

**PROPERTY DESCRIPTION:**

Civic address: *2255 Naramata Rd*

Legal Description

Lot: *21* Plan: *576* Block: District Lot: *206* Section: Township:

Current land use:

*AGRICULTURAL + RESIDENTIAL*

Surrounding land uses:

*AGRICULTURAL / RESIDENTIAL*

Current method of sewerage disposal:  Community Sewer  Septic Tank  Other

Current method of water supply:  Community Water  Well  Other

Any restrictive covenants registered on the subject property:  No  Yes (if yes, provide details)

Any registered easements or rights-of-ways over the subject property:  No  Yes (if yes, provide details) *FORTIS R/W*

Does the subject property possess a legal road access:  Yes  No (if no, provide details)

Agricultural Land Reserve: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Riparian Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Environmentally Sensitive: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

(ATTACHED)

**TYPE OF APPLICATION:**

Electoral Area: *E*  OCP  Zoning  Land Use Contract  Joint OCP & Zoning

**REQUESTED LAND USE DESIGNATION AMENDMENT(S):**

Existing OCP Designation: <i>AG</i>	Existing Zoning: <i>AG 1</i>	Existing Land Use Contract: <i>N/A</i>
Proposed OCP Designation: <i>AG</i>	Proposed Zoning: <i>AG 1</i>	Proposed Land Use Contract: <i>N/A</i>

**SUPPORTING RATIONALE (attach as a separate sheet):**

How does your project comply with and/or further the objectives and supporting policies contained within the OCP?

If a 'spot zoning' is being proposed, does it defeat the intent of the existing designation or otherwise depart from the strategic land use plan currently applied to the area?

How does your project benefit the community?

How will your project impact upon land use patterns in the area, and will it adversely affect adjacent or nearby properties or public land?

Has your project satisfied all Provincial requirements (i.e. Agricultural Land Reserve, Riparian Areas Regulations, Contaminated Sites Profile, Archaeological Resources)?

*Please read the relevant OCP for your Electoral Area  
(copies are available from the Regional District)*



**OKANAGAN DEVELOPMENT CONSULTANTS INC**

17007 Garnet Valley Road, Summerland, B.C. V0H 1Z3  
Office 13222 Kelly Ave., Summerland  
Ph. 250-494-0747 Email: odcinc@telus.net

October 3, 2016

Regional District of Okanagan-Similkameen  
101 Martin St, Penticton, B.C.

Attn: Development Services Department

**Re: Application for a Site Specific Bylaw Amendment at 2255 Naramata Road**

We are the agents for Iain Mant and Nancy South, owners of the above-captioned property, which lies within the Agricultural Land Reserve and is zoned as AG1. The property is 4.0 hectares in size.

Attached please find documentation for a bylaw amendment application for the property.

The purpose of the application is to request a site specific amendment to the Rural Naramata Zoning Bylaw #2459, 2008, to allow for one of the permitted accessory structures to have the floor area increased from 140 square metres to 184 square metres.

The bylaw allows for two accessory dwellings as well as one principal dwelling on the property. The property currently has an existing two story dwelling. (the "Existing Dwelling"). The applicant wishes to build a new principal dwelling on the property in the near future and to modify the Existing Dwelling to include a winery and/or vineyard support infrastructure on the lower level (190 square metres) and the upper level (184 metres) will be utilized for farm help or seasonal accommodation. Due to the layout of the Existing Dwelling, it is very difficult to modify the upper floor to meet the bylaw requirement for a maximum 140 square metre accessory accommodation unit.

If the application to allow the larger dwelling is approved, the applicants are willing to waive their rights to build a second accessory dwelling (maximum 70 square meters) as permitted in the zoning bylaw. Moreover they are prepared to enter into a restrictive covenant to that regard. We note that the requested increase to 184 square metres is less than the combined area of two permitted 140 square metre and 70 square metre accessory dwellings.

We believe that proposed amendment to the bylaw conforms to the objectives of the Official Community Plan because it will enhance the owner's ability to manage and improve the agricultural capability of the property.

The project will benefit the community in that both the agricultural and winery capability will be enhanced; offering a greater level of service and less usable farm land will be taken up by accessory dwellings.

The project will not have any negative impact on land use patterns in the area, as land use on the property will continue to meet regulations and policies of the Regional District and Agricultural Land Commission.

The project will satisfy all Provincial requirements.

Thank you for considering this application and please do not hesitate to contact the writer should you require any further information or clarification.

