

Shannon Duong

Subject: RE: December 13, 2021 Area 'E' APC Meeting

From: dgmorlidge [REDACTED]

Sent: Thursday, January 27, 2022 8:04 PM

To: Shannon Duong <sduong@rdos.bc.ca>

Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; [REDACTED]
[REDACTED]

Subject: RE: December 13, 2021 Area 'E' APC Meeting

Shannon:

I received a new letter from you today regarding Updated Development Permit E2021.035-DVP 136 Ritchie Avenue. I understand that some negotiations with Dave and Gwen, the neighbors next door has taken place and adjustments have been made but I could not find documentation of this on the RDOS website. My concerns listed in my email below are still my concerns. Per the email below, I am very concerned that significant variances are about to be approved to some very basic requirements, the rear setback, but most important, the "increase the maximum parcel coverage from 35% to 39.3%. This means that this house is over 12% ($39.3\% - 35\% = 4.3\%$ and 4.3% is more than 12% of 35%) to big for that lot. If this is going to be allowed, what will be allowed on the next development permit for another property. As stated in our original letter of presentation of this matter, we are concerned that allowing this kind of relaxation of the building requirements will lead to the destruction of the open atmosphere of the Naramata village atmosphere and it will become a collection of large houses or other such residential structures sitting side by side with no open space left. I am further concerned with the design of the house being proposed in that it has numerous bedrooms each with a full bathroom like would be provided for a bed and breakfast operation. This again would be very detrimental to the neighborhood. Would the RDOS consider having a covenant placed on this property title that would not allow the owners to ever have a rental of any kind on this property in the future if this variance is approved? Please be sure my objections are provided to the board prior to the decision being made.

Lauri Feindell

Subject: FW: December 13, 2021 Area 'E' APC Meeting

From: dgmorlidge
Sent: December 15, 2021 2:06 PM
To: Shannon Duong <sduong@rdos.bc.ca>
Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>;
Subject: RE: December 13, 2021 Area 'E' APC Meeting

Re: DVP No. E2021.035-DVP

Shannon:

I cannot begin to describe the degree of frustration with this whole Development Variance Permit application, especially with the APC meeting on Monday night where we (Gwen Rikkinen and those of us in the room supporting her) were not even allowed to address our opposition after allowing the applicants and their architect to speak. I think it is imperative that the RDOS Board of Directors now hear us directly because of the raw deal we were given by the APC. I flew to Penticton to be there for the APC meeting and I will be there when we are given opportunity to speak to the BOD.

This is a very serious matter. The applicants are requesting major variances to numerous building restrictions, not just one or two minor occurrences. The applicants claim to be meeting the new setback requirements on the east side but in fact they still do not meet the setback as the cantilever on the second floor still violates the new setback. If the neighbors build a similar building meeting the setback on this boundary, the two houses would be less than three meters apart, a serious fire spread issue. The biggest violation is the percentage of maximum parcel coverage 39.3% versus 35% allowed, more than 10% over that allowed. It appears that the applicants are erecting a large B & B while trying to pass it off as a large family home. Would the RDOS consider having a covenant placed on this property title that would not allow the owners to have a rental of any kind on this property? The front and back setback variances are also excessive and are evidence that this house is too big for the property.

My other concern is with the precedence that this DVP is setting. If this variance is allowed, it guts the building restrictions and throws open the gates to allow all kinds of building restriction variances. Nothing needs to be built to meet the rules anymore. I realize that things cannot stay the same for ever but the rules are there for a reason and our neighborhood is about to be destroyed if this build is allowed.

Thank you for your assistance in this matter. Please contact me at any time to discuss further.

UPDATED

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101 Martin Street
Penticton BC V2A 5J9



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2021.035-DVP

FROM: Name: David Rikkinen
(please print)

Street Address: 156 Ritchie Rd

**RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"**

My comments / concerns are:

- I do support the proposed variances at **136 Ritchie Avenue**
- I do support the proposed variances at **136 Ritchie Avenue**, subject to the comments listed below.
- I do not support the proposed variances at **136 Ritchie Avenue**.

