



IRONWOOD
RESIDENTIAL DESIGN

Physical Address: 203-69 Nanaimo Ave E., Penticton

Variance Rationale

Project #

017-06

Date

April 4/17

PO BOX 22024
Penticton, B.C. V2A 8L1
250-276-6440
GST # 85363 8997 RT0001

Rationale for Bylaw Amendment at 4865 N.Naramata Road, Naramata, B.C.

This outline provides the supporting rationale requested for the attached bylaw amendment application

My clients are proposing to combine the areas of their two allowable accessory dwellings (one at 110 s.m. and another at 70 sq.m.) into one 210 sq.m dwelling so their son, Craig Clark may have a suitable sized home to move his family with 3 children to the Okanagan and put their family orchard back into production.

The proposed dwelling will be located on the west side of the property, opposite the principal dwelling which is located on the east side on N. Naramata Rd. The design as shown is just shy of the maximum combined allowable size of 210 sq.m. and careful consideration has been given to building shape to ensure max. building height will not be exceeded. There may be very slight modifications to the design at building permit stage (assuming the bylaw amendment is granted) but will be minor and will not exceed the total area or height shown. I have prepared a plan which my clients are very happy with but we have only gone as far as this preliminary stage in the event that the bylaw amendment is not granted. I do not expect major changes to this layout.

The property is well suited to adding a dwelling of this size, there is plenty of area for it's septic system and it is not encroaching into the watercourse areas shown on the attached pdf. There will be no negative impact on the adjacent properties or public lands as a result of constructing this dwelling. The project can only be of benefit as it will transform this idle agricultural property back into a working orchard and provide employment for local and seasonal farm workers.

If you have any questions on the above or the attached application, please feel free to contact me (Dave Sutton, building designer) at (250) 276-6440, or by email :dave@ironwoodresidential.com. Below is a rationale prepared by my clients' son, Craig who intends to move his family back to the orchard :

The underlying rationale for this zoning variance is to support our family's goals of returning to the Okanagan Valley and putting the family orchard back into production (it has been in our family since the 70s.) We are, in a very real sense, the farm labour and new financial capital to make that happen as the owners and occupants of the primary residence (mother and father) are retired and no longer capable of farming. A fundamental requirement for our plans is building a dwelling on the property that is suitable for a family of four and to accomplish this, we are seeking to combine two accessory dwellings permitted under the current zoning into a single dwelling suitable for a family and remaining faithful to the maximum size, height and related requirements for accessory dwellings in a property so zoned.

- continued next page -



It's our desire to take advantage of the fact that the site has already been prepared for agriculture (it was an operating apple orchard for more than 25 years) has been fallow for several years and is bordered by an organic farm, to put the full agricultural potential of the property into high-density cherry growing.

The benefits of this are many:

- Two relatively high earning professionals return to the Naramata area (teacher, software marketing executive)
- Farm work and related income for local and seasonal workers
- The adjacent organic farm will have confidence that their neighbour will share their long-term desire for organic farming
- Sentimentally-speaking, a family farm will indeed remain a family farm under long-term ownership

Thanks in advance for your consideration.

Craig Clark

(604) 436-4022