



July 24, 2020

Ecora File No.: 18-587

4850 NARAMATA ROAD

Proposed Project: An application has been submitted to the RDOS to permit a 40 lot subdivision on North Naramata Road. The lots would be at least 1ha (2.5 ac) in area. This is anticipated to be a 10 year project, with the first phase to be available within about 5 years and remaining phases to be developed over the next 4-5 years as market conditions allow. See the attached Site Plan.

The design features access from North Naramata Road and a new a public road to be built in phases to access the new lots. A public park is proposed adjacent to the KVR to provide basic services and parking for access to this popular trail corridor.

The development will be serviced by an extension of the Naramata Water system with a new water reservoir that will provide for domestic water use and fire protection. This reservoir may also benefit the Naramata Water System and surrounding properties.

This larger lot subdivision is more consistent with the established rural character of Naramata and have less impact on the natural environment than the recent small lot single family developments on the eastern hillsides.

Site: The total property is a 306 acre hillside parcel that is divided in two by the Kettle Valley Railway trail corridor. Key facts:

- The 150 acres below or west of the KVR is the location of the 40 lots
- There are 2 creeks passing through the site – Baerg and Robinson Creeks
- An Environmental Assessment has identified a number of areas of High rated habitat along the banks of the creeks and in the very rocky north east corner. There are also lands with a Moderate environmental rating, mainly along the western slopes of the KVR corridor and part of the northern area of the site. These are also illustrated on attached Site Plan
- Each lot has a buildable area, and most of the land will remain in a natural condition

Land Use Bylaws: The property is currently designated as “Resource Area” in Naramata Community Plan and zoned “Resource Area” with a 20ha (50 acre) minimum lot size. The application is to redesignate the lower 150 acres to “Small Holdings” and rezone to SH3 – minimum lot size 1ha (2.5 acres).

A key goal of the Naramata Community Plan is for future development that is compatible with community values of scenic vistas, green space, privacy, quality of life, low population density and rural ambiance.

Naramata Context: The context for this 40 lot development is best seen over the 5 - 10 year horizon and the question of the location and density of future single family development in Naramata. The attached map, Current Naramata Growth Potential of the central and southern area of Naramata clearly shows the constrained land supply for future residential development and the extent of the Agricultural Land Reserve.

- **Residential Subdivisions:** Over the past 50 years, new single family subdivisions have developed east of Naramata Road and gradually moved up the hillside. Lots are typically in the ½ acre (2000m²) size range and on more gently sloping land. The 1 ha (2.5 ac policy) was established over 10 years ago, and requires a minimum lot size of 1 ha for new subdivisions that are not on a community sewer system. As a result of the 1 ha policy the latest subdivisions at Kettle Ridge and Outlook have a much different look. Both developments have a community sewer system, are on steeper and rockier terrain and the lots are much smaller at about ¼ acre (1000 m²) – resulting in a more urban appearance and considerable earth moving and disturbance of the land.

Future Growth: The future supply of land for single family housing is becoming limited and beyond the 5 year horizon is very constrained. Excluding some infill here and there, the following represents the main areas with lot supply:

- The land supply of RS1 lots, particularly in the Outlook and Kettle Ridge developments, both existing lots and future lots is about 96. After that the supply of RS1 land is used up
- There is also land supply for 41 lots up Arawana Road in the ½ (2000m²) acre size and about 11 lots in the 2.5 ac (1ha) at Grace Estates
- At the current rate of house construction of 18 houses per year this land supply will be largely used in 7 years

Naramata Zoning: The Growth Potential Map also illustrates the location of the main zoning blocks, including:

