

URBAN
CONNECTIONS 
PLANNING & DEVELOPMENT CONSULTING

October 14, 2010

Regional District of Okanagan Similkameen
101 Martin Street
Penticton, B.C.
V2A 5J9

Attention: Roza Aylwin

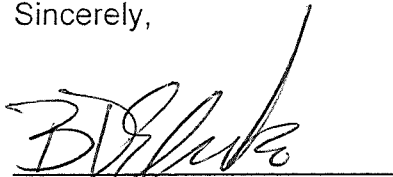
Dear Ms. Aylwin:

Re: Combined Zoning Bylaw and OCP Bylaw Amendment Application
- Arawana Road, Naramata

You will find enclosed a completed application for an OCP and Zoning Bylaw amendment for 3 properties located on Arawana Road, east of the community of Naramata. Attached with the application is a supplemental information package together with the required title searches and appropriate maps, a Letter of Authorization allowing me to act on their behalf, and the required \$1,500.00 application fee.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Brad D. Elenko,
Urban Connections

encl.

pc Naramata Benchland Properties Ltd. - Randy Kowalchuk

Information to Supplement Rezoning Application

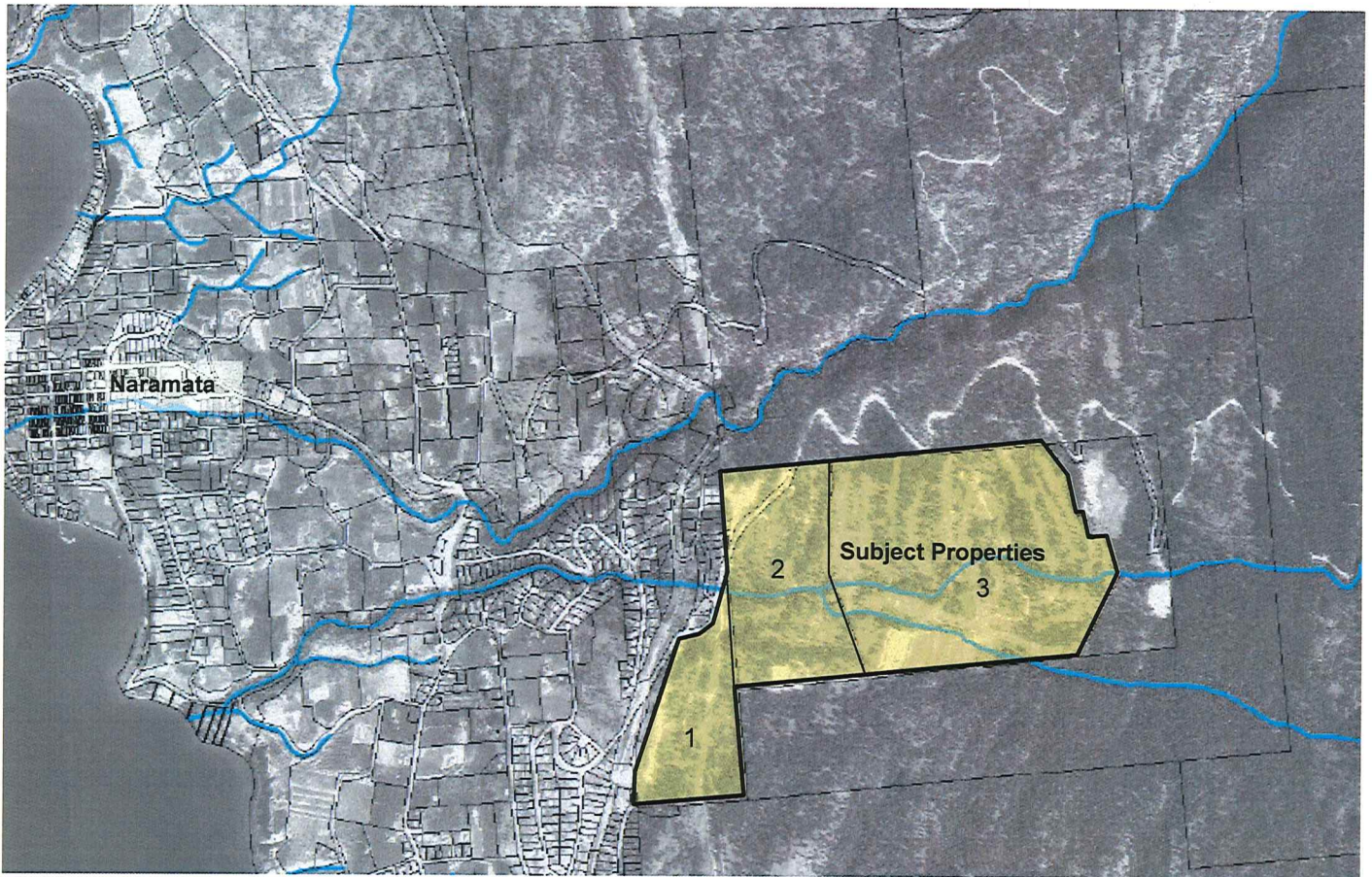
- Portion of Sub Lot 14, DL 2711, SDYD, Plan 1190
- Portion of Lot A DL 3474, SDYD, Plan KAP58675
- Portion of DL 3474, SDYD, Except Plans KAP44343, and KAP59640

