

September 20, 2021

Dear RDOS Board of Variance Members,

RE: 136 Ritchie Ave., Naramata – Variance application

We, Greg and Manuela Aldus, are the owners of the property at 136 Ritchie Ave., Naramata. After meeting with Shannon Duong of the RDOS on Friday, it was suggested we send you a letter of introduction and give you some background as to who we are and explain the variances we are looking to have you approve.

We purchased the property in question 17 years ago after a four year search to find the perfect family cottage. Since then, we have enjoyed the use of our cottage throughout the year, not just in the summer, gathering family and friends in this special place. Our property has always been for family use only and at no point in these 17 years was it used as a rental property.

Since October of 2004 we have created a presence in the community which has included being involved in the annual Naramata Fair, May Day celebrations and cleaning up the local beach across the street, just to name a few things. In addition to our contribution to the village, we have created what we call our “Naramata Family”. Greg has several cousins that live in Naramata and Penticton and we have made many close friends here including the late Don Gray, his daughter Jan and her husband Tony Ramsay just to name a few. We have always considered Naramata their second home.

We are now at the point in our lives where we are looking to retire and start our next chapter. It has always been our plan to retire in Naramata. In that vein, we sold our home in South Surrey in January of this year and are now renting until such time we can build and move into our home on our property at 136 Ritchie Ave.

We are looking to build a multi-generational legacy home for us, our soon to be adult children, the parents of Manuela and any future additions to our family. Manuela is the sole-surviving child of her parents and responsibility for their care will fall to her and Greg in the not too distance future. We have already seen the passing of Greg’s parents and know too well the extra stresses of aging parents remaining in their own home. We are

not wanting to do that again with Manuela's parents so we are looking at building a home that will accommodate them as they are a vital part of our family.

To provide a comfortable, inviting space for Manuela's parents we are looking to build a separate suite over the garage where her parents will live until such time the stairs are no longer manageable. At that point we would have them move into the main floor bedroom which will have a handicapped accessible washroom with a zero-entry shower allowing room for a walker or a wheelchair. As we are looking to have this home be our last, this main floor bedroom will also extend the length of time the two of us will be able to stay in our home.

The 2-car tandem garage is designed to house our everyday vehicle from the front access off Ritchie Ave., a small workshop in the middle for Greg to work on his hobbies, and the rear garage with access from the lane to house Greg's prized antique car.

We are installing a type 3 sewerage system and due to the required size of the field the house was moved over three feet into the east side set back to avoid the field encroaching into the front driveway.

The height variance is no longer applicable as we have adjusted the plans to be within the allowances.

The home we are proposing to build is a modern farmhouse as depicted in the submitted colour renderings. It is very important to us that our home resonate with the overall feel of the village. We are striving to create a home with character and street appeal to be an example for the neighbourhood. Along with our architect, we have worked towards creating our vision of this legacy home. There are examples in the village of similar sized homes across the street and near by including some new builds.

This will be our permanent personal residence and is not intended as a vacation rental.

As the past year and half has shown us, we can take nothing for granted. We have always had the plan to retire in Naramata and the passing of these variances would bring us one step closer to achieving that. Our hope is that this letter provides you with some insight into who we are and the rational for the variances in front of you.

Thank you for your time and consideration.

Kind regards,

Greg and Manuela Aldus