

## ADMINISTRATIVE REPORT

**TO:** Board of Directors  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** January 5, 2016  
**RE:** Zoning Bylaw Amendment – Electoral Area “E”



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### Administrative Recommendation:

**THAT Bylaw No. 2459.21, 2016, Electoral Area “E” Zoning Amendment Bylaw be read a third time and adopted.**

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Purpose: To allow for the conversion of an existing dwelling into a winery and farm equipment storage and into accommodation on the second storey.

Owner: Nancy South & Iain Mant    Agent: Okanagan Development Consultants    Folio: E-02062.000

Legal: Lot 21, DL 206, SDYD, Plan 576, Except Plan H17800    Civic: 2255 Naramata Rd.

Zoning: Agriculture One (AG1)    Proposed Zoning: Agriculture One Site Specific (AG1s)

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### Proposal:

This proposal is seeking to amend the current zoning of the subject property in order to allow for the conversion of an existing two storey dwelling into a winery and/or farm equipment storage on the bottom storey and develop accommodation on the top storey.

Specifically, the applicant is requesting an Agriculture One Site Specific (AG1s) Zone that will permit the floor area for an accessory dwelling, being the upper storey of the existing building, to be increased to 184 m<sup>2</sup>. This area of 184 m<sup>2</sup> is less than the combined floor area for two permitted accessory dwellings (i.e. 210 m<sup>2</sup>). The site specific zone would also restrict any further accessory dwellings to be constructed on the property.

### Site Context:

The subject property is approximately 4.24 ha in area and is situated on the west side of Naramata Road and is located approximately 1 km north of the City of Penticton’s boundary. The majority of the property is within the Agricultural Land Reserve (ALR). The western third of the property contains a steep slope down to Okanagan Lake.

### Background:

At its meeting of November 14, 2016, the Electoral Area “E” Advisory Planning Commission (APC) made a motion to recommend to the Board that the application be approved.

At its meeting of December 1, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed the scheduling of a public hearing.

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A Public Hearing was held on December 19, 2016 at which approximately six (6) members of the public were in attendance and two (2) by telephone.

All comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

**Referrals:**

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

**Analysis:**

Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives.

In this instance the proposed site specific zone will not substantially vary the intent of zone or strategic land use objectives. Objectives of the OCP are to “preserve agricultural land with continuing value for agriculture for current and future production, to protect this land from uses which are incompatible with existing agricultural uses” and further to “support a strategy for diversifying and enhancing farm income by creating opportunities for uses secondary to and related to agricultural use.”

This proposal will see the reuse of the existing dwelling and at the same time reduce the overall square footage of accessory dwellings permitted in the AG1 zone. The site specific zone will limit the overall square footage of accessory dwellings permitted on the property to the upper storey of the existing dwelling (~ 184 m<sup>2</sup>) which is less than the 210 m<sup>2</sup> permitted (140 + 70 m<sup>2</sup>).

In this way the proposal can be seen as preserving agricultural land while also allowing for the possibility of added value if a winery were to be established. This proposal is also consistent with the “temporary farm worker housing” provisions (which allow for the clustering of accessory dwelling floor area in a single structure) that exist in the Electoral Area “A” & “C” Zoning Bylaws and which Administration is proposing to introduce to Electoral Area “E” as part of a separate Ag Zone Update.

**Alternatives:**

That first and second readings of Bylaw No. 2459.21, 2016, Electoral Area “E” Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

**Respectfully submitted**

**Endorsed by:**

**Endorsed by:**

*E Riechert*

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*Donna Butler*

E.Riechert, Planner

C. Garrish, Planning Supervisor

D. Butler, Dev. Services Manager

Attachments: No. 1 – Applicant’s Site Plan

Attachment No. 2 – Applicant’s Site Plan



OKANAGAN DEVELOPMENT  
CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS:  
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PROJECT: BYLAW AMENDMENT APPLICATION FOR IAIN MANT  
PROJECT ADDRESS: 2295 NARAMATA RD, NARAMATA, BC  
LEGAL DESCRIPTION: LOT 21, DL 206, SDVD PLAN 576 EXCEPT PLAN H17B037  
CURRENT ZONING: AG1  
PLOT DATE: September 27, 2016

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 Unusual Or Unanticipated Conditions Encountered During Execution Of The Works Or Preparation For Them.

A Site Plan  
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