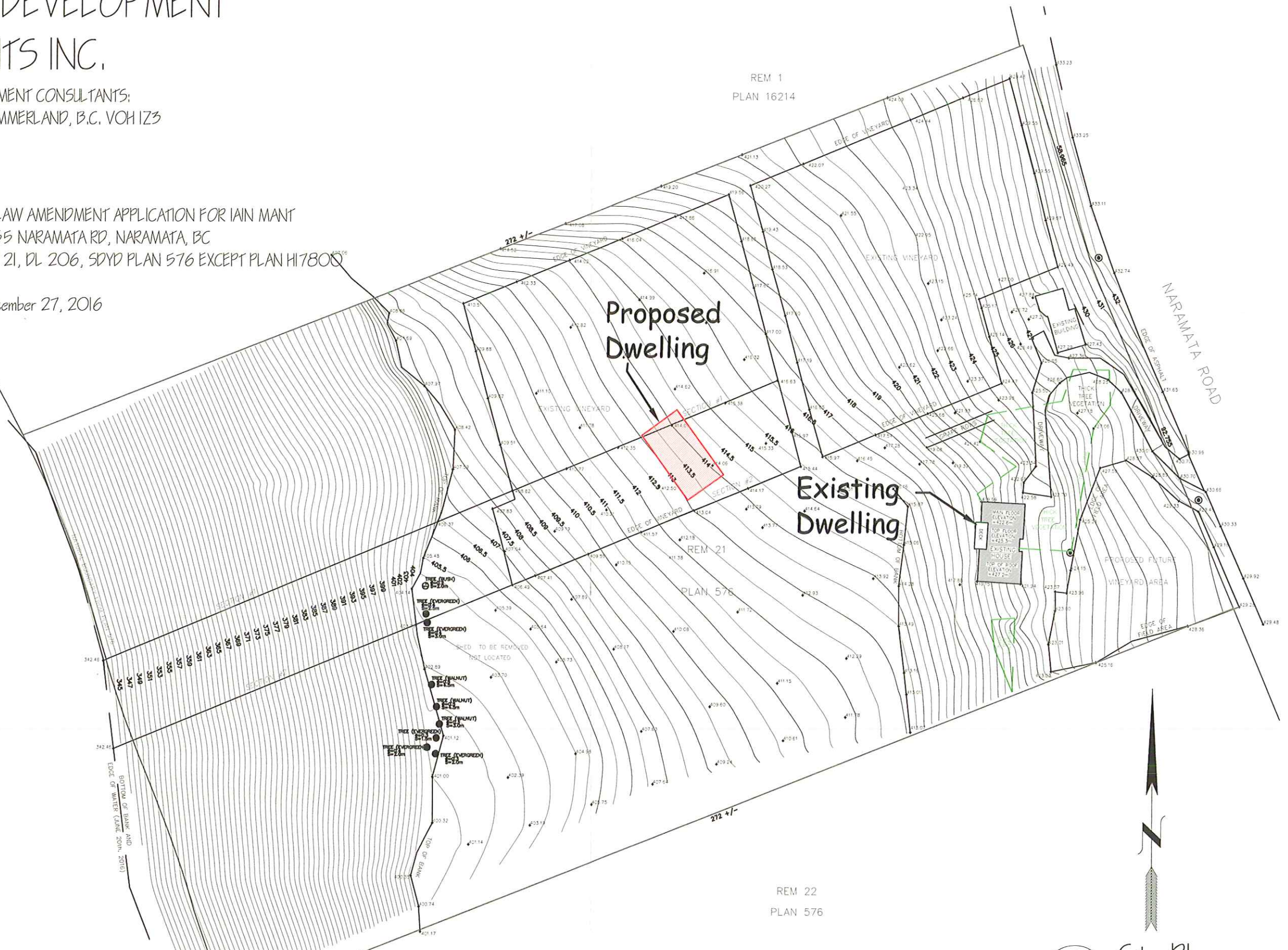


G.A. (George) Giannotti, CTech, AHI  
Okanagan Development Consultants Inc.

# OKANAGAN DEVELOPMENT CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS:  
A-31216 HENRY AVENUE, SUMMERLAND, B.C. V0H 1Z3  
PH: (250) 494-0747  
FAX: (250) 494-0746  
CELL: (250) 809-6804

PROJECT: BYLAW AMENDMENT APPLICATION FOR IAN MANT  
PROJECT ADDRESS: 2255 NARAMATA RD, NARAMATA, BC  
LEGAL DESCRIPTION: LOT 21, DL 206, SDYD PLAN 576 EXCEPT PLAN H17800  
CURRENT ZONING: AG1  
PLOT DATE: September 27, 2016



OKANAGAN  
LAKE

A Site Plan  
1:1000

The Client, Works Manager, Or Contractor Is Responsible For Informing Okanagan Development Consultants Inc. Of Any Query Or Concern Regarding The Works Described On The Drawing, Including Verification Of Dimensions And Any Information Regarding Usual Or Unanticipated Conditions Encountered During Execution Of The Works Or Preparation For Them.



