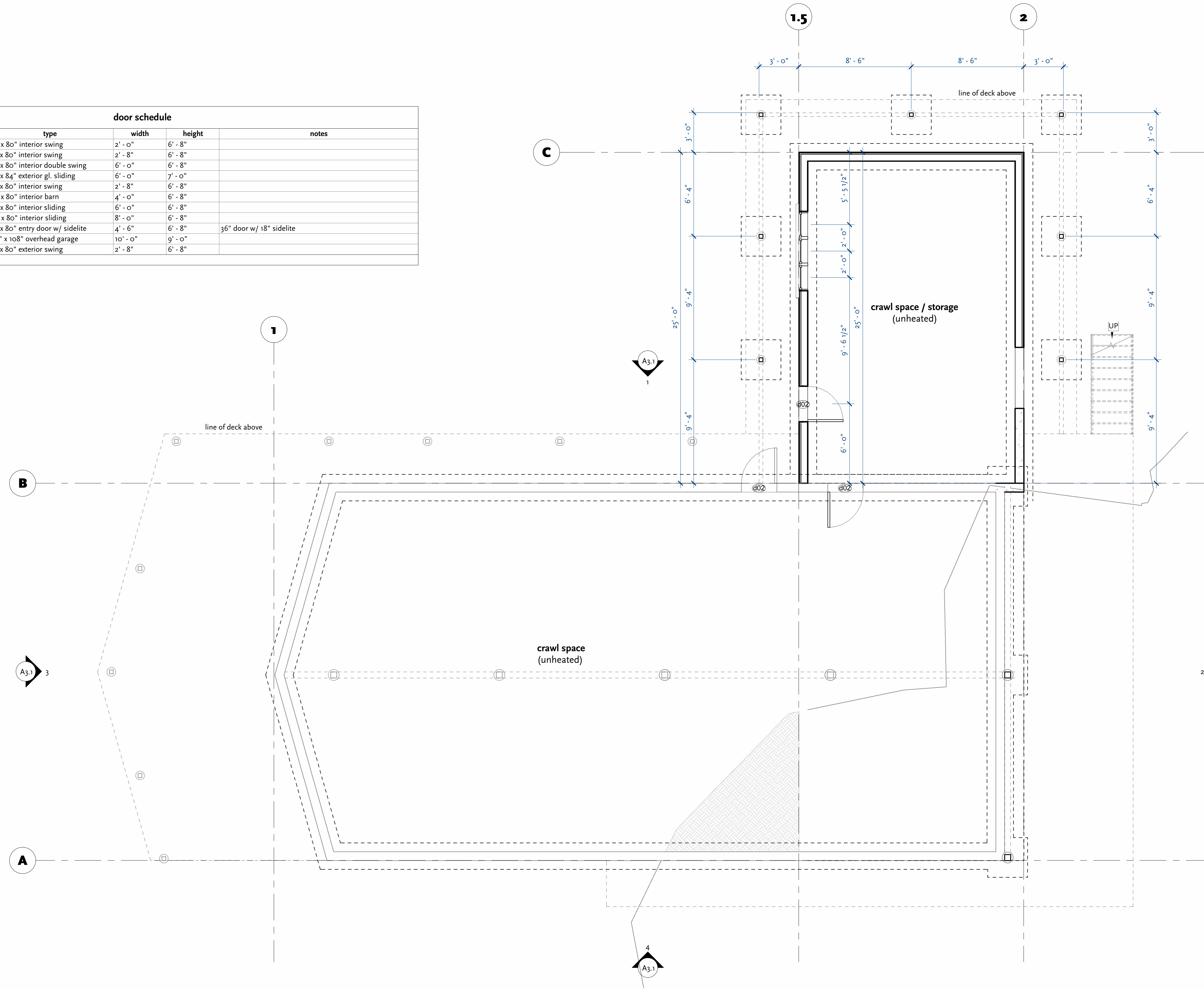
2 roof - existing and demo
A1.1 SCALE 3/16" = 1'-0"



1 level 2 - existing and demo
A1.1 SCALE 3/16" = 1'-0"

- wall types:**
- new walls
 - interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
 - existing building elements shown half toned
 - demolished wall
 - 1HR rated walls
 - 2HR rated walls
 - 4HR rated walls

door schedule						
tag	count	phase	type	width	height	notes
do1	1	Existing	24" x 80" interior swing	2' - 0"	6' - 8"	
do2	5	Existing	32" x 80" interior swing	2' - 8"	6' - 8"	
do7	1	Existing	72" x 80" interior double swing	6' - 0"	6' - 8"	
do8	2	Existing	72" x 84" exterior gl. sliding	6' - 0"	7' - 0"	
do2	6	New	32" x 80" interior swing	2' - 8"	6' - 8"	
do4	1	New	48" x 80" interior barn	4' - 0"	6' - 8"	
do5	3	New	72" x 80" interior sliding	6' - 0"	6' - 8"	
do6	1	New	96" x 80" interior sliding	8' - 0"	6' - 8"	
do7	1	New	54" x 80" entry door w/ sidelite	4' - 6"	6' - 8"	36" door w/ 18" sidelite
do8	1	New	120" x 108" overhead garage	10' - 0"	9' - 0"	
do9	1	New	32" x 80" exterior swing	2' - 8"	6' - 8"	
Grand total: 23						



1 crawlspace - proposed plan
A2.1 SCALE 1/4" = 1'-0"