Naramata Benchland Properties Ltd.

Location

The subject properties are located within Area "E" in the RDOS, and are situated adjacent to the east side of the community of Naramata, as noted below.

Illustration 1: Location Map



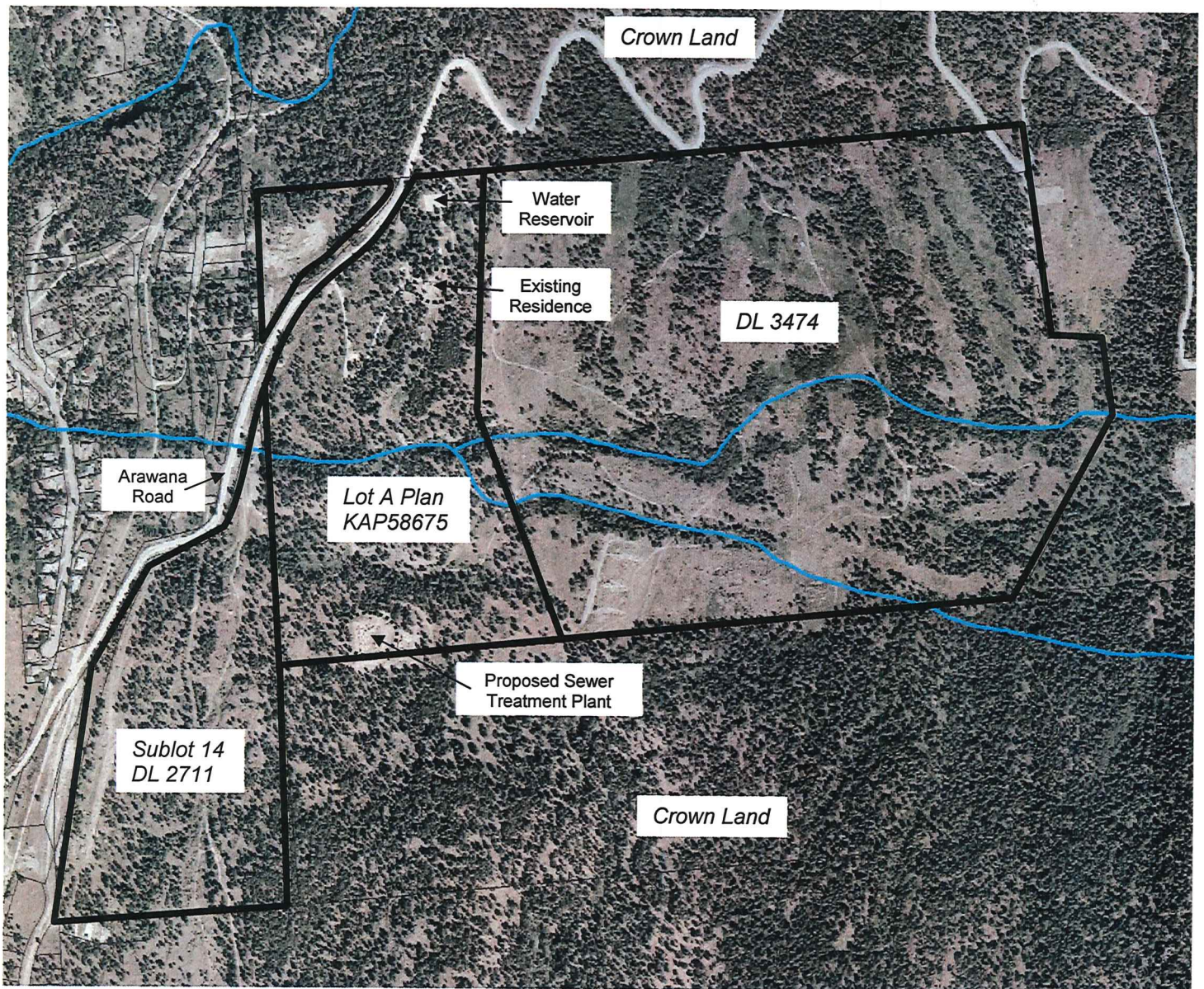
1. ***Sublot 14 DL 2711, SDYD, Plan 1190 exc. plans A62, 29843, 38736, KAP44343, KAP45544, KAP46231, KAP54137, KAP57167, KAP86517***
2. ***Lot A, DL 3474, SDYD, Plan KAP58675***
3. ***DL 3474, SDYD, exc. Plans KAP44343, KAP53674, KAP59640***