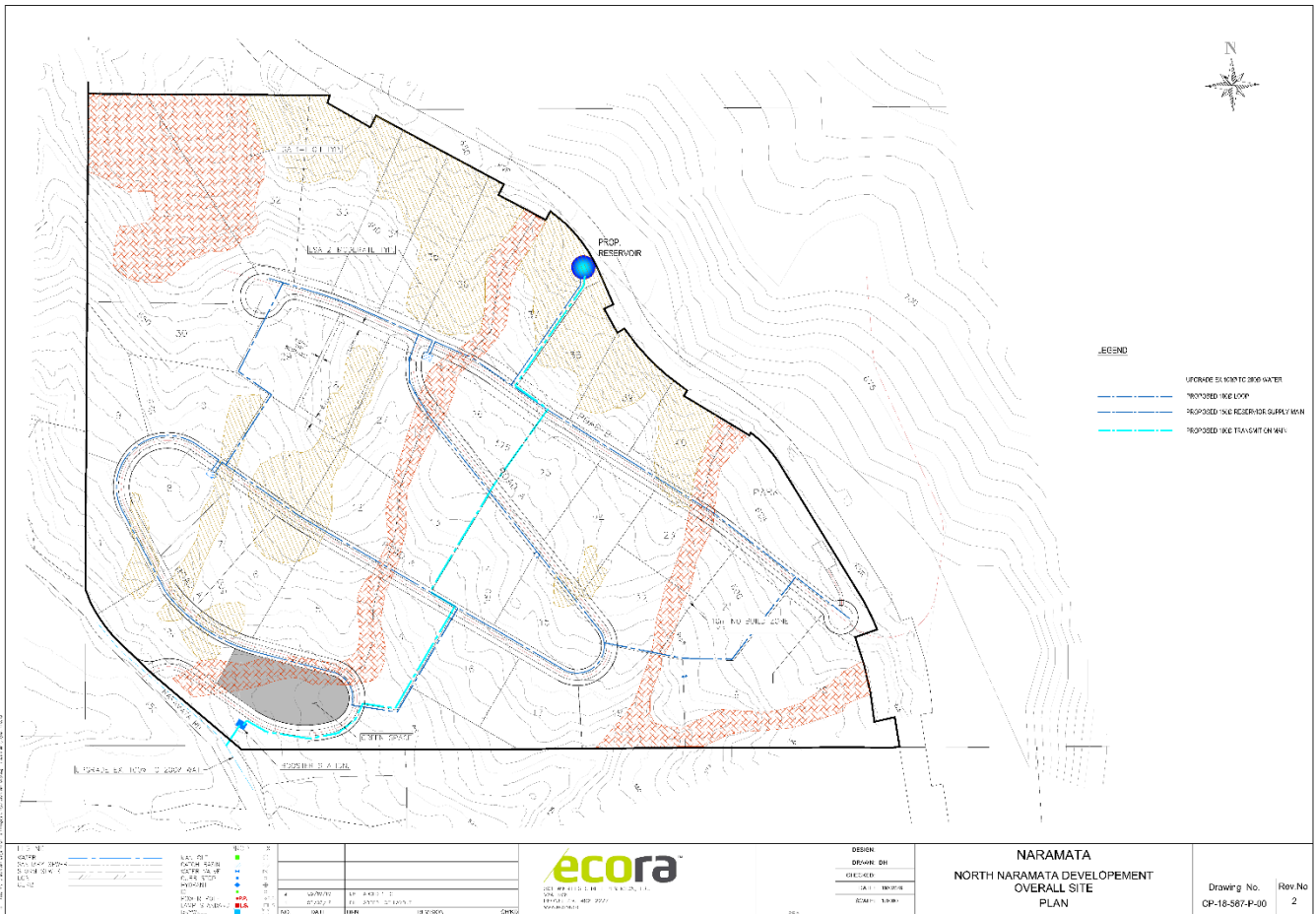
- Agriculture 1 Zone for the ALR lands
- RS1 zoning of the Townsite and the newer single family developments on the eastern hillsides above Naramata Road – left as white on the Map
- Small Holdings zoned lands south of the Townsite along Smethurst and Arawana Roads and along North Naramata Road
- Lands north of the Growth Map are generally a mix of Agricultural, and Small and Large Holdings rural
- The upper hillside lands are typically zoned Resource Area