Cottage Reno

2336 Dewdney Rd

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proposed plan

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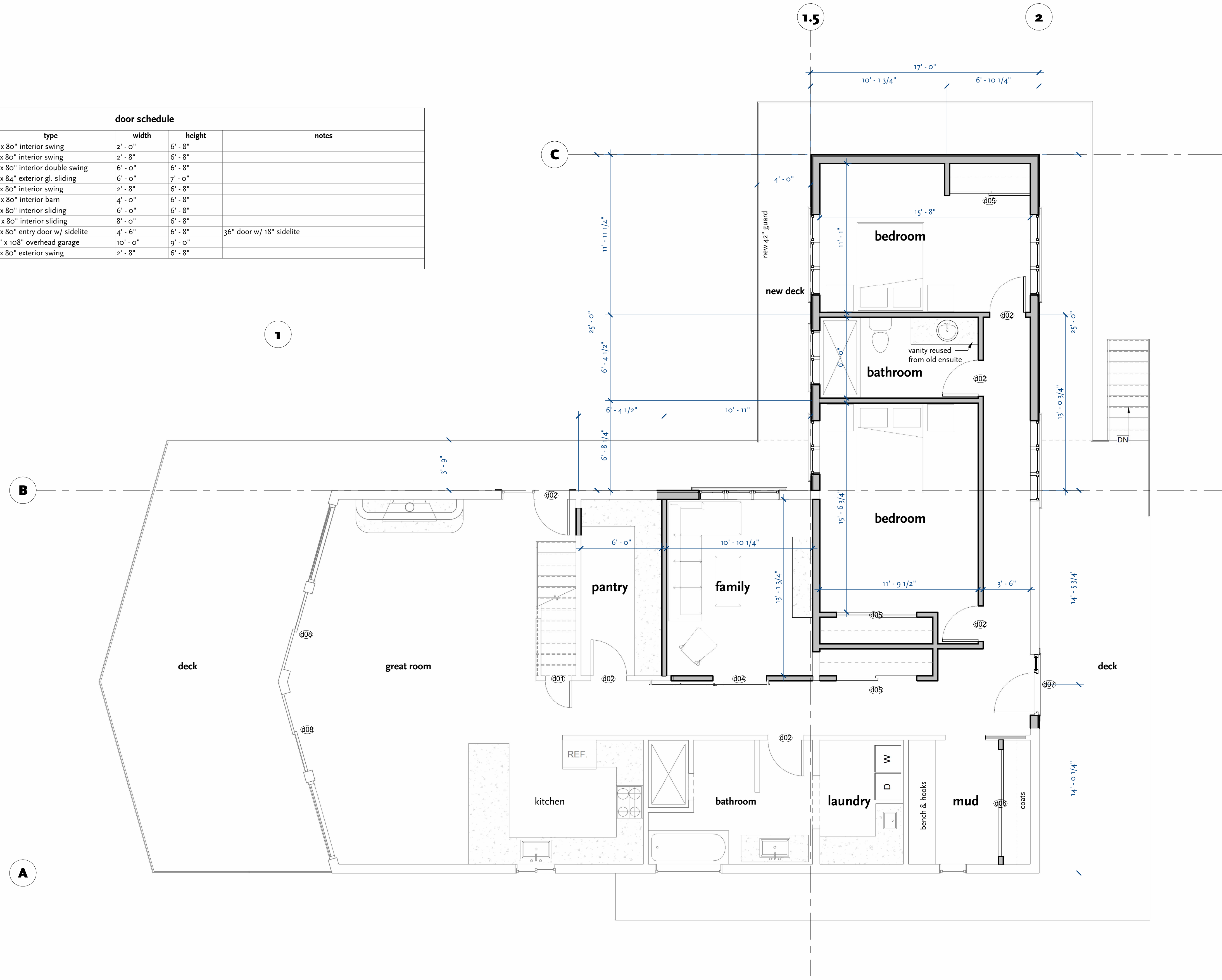
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proposed plan