All written submissions will be considered by the Regional District Board

Please see attached letter.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

Regarding Building Proposal for 136 Ritchie Rd. Naramata, BC
Project # E2021.035.DVP

I remain opposed to the planned development for this property for several reasons. I am concerned first and foremost to the scale of this proposal. While it is true that other larger homes exist in our area, and other larger homes have been built recently, to my knowledge, none of these have been so large as to require setback variances to bylaws, and certainly none that would require setback variances for three of four sides of the property.

Second, I understand that the proposal would require a variance for the property line they share with us to accommodate a large septic field on the west side of their property. But this is only because they have designed their home with each of five bedrooms having full bathrooms, a powder room, as well as a second full kitchen.

Third, in addition with the variance requested along our property line, they propose a pathway and doors to access their dwelling, which would impact our privacy, lead to potential damage of our shrubs and other landscape features, and effectively diminish the enjoyment that we have for our back yard, which many have commented as being 'park-like'.

Fourth, I have concerns with the design of the house itself. With two separate entrances, two complete kitchens, five bedrooms with full bathrooms, this design seems more appropriate for a commercial endeavor, such as a bed-and-breakfast or a vacation rental. While I understand the owners say this is not their intent, and that if it were their intent, I'm aware that other permits and licenses would be required. But with this proposed design, that potential would always be there, especially when one considers how popular Naramata has become as a tourist destination and the property's proximity to local beaches. While they may have no such intentions, at least for the time being, a future owner may very well think differently, which would make this property a potential point of contention for neighbours for years to come.

Finally, I consider this proposed design to be out of character for the neighbourhood. Most of the surrounding homes are modest, single-storey structures, all within their setbacks. Zoning, building restrictions and setbacks are not created arbitrarily, but rather are the result of deliberation careful consideration, for they are intended to benefit the community as a whole. It is my understanding setback variances are granted only under certain circumstances when other

viable options are unavailable. That is just not the case with this proposal. There are no extenuating circumstances; the property owners have complete control over the design and scale of their proposal. And it seems to me that their only motivation to seek variances is to satisfy their desire to build as large a structure with as many amenities as they possibly can on the space available. Is this a justifiable reason to allow these variances? I contend that it is not.

What I suggest is that the property owners ask themselves is if it is really necessary that each bedroom have its own full bathroom? As the property owners state that will be one extended family living in the proposed house, are two separate kitchens really required when one large kitchen would suffice? In my view, simply redesigning and scaling down the proposed house, and thereby reducing the required size of the septic field, it could easily fit within the property without requiring any variances at all.

To be clear, I have no issues with a new home being built on the property in question, provided it is designed within what is allowed. Naramata is a beautiful and vibrant community – it's what attracted us here more than thirty years ago. Naramata continues to grow, and, in my opinion, this is a necessary and good thing. But having said that, we must be very careful in how we grow as a community. Once one property is allowed to over-build, there will inevitably be more, and I fear that the village area of Naramata would become something akin to South Surrey, where enormous houses on small lots stand eave to eave and everyone is the poorer for it. We could very well damage the unique charm of our community if we begin to allow proposals such as this one to proceed.

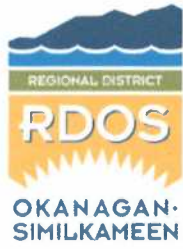
I thank you for your consideration.

David Rikkinen

156 Ritchie Rd. Naramata, BC

NOV - 2 2021

101 Martin Street
Penticton BC V2A 5J9



Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2021.035-DVP

FROM: Name: GWEN RIKKINEN
(please print)

Street Address: 136 RITCHIE AVE

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **136 Ritchie Avenue**
- I do support the proposed variances at **136 Ritchie Avenue**, subject to the comments listed below.
- I do not support the proposed variances at **136 Ritchie Avenue**.

All written submissions will be considered by the Regional District Board

Please see attached letter

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

RE: DVP Application 136 Ritchie Ave

October 29, 2021

File No: E2021.035-DVP

We are opposed to the variances on the build on 136 Ritchie Avenue.

As per the RDOS, variances should only be granted as a last resort.

We would like to request that the RDOS board deny this build variance application and send it back to be redesigned so that it abides by the current restrictions. Alternatively, there are other larger lots in Naramata that would support the size of this build.

While we welcome a new home being built on the block, this design pushes the limits on 3 sides and would overshadow the modest homes in this area of Naramata village.