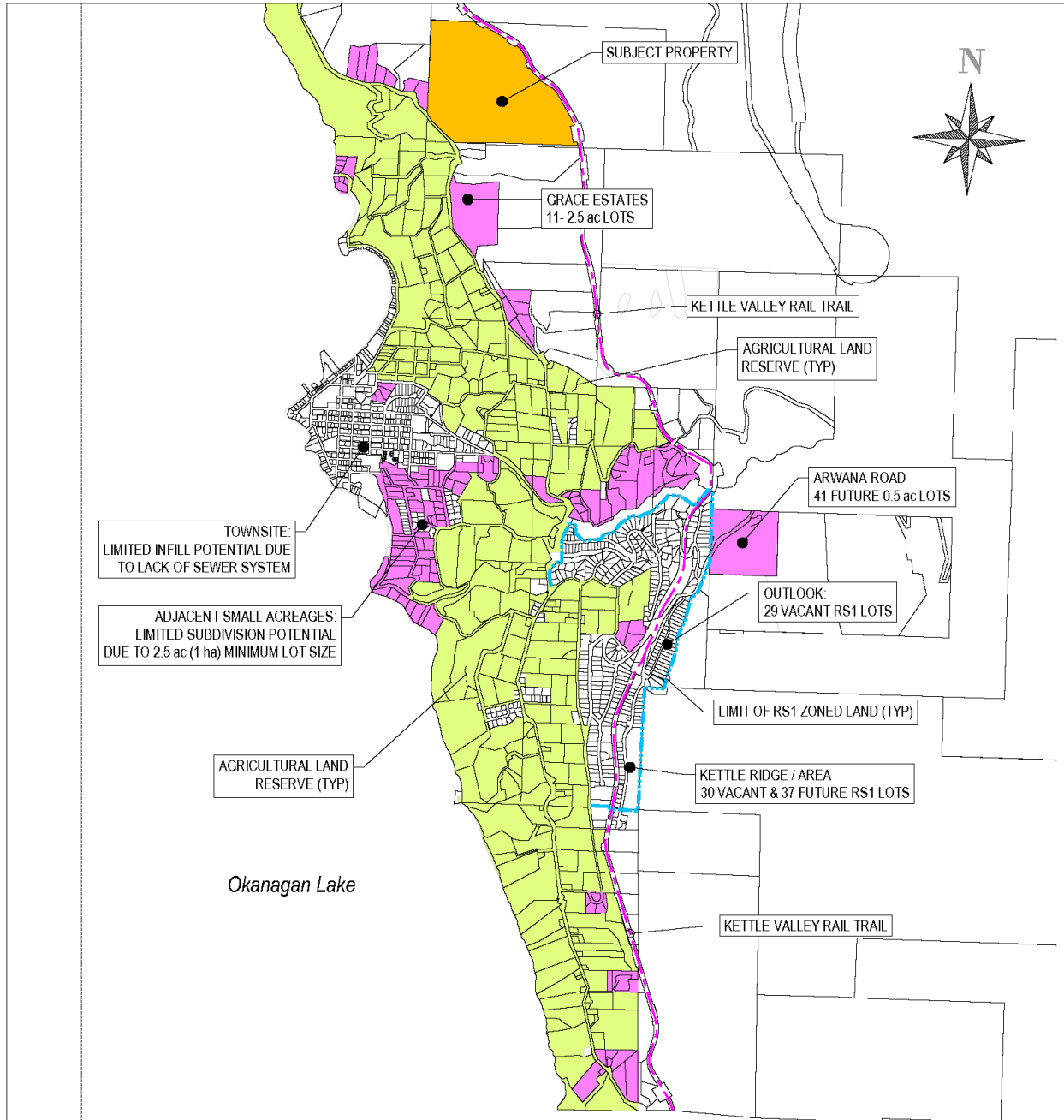
Benefits of the Development: There are a number of benefits of proposed 40 lot subdivision:

- Economic activity of about \$30,000,000 to the local economy
- Upgrades to the Naramata Water system, annual taxes and user fees and fire protection
- Property taxes for local services
- Community access to the KVR trail at a public park and access for fire fighting
- Increased opportunity for extension of natural gas service to this area of Naramata

The only significant supply of land for new residential development in Naramata, beyond the 5 year horizon, and below the KVR

corridor, is along North Naramata Road. The proposed 40 lot subdivision would provide for housing demand in larger rural lots that would retain much of the hillside in a natural condition and be more in keeping with Naramata’s rural character. The proposed Small Holdings zoning is consistent with the area that already has land zoned for small holdings development.





Notes:

- ZONED AGRICULTURAL
- ZONED SMALL HOLDINGS

REZONING 4850 NARAMATA ROAD

CURRENT NARAMATA GROWTH POTENTIAL

Project No.: 18-587
 Client:
 Office: Penticton
 Scale: N.T.S.
 Date: JULY 24, 2020
 DWN: GMW CHK: D.B.



FigureMAP5