A2.2

24/02/23

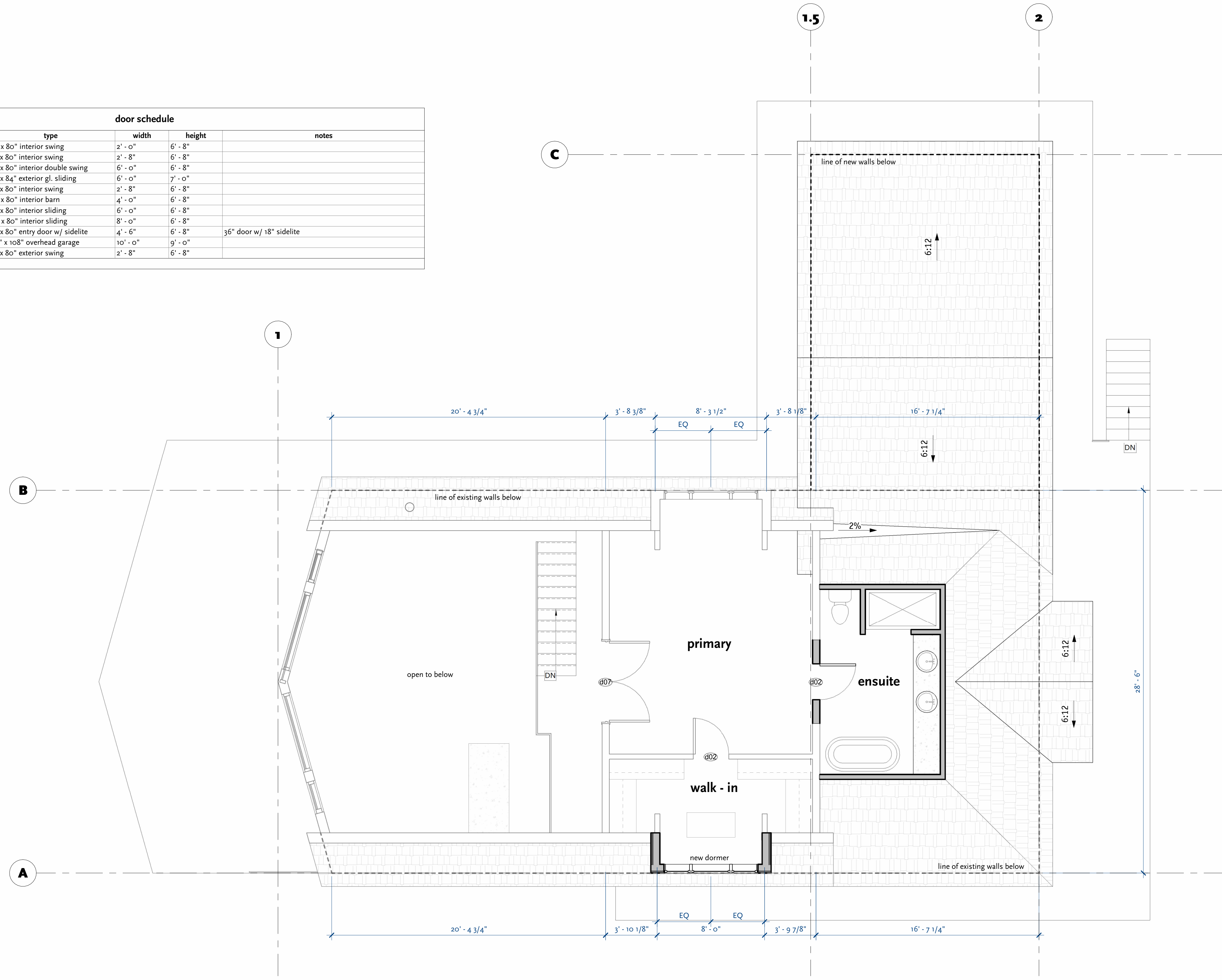
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do8	2	Existing	72" x 84" exterior gl. sliding	6' - 0"	7' - 0"	
do2	6	New	32" x 80" interior swing	2' - 8"	6' - 8"	
do4	1	New	48" x 80" interior barn	4' - 0"	6' - 8"	
do5	3	New	72" x 80" interior sliding	6' - 0"	6' - 8"	
do6	1	New	96" x 80" interior sliding	8' - 0"	6' - 8"	
do7	1	New	54" x 80" entry door w/ sidelite	4' - 6"	6' - 8"	36" door w/ 18" sidelite
do8	1	New	120" x 108" overhead garage	10' - 0"	9' - 0"	
do9	1	New	32" x 80" exterior swing	2' - 8"	6' - 8"	
Grand total: 23						



1 level 1 - proposed plan
A2.2 SCALE 1/4" = 1'-0"

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door schedule						
tag	count	phase	type	width	height	notes
do1	1	Existing	24" x 80" interior swing	2' - 0"	6' - 8"	
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do5	3	New	72" x 80" interior sliding	6' - 0"	6' - 8"	
do6	1	New	96" x 80" interior sliding	8' - 0"	6' - 8"	
do7	1	New	54" x 80" entry door w/ sidelite	4' - 6"	6' - 8"	36" door w/ 18" sidelite
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do9	1	New	32" x 80" exterior swing	2' - 8"	6' - 8"	
Grand total: 23						



1 level 2 - proposed plan
A2.3 SCALE 1/4" = 1'-0"

