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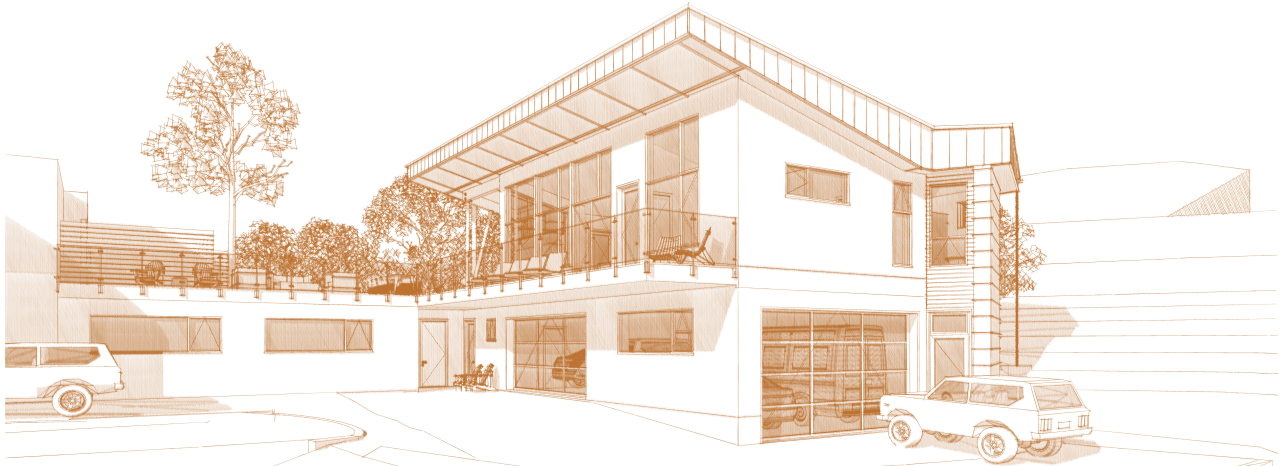
Carie Liefke, RPP, MCIP

Manager, Current Planning
District of Lake Country

Re: 11735 Okanagan Centre Rd W, Revised Development Permit - Variance Rationale

Background

This document outlines the background and justification for a minor variance to Land Use Bylaw Section 10.7.3, which states that the maximum floor area for a secondary suite shall be the lesser of 90 square metres or 40% of the total floor area of the principal building.



Personality + Purpose

The planned addition serves two main functions: providing an attached garage to replace the current surface parking, and creating extra living space intended for family and friends. The principal residence sees use by the owners year-round.

Site Strategy

The site strategy retains the existing access road, using the new structures as retaining walls to help direct natural surface drainage around the home. At the lower level, the two buildings connect, establishing a shared, south-facing family amenity space between the upper floors. This layout enables a flat, landscaped area at the second-storey level, which will be used for an orchard that links the buildings visually and physically to one another and to the surrounding landscape.

Architectural Approach

Both the existing and new structures are designed to complement one another. Drawing inspiration from adobe dwellings and mid-century modern architecture, the design emphasizes connection to the natural environment. Adobe homes use earthy materials, organic shapes, and welcoming courtyards, while mid-century modern homes favor large windows, open plans, and positioning to maximize views and natural light. Both approaches

blur the line between indoors and outdoors, grounding the architecture in its landscape and fostering a sense of place.

Variance Rationale

The existing house is 3,400 square feet in total, comprising 1,200 square feet on the lower level, 1,450 on the main level, and 750 on the upper level. The proposed secondary suite is 1,350 square feet. While this suite remains under 40% of the principal building's total area, it surpasses the 90 square metre (970 square foot) limit by 320 square feet, or about 28%. The District of Lake Country has previously granted similar variances for secondary suite areas in other projects. Other than the area variance, the addition meets the intent and requirements of the District of Lake Country Zoning Bylaw.

The development permit application, which includes a request for a variance to the size of the accessory suite from 90 sqm (970sqft) to 125.4 sqm (1350sqft),

Area Description	Square Feet	Percentage of Principal Building
Lower Level	1,200	35%
Main Level	1,450	43%
Upper Level	750	22%
Total Principal Building Area	3,400	100%
Proposed Secondary Suite	1,350	Less than 40% of principal building. Exceeds 90 sqm (970 sqft) by 380 sqft (39%)

DISTRICT OF LAKE COUNTRY - ZONING BYLAW 561, 2007

CONSOLIDATED VERSION (Includes amendments as of May 07, 2024)

3.3. GENERAL DEFINITIONS

SECONDARY SUITES - means a self-contained, dwelling unit located within a single detached dwelling. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.

- *The proposed secondary suite meets all requirements as defined in the general definitions.*

10.7. SECONDARY SUITES

10.7.1 Secondary suites, when permitted, are to be located only in a new or converted single detached house. No structural alterations or additions shall be undertaken that alters the existing character and form of the neighbourhood.

- *Only one suite is proposed. The mid-century modern addition complements the existing adobe in materiality, site integration, and colour.*

10.7.2 No more than one secondary suite shall be permitted per principal dwelling unit.

- *Only one suite is proposed.*

10.7.3 The maximum floor area of a secondary suite shall not exceed the lesser of 90 sqm or 40% of the total floor area of the principal building.

- *The existing home is 3400 sqft (lower 1200 sqft, main 1450, Upper 750 sqft). The proposed secondary suite is under 40% of the total area of the total area of the principal building at 1350 sqft however over 90sqm (970 sqft) by 380 sqft or 39%.*

- The District of Lake Country has allowed a variance to area of a secondary suite on other projects.

10.7.4 *Parking and signs shall be in conformance with the regulations of this Bylaw and the District of Lake Country Signage Regulation Bylaw currently in effect.*

- *The current home had surface parking only – two tandem stalls adjacent to the existing building and two along the access road.*
- *The proposed addition provides four parking stalls within the garage and four driveway stalls for a total of eight.*

10.7.5 *A secondary dwelling unit shall be located in a building and on a property which is a single real estate entity. No strata titling will be permitted.*

- *The proposed secondary dwelling is an addition to the existing building and is a single real estate entity.*

10.7.6 *A secondary suite is not permitted in conjunction with lodgers, bed and breakfast accommodation or a group home.*

- *The secondary suite is not in conjunction with lodger, bed and breakfast accommodation or group home.*

Yours truly,

L. Scott Lambert

Architect, AAA, AIBC, MRAIC.
Principal