Property Information

The current OCP and Zoning designations and the size of the 3 subject properties are noted below.

	OCP Designation	Zoning Designation	Lot Area
<i>Sublot 14 DL 2711</i>	Low Density Residential	RS1s & RS1	± 20 ha.
<i>Lot A, Plan KAP58675</i>	Large Holdings & Small Holdings	RA & SH2	± 31 ha.
<i>DL 3474</i>	Large Holdings	RA	± 75 ha.

Illustration 2: Site Details and Features



Lot A Plan KAP58675 and DL 3474 are flanked on their north and south sides by Crown Land, while the east side of the block of three parcels is adjacent to a parcel of land that is also owned by Naramata Benchland Properties Ltd. The west side of the block of three parcels is adjacent to a single family residential neighbourhood.

Arawana Road is located on the east side of the block of three properties.

There are no dwellings located on Sublot 14, but Preliminary Layout Approval has been provided by the Ministry of Transportation for a 25 lot subdivision on the west portion of this lot.

A municipal water reservoir is located on the north east corner of Lot A Plan KAP58675, and there is a residential dwelling located south of the reservoir. Some earthwork was historically done on the south side of this property to create a rectangular shaped reservoir in the land. This feature is planned to be used as one of the required components for a sewer treatment plant for the proposed subdivision which has received preliminary Layout approval on a portion of Sublot 14.

District Lot 3474 contains no residential development but clearing, earthworks and grading has historically occurred on the property to create numerous terraces and plateaus.

All of the properties have legal and physical access to Arawana Road.