Cottage Reno

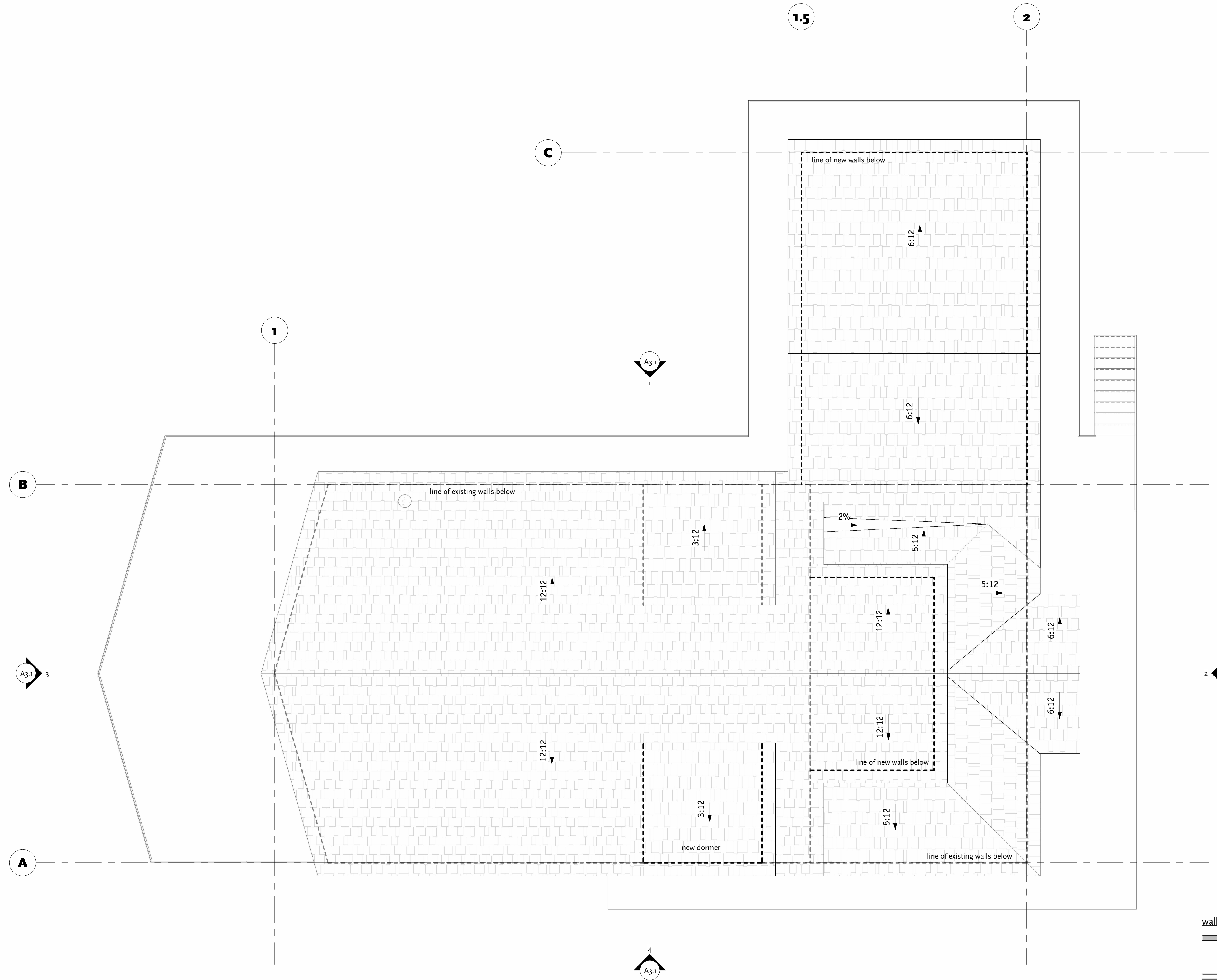
2336 Dewdney Rd

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proposed plan



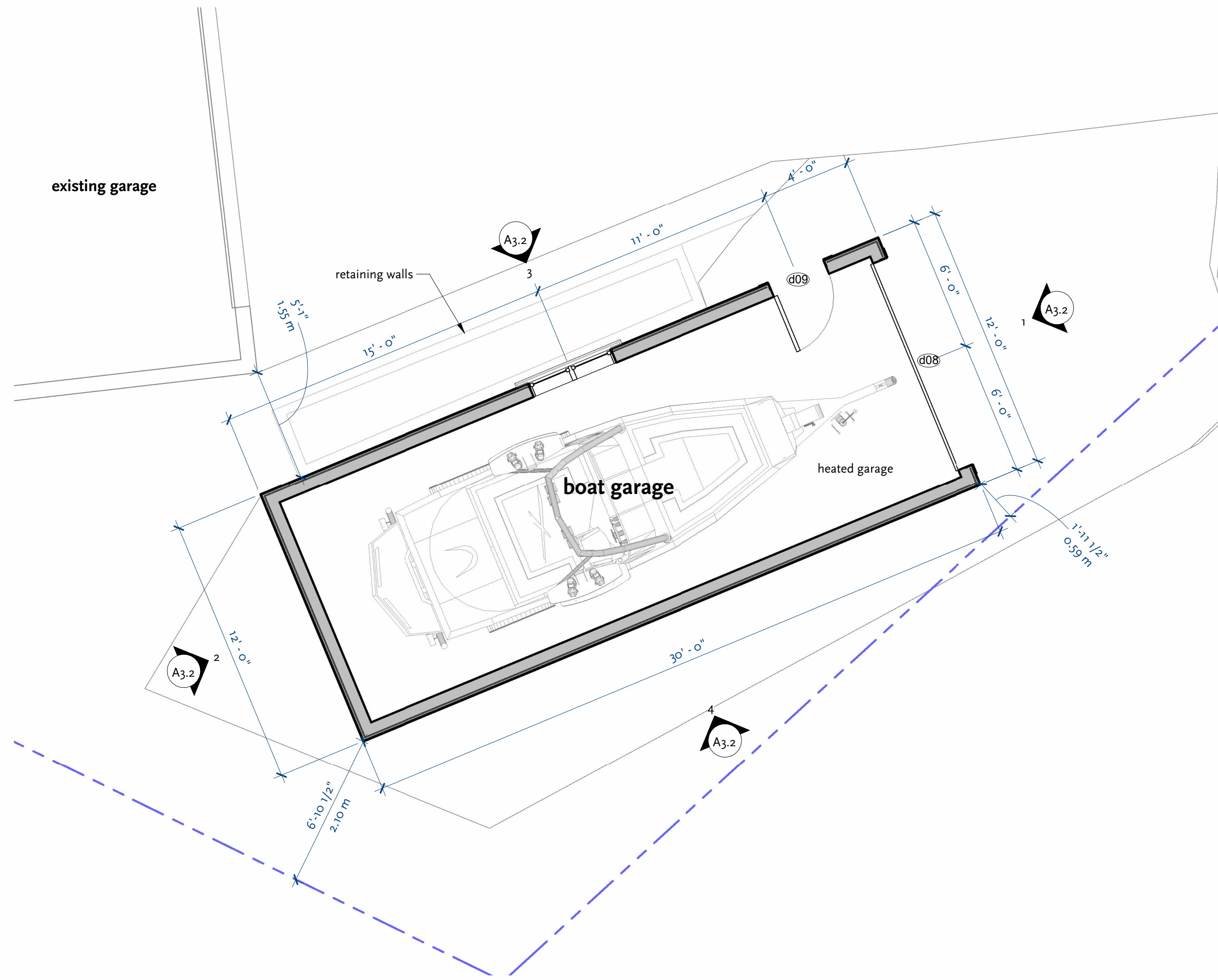
1 roof - existing and demo Copy 1
A2.4 SCALE 1/4" = 1'-0"

