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District of Lake Country
Development Services Department

Re: DEVELOPMENT VARIANCE APPLICATION. AN INCREASE TO
MAXIMUM FLOOR AREA & MAXIMUM HIGHT FOR A PROPOSED
ACCESSORY SUITE.

This letter is to accompany our Development Variance application for the
property located at 14710 Carrs Landing, Lake Country, legally described as
LOT 1 SECTION 5 TOWNSHIP 14 OSOYOOS DIVISION YALE DISTRICT
PLAN 41484, with the current zone of RR3

PROPOSED VARIANCES

We are proposing two variances for this project.

One to increase the floor area of the accessory suite from 90m² to 105.63m²
and the second to increase the building height from 8.0m to 11.0m.

Specifically we are requesting an increase to Section 10.8.5. for floor area and
section 14.3.6.(b)(iv) for accessory building height as indicated in
Zoning Bylaw 561,2007.

The increase to the accessory suite floor area will accommodate the families
needs for additional living space, while the additional building height will
accommodate the existing topography.

PROPOSED PROJECT

This project consists of a new garage for the primary dwelling and a new
accessory suite partially located over top of the new garage. 14710 Carrs Landing
is approximately 1.18ha in area and currently has a primary dwelling of
approximately 1900sq.ft. an existing garage, and concrete cellar on site. The
existing garage is small and in need of too many repairs to renovate or salvage.
The cellar which is situated directly behind the garage is not salvageable. The
existing concrete cellar and garage will both be demolished in this proposal.

The proposed garage will be situated in the same location as the existing garage
and cellar while also expanding the footprint.

The accessory suite will be located at the east end of the new structure and
partially built over top of the new garage. This new structure will be tiered up the
hillside to accommodate the existing topography.

The family (typically the owners children and grandchildren) who visit their parents often, are constantly handcuffed by the limited space within the dwelling. Currently the existing dwelling does not meet their needs in regards to the amount of bedrooms, facilities, and extra living space to accommodate all parties. With the new garage having to be built it was the perfect time to include an accessory suite.

While designing the proposed layout and trying to stay within the 90m² it was quickly determined that additional space would be required. The extra 170ft² (15.63m²) would greatly help accommodate two modest bedrooms, laundry facility, bath and general space within the kitchen/dining/living areas.

It is anticipated that the current owners may move into this suite sometime in the near future. The additional space within the suite will allow for this transition to occur. The primary dwelling will then be open for their children and grandchildren to move into, to aid in their parents eldercare.

SITE CONDITIONS

The existing grade around the dwelling and garage is mostly flat with a gentle slope to the West leading into the Lake. However to the East is a large, steep vegetated hillside. This hillside has an small plateau break where an existing driveway is located before the hillside continues East upwards to Carrs Landing.

This plateau/existing driveway would be used as driveway access to the accessory suite, main entry, parking and amenity space. The location works perfectly with the building design as suite floor is located nearly at grade. This minimizes the disturbance of native soils & vegetation and reduces the impact of excavation to the hillside.

Although we are requesting a variance to increase the height from 8.0m to 11.0m please note that there is no part of this building that is actually 11.0m in vertical height.

The 11.0m height is measured from the lowest grade (at the west face of garage wall) vertically straight up to the highest point of the suite roof.

Because the building is only partially two stories tall with that portion mainly built into the hillside to suit the steep topography, the actual vertical heights are;
West elevation garage wall = 4.54m

East elevation suite entry wall including roof = 5.16m

Two storey portion (North & South elevation) average 7.5m

We reviewed the possibility of dropping the suite ceiling height and changing the design to a flat roof in the attempt to lower the overall height. We determined that this only shaves off about 0.6m or 24" from the overall height.

The only option to keep within the current bylaw height of 8.0m is to drop down the suite floor by 2.5-3.0m. Doing this would cause major site excavation and damage the natural hillside, not only where the suite is located but the parking area and driveway access. This would also add great costs to the construction of the building.

Please review attached 2D elevations & 3D renderings for detailed illustrations showing the profile of the proposed building in relation to the neighbours & road side views. The distance between the pavement on Carrs Landing to the top of the suite roof is approximately 7.84m. It is anticipated that the location of the accessory suite will not block, reduce or negatively impact the neighbours views or privacy. Views from the road to the lake will not be blocked either.

With the recent changes from the BC government around Bill 44 many municipalities and Regional Districts have already increased the size of their accessory suites (Carriage houses, secondary dwellings, garden suites etc.) from the standard 90m² to 110m², 125m² and larger.

We respect each municipality and how they proceed with their own zoning bylaws, however we can foresee Lake Country's bylaws being potentially revised and updated in the near future to align with other Okanagan communities, specifically increasing the maximum size allowed for accessory suites.

The proposed structure is a clean, modern building design that will be aesthetically pleasing and will compliment the form and character of the surrounding neighbourhood.

Thank you for your consideration in this matter.

Signed: Jeff Gagnon Date May 02, 2025
Per: Okanagan Development Consultants Inc.