The inside variance request on the east side (next to 156 Ritchie) from 3m to 1.4m puts the building so close to the property line that it invades the privacy of our backyard living. The secondary suite has a bank of windows that would look directly down into our private backyard. I would no longer feel safe to enjoy my own yard where I love to spend time with my family and relax. This is the lifestyle we have come to love and appreciate over the last 31 years of being full time Naramatians. It is an invasive build with no consideration to its neighbours. It would also hinder our ability to make modifications to our home if a variance was on this side.

It is a 2 storey, 5-bedroom home, each bedroom with its own full bathroom, plus a secondary suite with another kitchen. It's so large it needs to encroach on the area around it to accommodate a septic field that would support it. It is a South Surrey build being crammed onto a small Naramata village lot. The difference being that South Surrey has municipal sewer.

With 6 bathrooms and 2 kitchens we are concerned about the ability of the septic system to function properly when the house is occupied at capacity and summer water restrictions are in place.

There is lots happening on this block and elsewhere in Naramata village, and I would like to provide further information so that the RDOS Board can consider the whole picture.

The vacant lot on the west side of 136 Ritchie (no variance requested on this side) has for many, many years been used as the septic field for the lake front property across the street from it at 3585 1st Ave (Jan & Tony Ramsay). That changed this summer when their father (Don Grey) passed away and the lake front house was put up for sale. The heirs have now added a septic field to the lakefront property at 3585 1st Ave and sold it. They have retained the small septic field lot so that they can build on it in the future. A build on this very extremely tiny lot will need variances and a reactivation of the old septic field.

With all the new construction in the village and all the additional septic needs, I am deeply concerned about the impact on our shoreline and lake health, and how this will affect our water intake system located at Wharf Park.

Without a proper waste management system in place in Naramata village, I feel these additional large builds are a threat to the health and the water safety of our community.

Thank you for your consideration.

Gwen Rikkinen

UPDATED

October 30, 2021

Re: (UPDATED) Development Variance Permit Application No. E2021.035-DVP

My husband and I completed feedback forms regarding the variance requests for 136 Ritchie Avenue in response to your letter of September 9th. The updated permit application and covering letter of October 20th does not address our concerns and therefore our original feedback forms stand (copies attached).

Sharon & Claire (Bud) Howell,
3570 1st Street

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101 Martin Street
Penticton BC V2A 5J9



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Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2021.035-DVP

FROM: Name: Sharon Howell
(please print)

Street Address: 3570 1st Street

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at 136 Ritchie Avenue
- I do support the proposed variances at 136 Ritchie Avenue, subject to the comments listed below.

- I do not support the proposed variances at 136 Ritchie Avenue. The RDOS bylaw standards should be upheld or requests for variances will become the norm. The Aldus proposal pushes the limits with variances, requested on three or four sides of the property as well as height.

The Village neighborhood of Naramata is for the most part, old and quaint. That's the appeal. Our historic inn, the local store, museum, coffee shops and church reflect this. People want to live here to become part of this ambience. Our older homes have been upgraded but still retain their unique charm. Homes in the Village have front and back yards with lawns, established trees, flowers and vegetables growing. The Aldus property has decks, asphalt and pavers. This home belongs in one of Naramata's new subdivisions where lots are spacious and surrounding homes huge.

The future use of this home is questionable. We were told it was going to be their retirement home. The residence has 5 bedrooms, 5.5 bathrooms and a complete suite with its own entrance. We were also told it would blend into the neighborhood with a farm house look. In reality, it is a monster house squished onto a small lot, much like the downtown core of large cities. The height of the second floor windows and proposed decks will eliminate any privacy the neighbors have in their yards.

It is hoped the RDOS will not only continue on its quest to protect green space and lake frontage, but also to protect the character of our Village core.

Sharon Howell

3570 1st Street (directly across the lane from 136 Ritchie)



Feedback Form

Regional District of Okanagan Similkameen

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101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO.: E2021.035-DVP

FROM: Name: CLAIR (BOB) HOWELL
(please print)

Street Address: 3570 1ST ST NARAMATA

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

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- I do support the proposed variances at **136 Ritchie Avenue**, subject to the comments listed below.
- I do not support the proposed variances at **136 Ritchie Avenue**.