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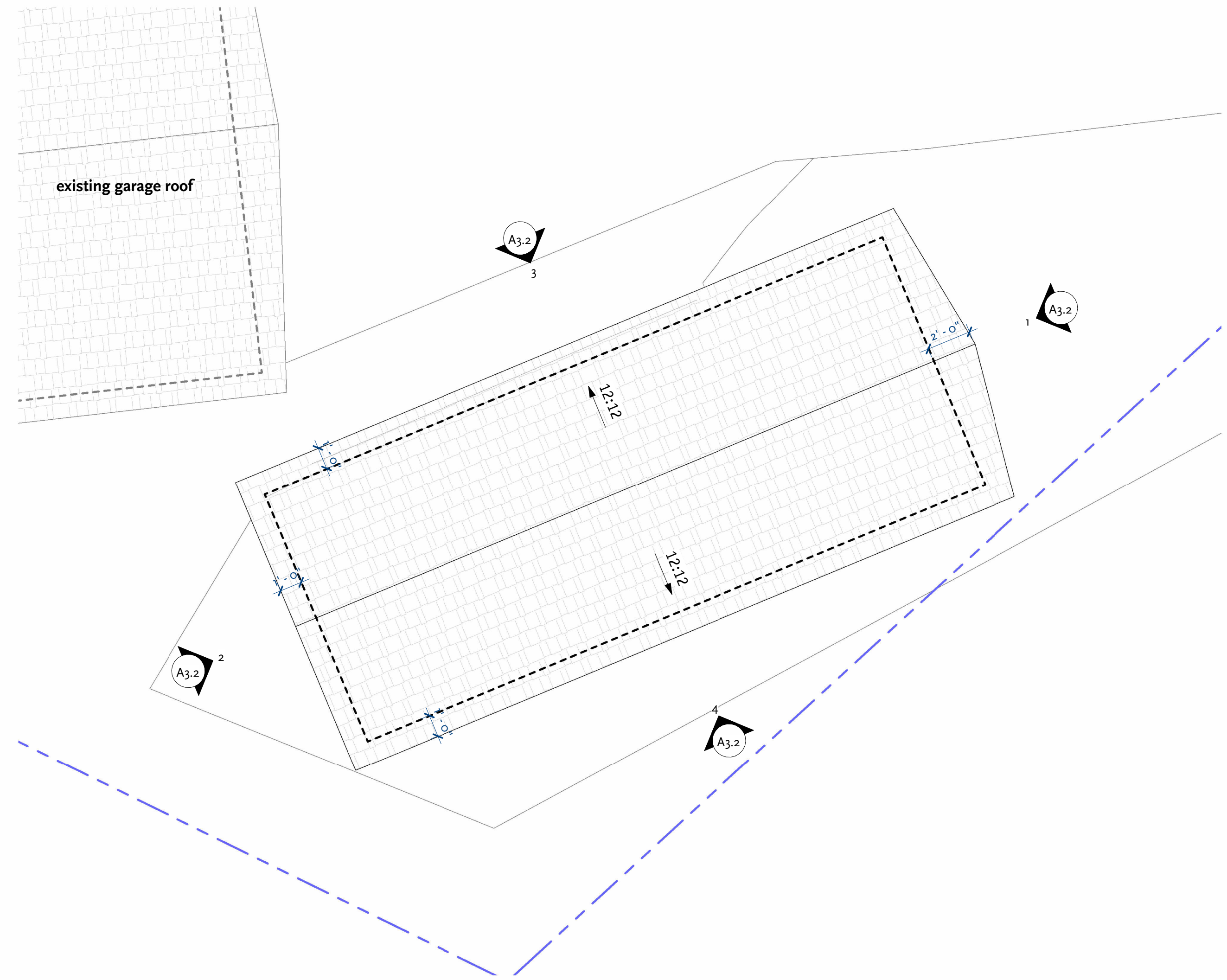
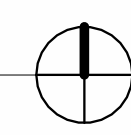
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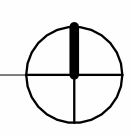
proposed plan



2 boat garage floor plan
A2.5 SCALE 1/4" = 1'-0"



1 boat garage roof plan
A2.5 SCALE 1/4" = 1'-0"



door schedule							
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Cottage Reno

