

Building Official

Town of Osoyoos
Planning & Development Services.
8707 Main St,
Osoyoos, BC
V0H 1V4

12 Nov 2024

Re: Building a "Redi-rock" engineered, architectural retaining wall along roadside edge of residential property 3606 Cypress Hills Drive.

Rationale for Height Variance to exceed fence/wall bylaw maximum of 1.2m to the current design (wall 4.6m + fence 1.2m) combination of 5.8m.

The wall height as designed in the engineered drawings is 4.6m high measuring from the lowest grade point to the tallest point of the wall. The fence (fall prevention) anchored at the top of the wall will be within the bylaw tolerance of 1.2m tall.

While the design calls for a fence height that meets existing bylaw tolerances, we are asking for the variance of an additional 4.6m to construct the engineered rock retaining wall beneath it with the following rationale:

1. The design of an engineered rock retaining wall is necessary to level the yard in order to maximize property use. The current and natural features of the yard are rocky, steep and provide opportunity for noxious weeds to grow.
2. The design and style of the wall are ubiquitous throughout the neighborhood as the materials being selected are identical and sourced from the same manufacturer as the many other neighborhood examples.
3. The combined height of this wall is much lower than many of the other comparable walls constructed of the same materials throughout the neighborhood.
4. There are no new or precedent setting features to this design either in part or as a whole, as this design has identical features yet is shorter than the many other examples located throughout the neighborhood.

Thank you for your considerations,

Dustin and Britta Sikora