All written submissions will be considered by the Regional District Board

I am not in favor of the Variances proposed for 136 Ritchie Ave. in Naramata.

It can be seen by walking in the neighborhood the style and size of the house does not fit into the existing neighborhood. Homes here have been renovated and updated while keeping the quieter original look when possible.

I fear that people moving here and rebuilding are using the newer style septic systems to accomidate larger homes on land where this was not possible in the past because of the old style systems. Is this the new norm for developement now ? Is this what can be expected from home builders now ? Does the RDOS support this ?

With homes like these being built on small lots we will lose the appeal of homes fitted to the lots allowing for green space around the home. If this becomes the norm Naramata Village will simply not exist in the future. I believe that.

There are 3 land variances. There is one height variance. To me this alone should make people aware this house in not suitable for the property nor the area it is being proposed. I suggest that the variances being applied for be denied for these reasons. The proposed house needs to be built on a more suitable sized lot which are being sold in the area. Or a more suitable sized project be proposed to fit into the existing neighborhood.

The RDOS over recent years has made great headway in purchasing land and making land agreements that will maintain and enlarge our parks in this area of Naramata creating an "open" feel to our area. I truly appreciate that. I am asking the RDOS to take careful consideration when reviewing variance applications. I for one do not want to see Naramata become a community of large houses with little land. I believe we are lucky to live here as it is. We do not need to make draslic changes to the village area as there are other properties for sale in the area for this kind of housing.

Thank you Clair Howell
3570 1st ST Naramata.

Re, the updated Development Variance Permit Application No. E2021.035-DVP

After receiving a phone call from Manuela Aldus telling me the reasons for their decision to apply for extreme variances I took the time to read her and Greg's letter of rational. I have not seen any real changes in the preposed project that would help the project fit onto the property without the variances. So in that nothing has changed.

Again I feel I must ask the Planning Dept. of the RDOS turn down the preposed Project for the reasons I listed before. Please see attached original letter.

Thank you Clair Howell.

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101 Martin Street
Penticton BC V2A 5J8

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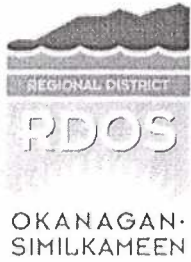
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Thank you Clair Howell
3570 1st ST Naramata.



Feedback Form

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SEP 23 2021

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2021.035-DVP

FROM: Name: Sharon Howell
(please print)

Street Address: 3570 1st Street

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

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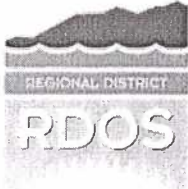
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Sharon Howell

3570 1st Street (directly across the lane from 136 Ritchie)





Feedback Form

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SEP 23 2021

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101 Martin Street
Penticton BC V2A 5J9

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FROM: Name: CLAIR (BOB) HOWELL
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Thank you Clair Howell
3570 1st ST Naramata.





Feedback Form

Regional District of Okanagan Similkameen

101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2021.035-DVP

FROM: Name: DAVID & GWEN RIKKINEN
(please print)

Street Address: 156 Ritchie Ave, NARAMATA, BC

**RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"**

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- I do not support the proposed variances at **136 Ritchie Avenue**.

All written submissions will be considered by the Regional District Board

We are opposed to the request for variances for the build at 136 Ritchie Ave.

As per the RDOS guidelines, variances should only be granted as a last resort.

We would request that the RDOS board deny this Development Variance permit and send it back to be redesigned so that it abides by current restrictions

Please see our attached form for additional feedback.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.



Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250.492.0237

mid Sep 23/21 R

RE: Development Variance Application File NO: E2021.035-DVP

We are opposed to the variances on the build on 136 Ritchie Avenue.

As per RDOS, variances should only be granted as a last resort.

We would like to request that the RDOS board deny this build variance application and send it back to be redesigned so that it abides by the current restrictions.

While we welcome a new home being built on the block, this design pushes the limits in every direction and would overshadow the modest homes in this area of Naramata village.

The proposed dwelling exceeds on all 3 dimensions for width, length, and height.

It is a 2 storey, 5 bedroom home, each bedroom with it's own full bathroom, plus a secondary suite, that is being crammed onto the lot.