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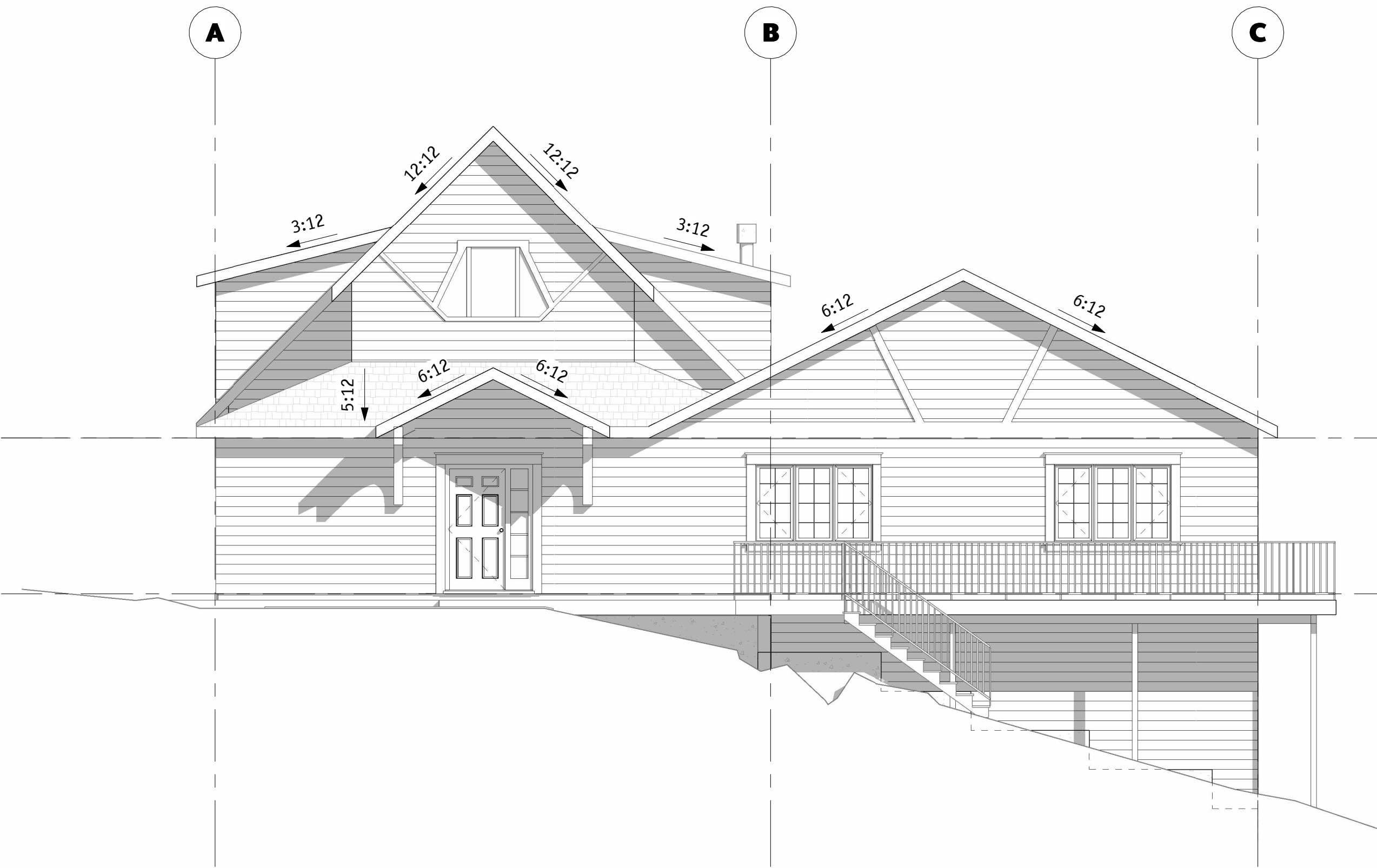
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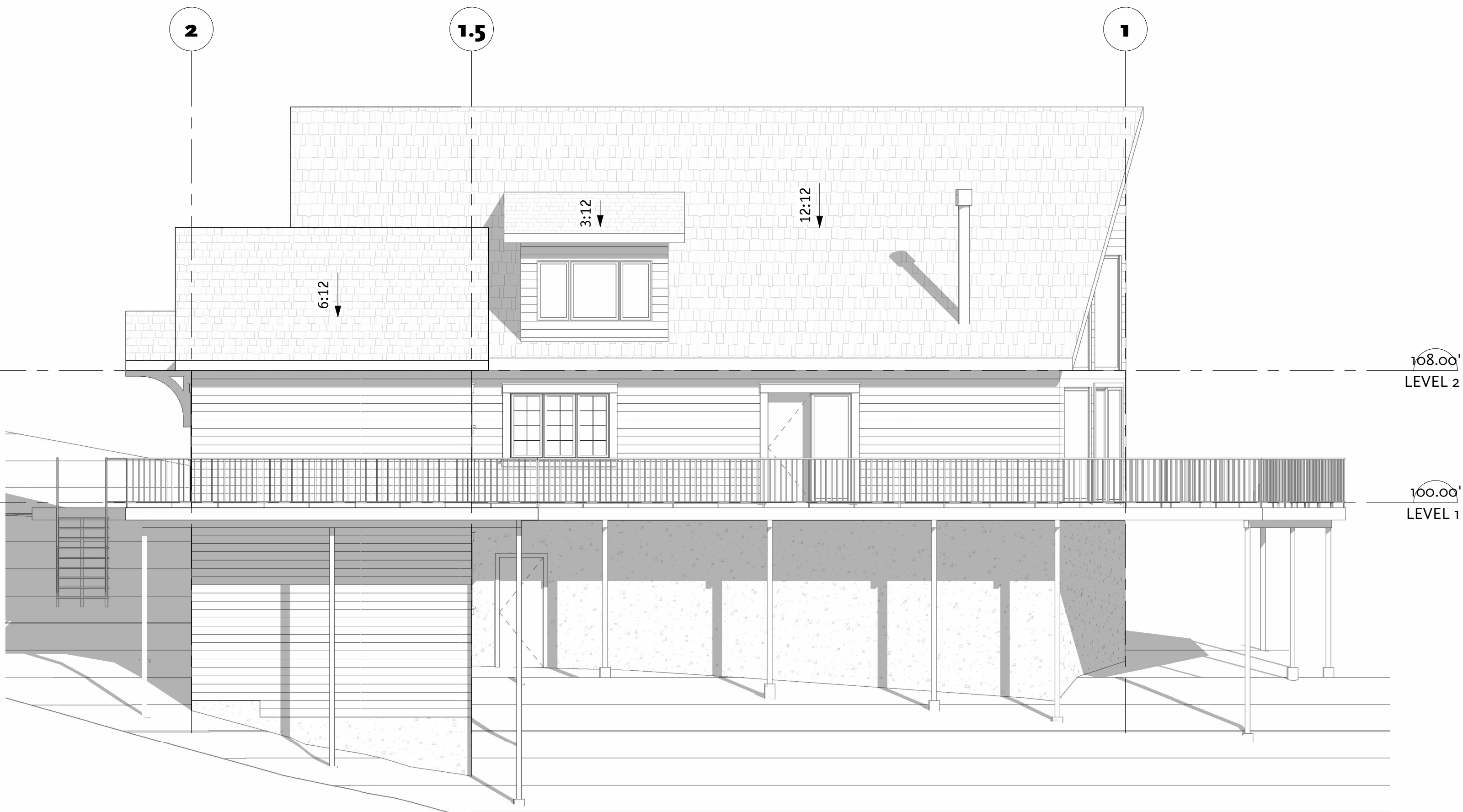
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elevations