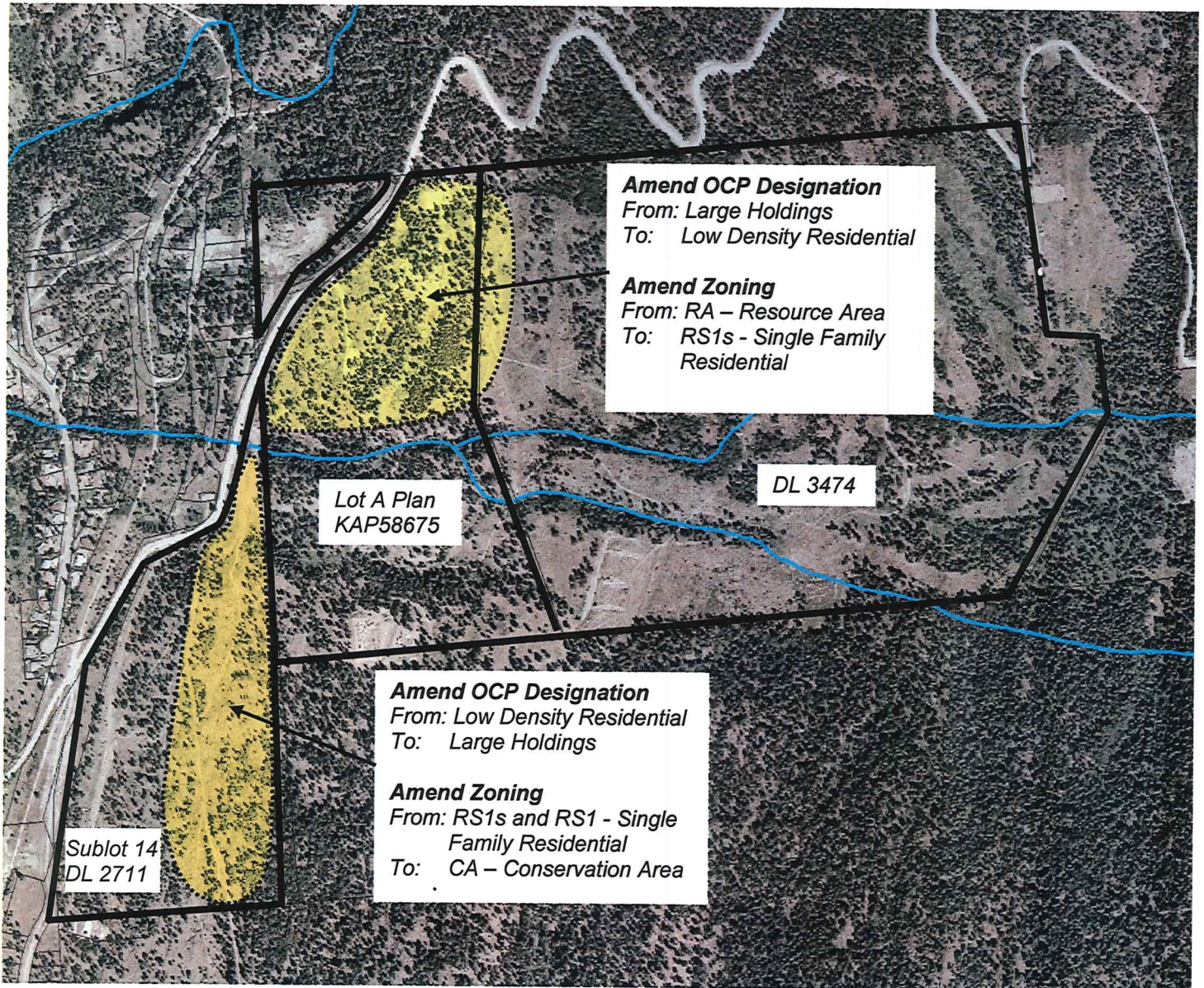
Proposed Zoning Amendment

At the present time Sublot 14 has RS1 and RS1s zoning that will allow the development of single family residential housing to occur. A subdivision application for the creation of 25 residential lots on the lower portion of Sublot 14, has received Preliminary Layout Approval from the Ministry of Transportation and Infrastructure and work is proceeding to get this subdivision completed and constructed.

As land use planning for the upper portion of Sublot 14 was occurring, the owner and consulting team reviewed the *Ecological Assessment of Proposed Housing Development of Naramata Benchlands*, which was prepared Les Gyug of Okanagan Wildlife Consulting. Based on information contained in the Ecological Assessment, it was determined that there could be a benefit to wildlife if the area contained a wildlife corridor. As Naramata Benchland Developments would not prefer to encourage wildlife through their residential subdivision, they are requesting that the zoning rights on the upper portion of Sublot 14 (the donor lands) be transferred to the northern portion of Lot A Plan KAP58675 and a small portion of land along the western edge of District Lot 3474 (the recipient lands). This will allow a greater separation between wildlife migration and movement and the residential subdivision, which will benefit both wildlife and future residents.