The inside variance request on the east side (next to 156 Ritchie) from 3m to 2m does not include a canted section and windows in the guest suite on the second floor. This puts the building even closer to the property line than the 2m requested and invades the privacy of our backyard living space. (see attached). It would also hinder our ability to make modifications to our home if a variance was on this side.

There is a vacant lot on the west side and this side of the property has no variance request on it.

We also have concerns regarding the intended use of the property as a primary residence when it has a secondary suite and each of the 5 bedrooms has a full bathroom.

With 6 bathrooms and 2 kitchens we are also concerned about the ability of the septic system to function properly when the house is occupied at capacity and water restrictions are in place.

Parking would also be stretched with the additional vehicles and boats as it is currently when the owners come to use the property.

Thank you for your consideration.

Please feel free to reach out to us if you have any questions or would like additional feedback.

David & Gwen Rikkinen

dave-gwen@shaw.ca

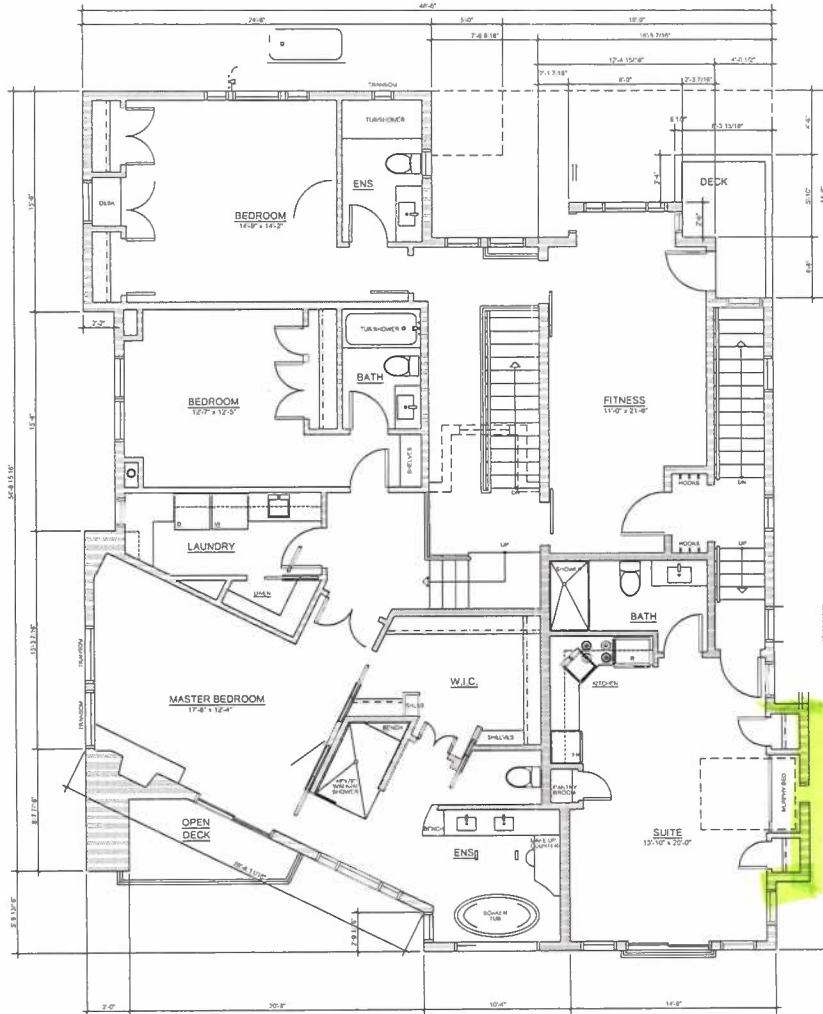
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**NORMAN
GODDARD**
architecture + design

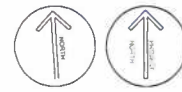
209-212 Main Street
Penticton
British Columbia
V2A 5G2
250-772-1104

no.	date	revision
▲	21.03.16	PRELIMINARY FOR REVIEW
▲	21.03.26	PRELIMINARY FOR REVIEW
▲	21.03.30	PRELIMINARY FOR REVIEW
▲	21.03.31	PRELIMINARY FOR REVIEW
▲	21.04.17	PRELIMINARY FOR REVIEW
▲	21.04.20	PRELIMINARY FOR REVIEW
▲	21.04.23	PRELIMINARY FOR REVIEW
▲	21.04.30	PRELIMINARY FOR REVIEW
▲	21.07.01	PRELIMINARY FOR REVIEW
▲	21.07.16	RELEASE FOR DEVELOPMENT PERMIT



← CANTED SECTION pushes build past the requested variance.