A3.1
24/02/23



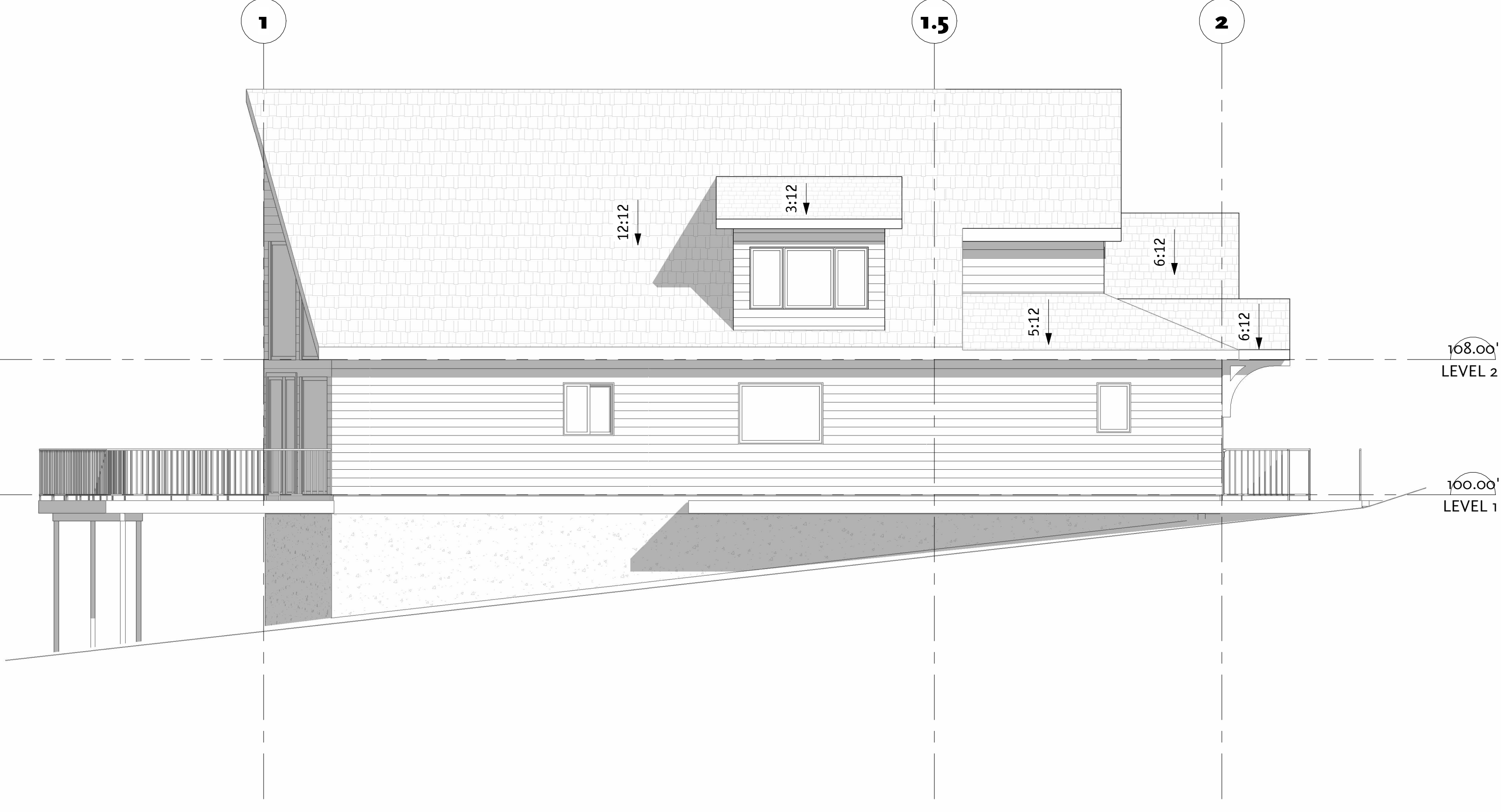
2 east elevation
A3.1 SCALE 3/16" = 1'-0"



