

OCP Amendment / Rezoning Application

Existing 9.7 Acre Ag1 Parcel

Lot A - 2280 Naramata Road (zoned AG1 prior to 2007 - partially in ALR)

Lot B - 1238 Gawne Road, Naramata BC (OCP Designation Small Holdings (SH) prior to 2005)

Proposed Subdivision:

Lot A - AG1 Zoning Existing - Proposed AG1s - 2.11ha (5.2 Acres) ALR inclusion for remainder (entirety) of parcel to conserve existing agricultural use & regulate any future development.

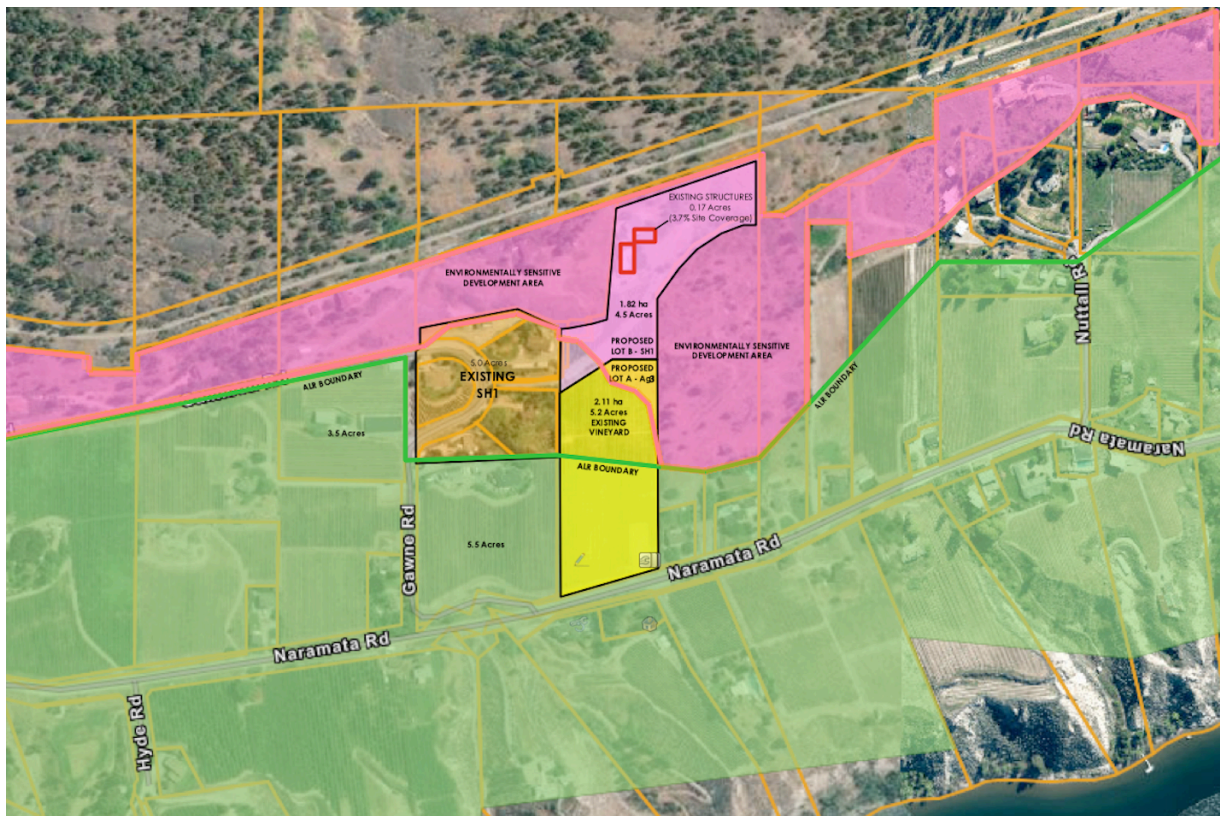
Lot B - To Rezone to Small Holdings Zoning (SH3 proposed)- 1.82ha (4.5 Acres)

SH3 designation would prevent further future subdivision & development of this parcel.

Small Holdings (SH) OCP Designation existed prior to 2005 when Lot A & B consolidated.

RDOS planning dept is invited to visit the property to view the clear existing delineation that exists between these two former parcels & existing uses (residential upper - agricultural lower)

Site Plan Showing ALR boundary, Environmentally Sensitive Areas, and Adjacent SH Parcels



Supporting Rationale:

The Existing 9.7 Acre Ag1 Parcel was (2) separate parcels prior to 2005. 1238 Gawne Road (SH) Small Holdings OCP designation (Zoned AG) & 2280 Naramata Rd (AG) Agricultural OCP designation (zoned AG). The parcels were combined in 2007 to AG OCP designation adding the 1238 Gawne Rd (SH OCP designated lot) to the agricultural 2280 Naramata Rd (AG OCP designated lot). Visually, Lot A & Lot B are separate & distinct in character and use. The parcel is bisected by residential access (driveway SRW) off Gawne Rd. A second approved / existing access exists from Naramata Road to the existing vineyard planting & a cleared 0.2 ha (10%) farm home site (proposed AG1 2.11 ha Lot A). A house and septic system were remediated and removed after consolidation of the parcels. A portion of this proposed Lot A (1.2ha) is designated ALR & an inclusion application with ALC for the remaining (0.9ha) portion has been submitted for pending approval with the Agricultural Land Commission (ALC).