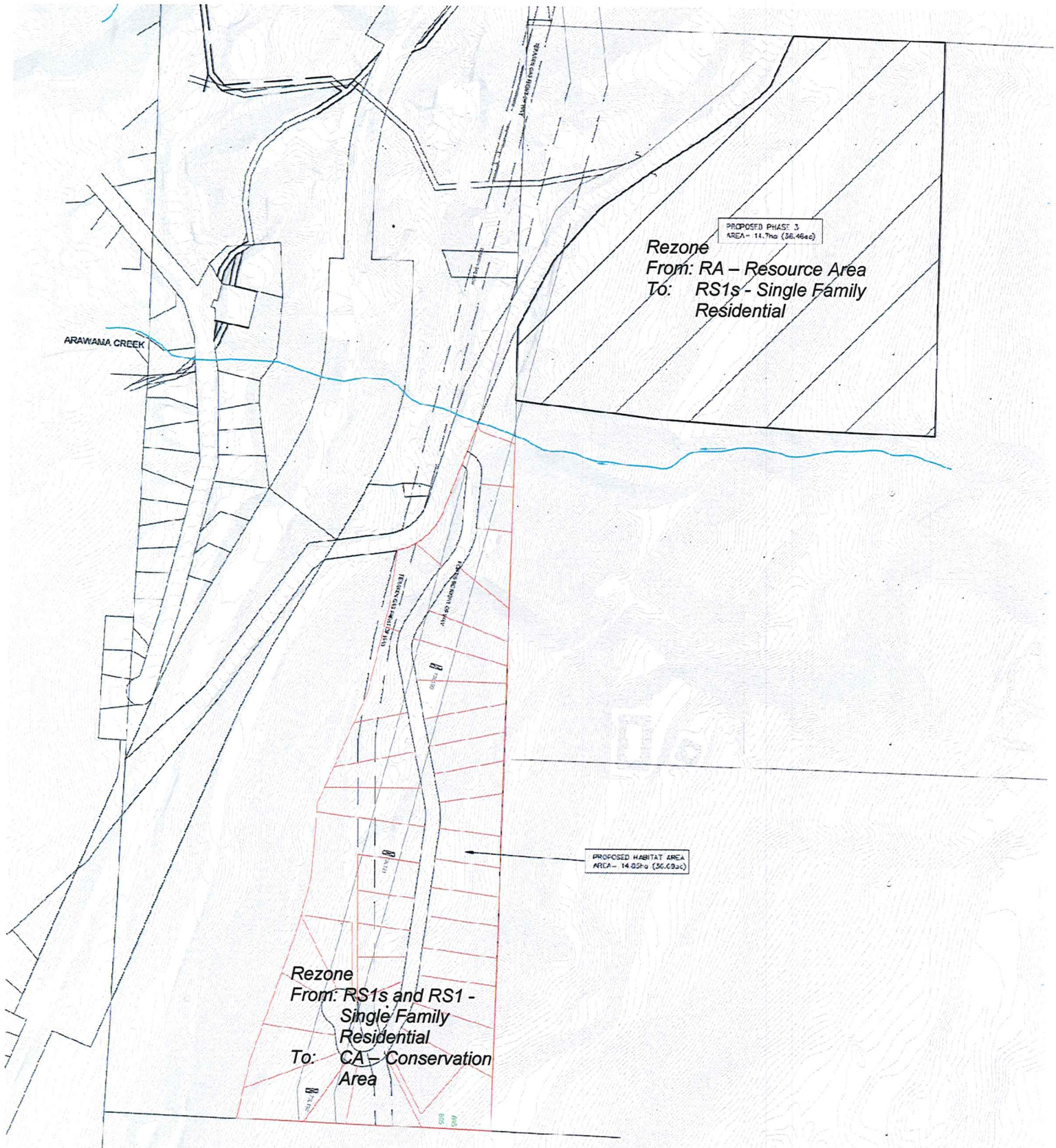
The proposed single family residential zoning transfer from the upper portion of Sublot 14, to Lot A Plan KAP58675 and a small portion of land along the western edge of District Lot 3474 is shown in Illustration 3.

Illustration 3: Proposed RS1a Zoning Transfer from the Upper portion of Sublot 14 to Lot A, Plan KAP58675 and D.L. 3474



The area of the development that could occur on the upper Sublot 14 lands is approximately 14.85 ha., while the proposed development area on the north portion of Lot A Plan KAP58675 and the small portion of land along the western edge of District Lot 3474 is 14.7 ha. The existing water reservoir that is situated at the north end of Lot A Plan KAP58675 will be dedicated to the Regional District in the near future, and this will reduce the development area to approximately 14 ha.