1 north elevation
A3.1 SCALE 3/16" = 1'-0"



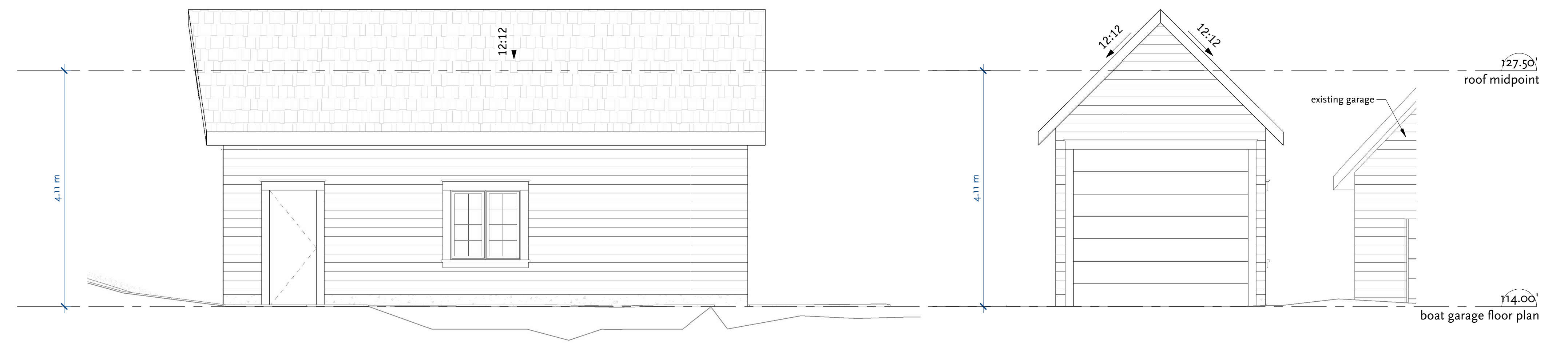
3 west elevation
A3.1 SCALE 3/16" = 1'-0"



4 south elevation
A3.1 SCALE 3/16" = 1'-0"

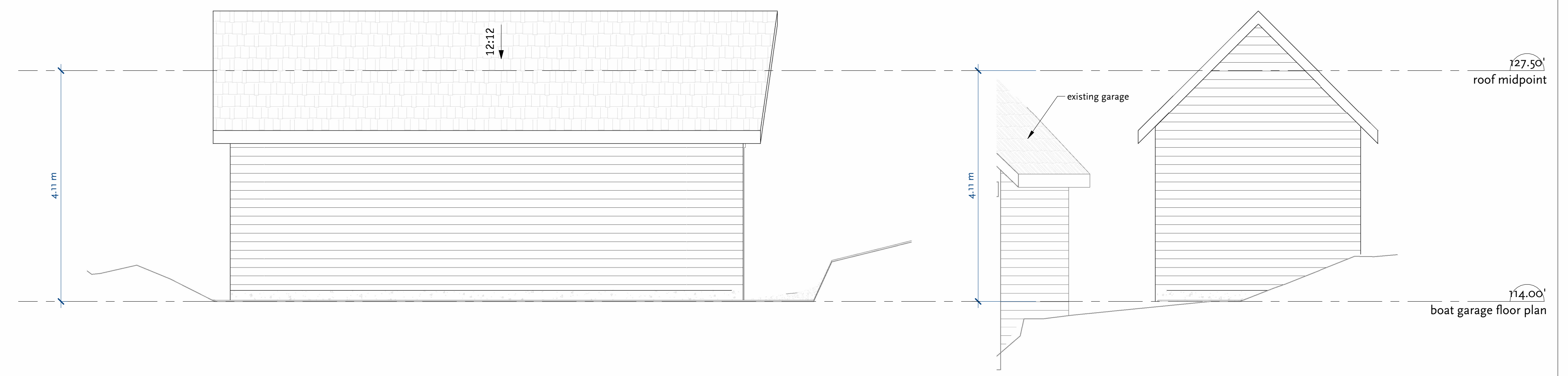
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3 boat garage - north elevation
A3.2 SCALE 1/4" = 1'-0"

1 boat garage - east elevation
A3.2 SCALE 1/4" = 1'-0"



4 boat garage - south elevation
A3.2 SCALE 1/4" = 1'-0"

2 boat garage - west elevation
A3.2 SCALE 1/4" = 1'-0"

elevations