1 SECOND-FLOOR-PLAN
A-102 1/4" = 1'-0"
LIVING AREA 1946.71 SQ. FT.
SUITE AREA 551.08 SQ. FT.



project #88
ALDUS RESIDENCE
136 RITCHIE AVE.
NARAMATA, B.C.

dwg. title
SECOND FLOOR PLAN

dr: DJ date: 2021.07.19
ch: NG scale: 1/4" = 1'-0"

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Sheet no. **A102.0**

Shannon Duong

From: Jill Kenning <wendyjillkenning@gmail.com>
Sent: September 27, 2021 12:11 PM
To: Shannon Duong
Subject: Development Variance Permit Application No E2021.035-DVP

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern at the RDOS Board in Penticton, B.C.

I am writing as the Owner of record for the property at
3565 First Street, Naramata, B.C..

I refer to your communication dated September 9th, 2021. I disagree with the application for all four requested variances on the basis that they, individually and in combination, will change the character of the neighbourhood in a very dramatic way. Granting these variances, in whole or in part, could also set an unwanted precedent for future applications of variance.

The drawings which we have reviewed are incomplete in that they show a proposed third level for the building by way of a dormer or something like it but the plans are not consistent with the drawing.

I am also concerned that the secondary suite is not for family but may be used for Airbnb instead. Naramata is rife with Airbnb and/or the like which are not registered and therefore do not contribute to the community in any financial way but instead, contribute to the overcrowding of the village.

Please confirm receipt of my reply to your September 9th, 2021 notice as soon as possible.

Thank you

W Jill Kenning

RE: DVP Application 136 Ritchie Ave.

November 8, 2021

File No: E2021.035-DVP

We oppose the requested variances of the build at 136 Ritchie Avenue and request the build follow current restrictions. We are in favor of a new build on this property but we feel the asked for variances are unnecessary. The home owner has indicated they requested a variance toward the 156 residence as a necessity to accommodate the large septic system required for 6 full bathrooms and 2 kitchens. As the more rural area is not on a city sewer system, we are worried about the impact of such a large septic system in an area very close to the lake with a high number of current septic systems and fields. The homeowners indicated they "need" this. We feel it is more appropriate to eliminate some bathrooms from the design in order for it to fit in to the current build requirements for the lot. We are also concerned about the lake health issues such a septic system could possibly create. Us and many other local residents really enjoy the little beaches spotted through the village and want to preserve the shoreline and water health as much as we can. Our drinking water is also pumped not far from here.

There are also concerns with the necessity of so many bathrooms and an extra full suite. The residence is for a family of only 4. The concerns being this build could end up being a large rental property.

We also feel that if these variances are allowed it may create a "me too" movement for future builds within the village, meaning other small family homes may disappear to allow for more above average sized homes. Many residents in this area came to the village to enjoy the small-town magic that is Naramata. Allowing new builds to push the limits of current build regulations will take away from that.

We encourage and welcome a new build on this property and more full-time residents, but ask that it be kept within current building restrictions and to a more modest level that compliments the land usage of the lot in which it will be located.

Thank you for considering our concerns,

Bob and Mikaela Stirrat

George Morlidge

139 Ritchie Avenue, Naramata B.C.

We oppose the variances of the build requested at 136 Ritchie and request the build follow current restrictions. We are in favor of a new build on this property but we feel the asked for variances do not suit this specific area of the village. Also, the variance towards the 156 residence would encroach and possibly limit future development of that residence.

We have concerns with the septic system of a 6 bathroom residence on that lot being able sufficiently handle the demands put upon it.

We also feel that if these variances are allowed it may create a 'me too' movement for future builds within the village, meaning other small family homes may disappear to allow for more above average sized homes in the village.

We encourage and welcome a new build on this property, but ask that it be kept under current building restrictions and to a more modest level that compliments the land usage of the lot in which it is located.

Thank you for considering our concerns,

Bob and Mikaela Stirrat

George Morlidge