


















FIGURE 4
Riparian Areas Regulation Assessment

Project: Environmental Assessment
 Location: Regional District of Central Okanagan
 Project No.: 19-3064
 Prepared for: Maloney Construction Ltd.
 Prepared by: Ecoscape Environmental Consultants Ltd.
 Josh Castanier, GIS Technician
 Coordinate System: NAD83-UTM Zone 11
 Imagery: ESRI World Imagery
 Map Date: February 22, 2021

LEGEND

-  Subject Property
-  Cadastre
-  Streamside Protection and Enhancement Area (SPEA)
-  Buildable Area Outside Natural and Legal Restrictions Excluding SPEA
-  Development SPEA Encroachment
-  Proposed Building Footprint
-  Proposed Septic Tanks
-  Proposed Dispersal Bed
-  Developable Area
-  10 Meter Setback
-  Stream Boundary i.e. Surveyed High Water Level (343 m.a.s.l.)
-  30 m Riparian Areas Regulation Assessment Area
-  Zone of Sensitivity - Large Woody Debris (15 m)
-  Zone of Sensitivity - Litterfall (15 m)
-  Zone of Sensitivity - Shade (30 m due south)
-  Proposed Front Yard Setback (2.29m)
-  Proposed Septic Piping

Hardship Area Calculation (Greenfield)	
Total Property Area =	13057.4m ²
Total Buildable Area (Outside Municipal Setbacks + Geotech Approved area Western Lot) =	868.4m ²
Developable Area (Outside Natural/Legal Restrictions) =	232.2m ²
Total Proposed Development Area =	343.5m ²
Allowable Footprint (30% of Buildable Area) =	260.5m ²
Allowable Variance Area/Encroachment into SPEA =	28.3m ²

***Caveat**
 Under this specific hardship case; a geotechnical assessment of the property has granted a specific area on the western lot safe to engineer for a septic field area. This area is included within the hardship calculations and is added to Buildable Area, Developable Area, and added to the Total Proposed Development Area.

DISCLAIMER
 The data displayed is for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data portrayed in this report and that of a legal survey, the legal survey will supersede any data presented herein.