The Eastern portion (proposed SH3 1.82 Lot B) abuts steep bedrock and is primarily Environmentally Sensitive Area containing critical habitat for species at risk & unsuitable for primary agricultural use. An environmental assessment has been submitted with the application. A Single Family Residence & Garage accessed by a residential driveway exists conforming to proposed SH3 zoning setbacks, maximum height, & site coverage. The OCP designates this site as Agriculture although it was designated Small Holdings prior to consolidation in 2007 & many of the adjacent properties abutting the Eastern Slope which are primarily steep, rocky, environmentally sensitive sites are historically zoned SH (SH OCP) similar to 1238 Gawne Road & consistent with the applicants proposal.

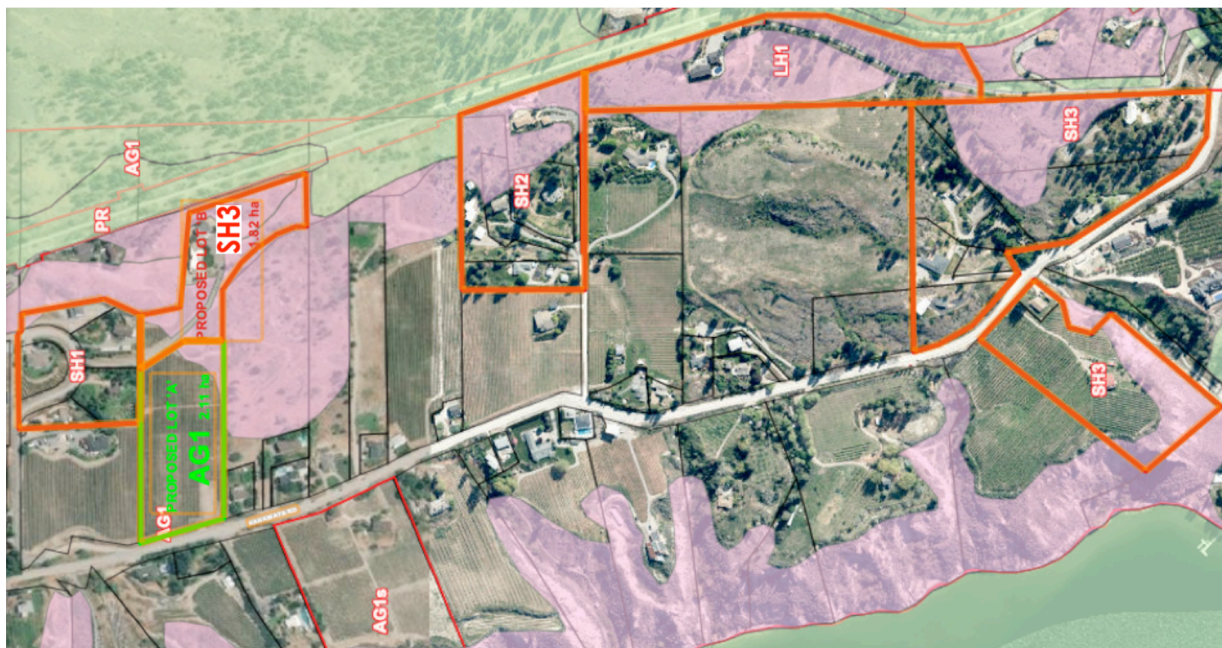
The proposed SH3 rezoned Lot B has little agricultural viability, is primarily residential in nature. It will “retain & enhance the rural character” of adjacent SH properties and maintain residential density & secondary ‘hobby farm’ agricultural uses consistent with OCP intent. The proposed SH3 rezoned Lot B is suitable in ‘the context of its impact on the community and the objectives of this OCP’, namely conserving the “agriculturally productive land & environmentally sensitive areas” as both lots existed prior to 2007.

The proposed SH3 rezoned Lot B residential driveway access for the existing residence is suitable per MoT Standards for subdivision. MoT will provide approval of the subdivision subject to RDOS approved rezoning/OCP amendment. Formal Application for subdivision has been submitted to MoT by the applicant.

The proposed AG1 2.11 ha Lot A will maintain approved MoT farm operation access directly from Naramata Rd (2280 Naramata Rd) as it was prior to 2007. This will reduce potential commercial traffic on Gawne Rd. accessing the proposed Lot B. This reduction of potential commercial traffic on Gawne Rd. supports the OCP intent: “where the community interests in the subdivision of the land outweigh the community interests in the retention of the land in a larger parcel. (ie. commercial access from Naramata road to the vineyard will be in the best interests of the neighbouring residential community by reducing potential commercial traffic from Gawne Rd.).

The proposed AG1 Lot A will maintain the existing 2 ha vineyard planting in a more viable & affordable farm parcel. The proposed AG1 2.11 ha Lot A will be more affordable in value and protect the same level of agricultural production, as it was prior to 2007. The Naramata Rd Access will also allow for commercial frontage in the future, consistent with neighbouring property uses & consistent with ALR objectives. The proposed AG1 2.11 ha Lot A “subdivision will allow for more efficient use of agricultural land & the better utilization of future farm buildings for farm purposes”.

Naramata Road Neighbourhood Plan Showing Existing AG1 Land & Adjacent SH & LH Parcels





Aerial View Showing Proposed Lot A & B, & Proposed ALR Inclusion (above)

Survey Sketch Showing Proposed Lot A & B, and Proposed ALR Inclusion (below)