- Legend**
- Parcels
  - RDOS Boundary
  - Major Highways
  - Indian Reserve
  - Parks
  - Streams
  - Lakes
  - Parcel Hooks
  - Parcel Lines
  - Zoning



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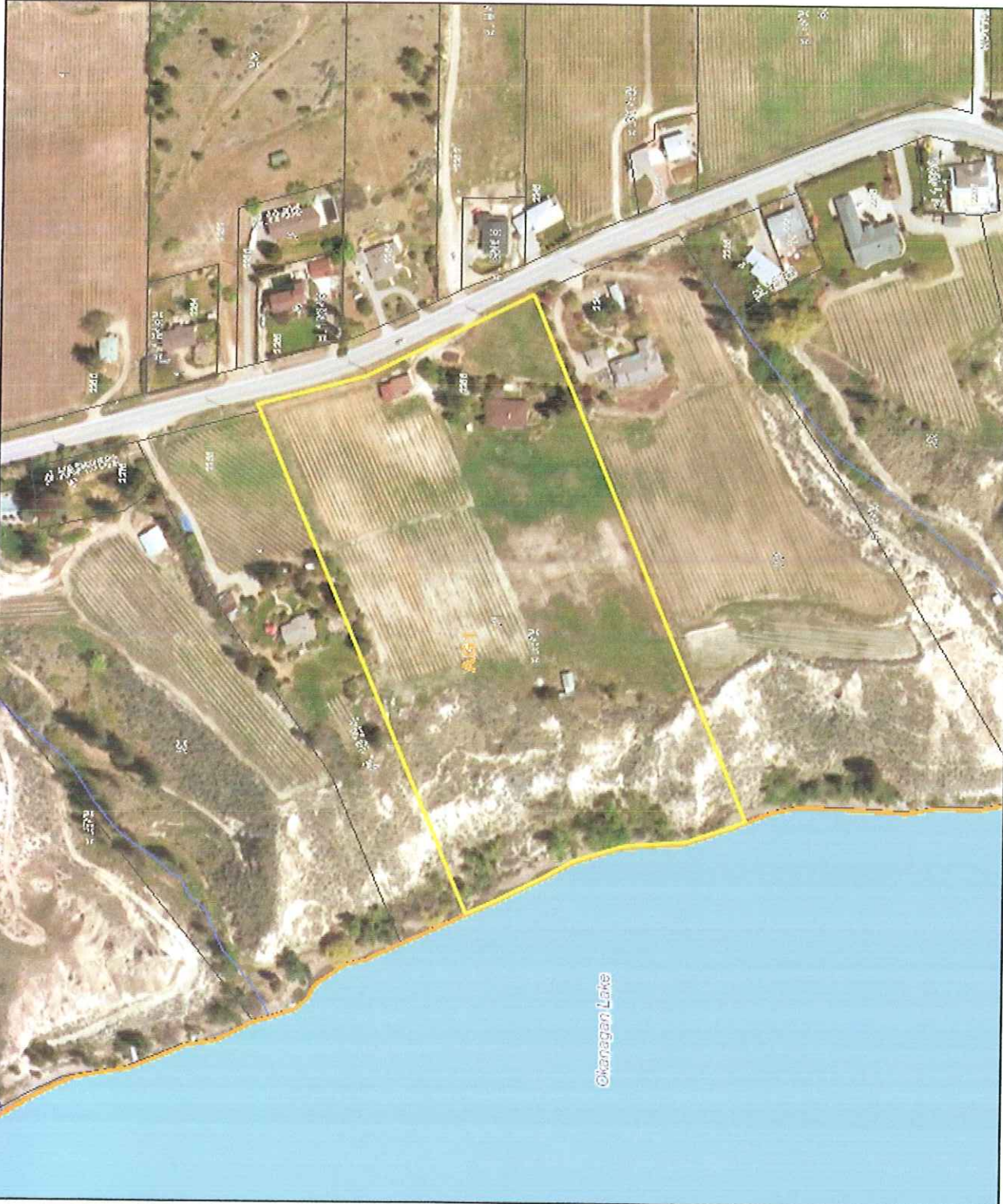
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