Illustration 4: Proposed Transfer of Development Rights from the Upper portion of Sublot 14 to Lot A, Plan KAP58675 and D.L. 3474



As noted on Illustration 4 the potential single family residential lot yield from the upper portion of Sublot 14 is 40 lots, and it is proposed that the lot yield from the development on the proposed zoning transfer lands on the north portion of Lot A Plan KAP58675 and the small portion of land along the western edge of District Lot 3474 would be similar.

Although the upper portion of Sublot 14 has RS1 and RS1s zoning designations which allow for single family residential development, the owner has determined that it would be beneficial that the lands not be developed, to provide an increased separation between residential development and the natural movement and migration of wildlife through the area. In exchange for not developing the upper portion of Sublot 14, the owner would like to transfer the zoning rights from the upper portion of Sublot 14 for an approximately equivalent amount of RS1a zoned land on the north portion of Lot A Plan KAP58675 and a small portion of land along the western edge of District Lot 3474.

As this application is being submitted as a zoning district transfer, it is proposed that approximately 14.7 ha. of land on the north portion of Lot A Plan KAP58675 and a small portion of land along the western edge of District Lot 3474 would receive the RS1s zoning, while approximately 14.85 ha of the upper portion of Sublot 14 would receive a zoning designation such as CA Conservation Area, that would preclude development on the lands and protect the lands for wildlife habit purposes.

It is anticipated that the ownership of the upper (east) portion of Sublot 14, once rezoned to CA Conservation Area or other appropriate zoning suggested by the RDOS, would be either the RDOS, the Province of British Columbia, or a private conservation group such as The Land Conservancy of British Columbia, The Natures Trust, or other similar conservancy organization.

The proposed exchange of the zoning rights from a portion of Sublot 14 to the north portion of Lot A, Plan KAP58675 was presented to the Area E Advisory Planning Commission on October 12, 2010 for their review and comment. The APC in conjunction with the Area E Director were generally in support of the proposed zoning exchange, and provided some valuable comments on how the proposal could be made better.

The APC suggested that if the zoning exchange occurs, signage could be erected in strategic locations to advise the public that the upper portion of Sublot 14 are conservation lands. In addition, the APC suggested that motorized vehicles be prohibited from the upper portion of Sublot 14 and that human access to the upper portion of Sublot 14 be prohibited during the winter months. The APC also suggested that additional wildlife corridors should be planned and designed between the proposed development on Lot A and future development on the adjacent upper elevation lands.

These comments were considered very constructive and the property owner agrees to work with the RDOS to have the APC suggestions implemented.

RATIONALE AND SUPPORT FOR PROPOSED OCP AND ZONING DESIGNATION AMENDMENTS

The following rationale and justification are provided in support of the request to transfer the residential zoning from the upper (east) portion of Sublot 14 to the north portion of Lot A Plan KAP58675 and a small portion of land along the western edge of District Lot 3474, and subsequently zone the upper (east) portion of Sublot 14 to CA Conservation Area or other appropriate zoning suggested by the RDOS.

1. The transfer of the zoning rights from the upper portion of Sublot 14 to the north portion of Lot A Plan KAP58675 and a small portion of land along the western edge of District Lot 3474 and the subsequent rezoning of the upper portion of Sublot 14 to CA Conservation Area will result in increasing the separation between natural wildlife corridors and residential development which will reduce the human interface with wildlife.
2. The transfer of the zoning rights does not provide the owner of the land with any additional development rights as the area of land that will be rezoned to RS1s for residential purposes will be similar (slightly less) in size to the area of land proposed to be rezoned from RS1s and RS1 to CA – Conservation Area for conservation purposes.
3. The development benefit of the zoning exchange to the owner will be neutral while the local wildlife population will benefit from the increased separation from residential population and reduced interface with human activity.
4. The long term tenure of the upper portion of Sublot 14 would be ownership by the RDOS for park purposes, ownership by the Province of British Columbia for addition to their surrounding extensive land holdings, or ownership by a conservation group such as The Natures Trust or The Land Conservancy.
5. The Area E APC has had a preliminary review of the proposed exchange of zoning rights, and has provided some very constructive suggestions that the developer has agreed with, and that would result in the zoning exchange having an increased benefit to the local and regional wildlife population.