

January 4th, 2023

To Whom It May Concern:

My name is Judy Kingston and I am the owner of Serendipity Winery located at 990 Lower Debeck Road in Naramata. I also live on the premises at 990 Lower Debeck Road.

I have known John Gammack and Pam Sirney for several years and was pleased when they purchased their home at 3205 Rushbury Place in Naramata as they had been looking for several years for a home that would meet their family needs. Pam's elderly father lives with them and they require a home which meets his limited mobility and where he has his privacy in his own space.

While their Rushbury home meets their own living needs, I am aware that they are not able to currently accommodate any friends or family who may want to visit with them. They have shared with me their desire and plans to expand their existing garage footprint from 2 cars to 4 and to build a guest suite above. This would accommodate visiting family and friends and would not be used for commercial purposes such as an Airbnb or BNB or rental in any form. I understand that they are prepared to include this non-rental commitment in their application for the necessary permit. They are at a stage in their lives where they do not need the extra financial input from, or the maintenance required by, commercial enterprises like Airbnb or BNB or a rental in any form.

I support them in their permit application, and I would be willing to personally speak on their behalf if necessary.

Thank you for taking the time to read my letter. John and Pam are wonderful people and are a great asset to our community. I hope you consider their application with an open heart as it would be a shame for them to not be able to share their new home with their friends and family who live a distance from them.

With kindness,

Judy

**Kathy & Stu Harper
3155 Rushbury Pl
Naramata BC
V0H 1N1**

January 5, 2023

To Whom It May Concern:

We are writing in support of John Gammack and Pam Sirney's proposal to construct an addition to their property at 3205 Rushbury Pl., Naramata BC, a property that is directly north of and on the boundary of our property (address above) noting that it must meet the restrictions as specified below.

In December of 2022 we were shown architectural drawings for a guest house addition to the property at 3205 Rushbury Pl. We made note of the size and footprint and placement of same on the property. Although it will only slightly impact our view north, we see no issue with this addition as being a hinderance to our enjoyment of our home per the drawings seen in December 2022. Minor changes that may be made as this goes forward need not seek our further approval with the understanding that the height nor footprint of the building increases by greater than 15%.

This assumes the guest house use is for that purpose and never to be utilized other than as a guest house for the main home. Especially, it must be noted in the variance that the property is never to be allowed to be used as a commercial endeavour such as an Air B&B, wedding business or as any other commercial usage. The variance must contain this restriction and be in force for later property owners.

Kathy & Stu Harper

Present owners of 3155 Rushbury Pl., Naramata BC

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 5, 2023 2:59 PM
To: Planning
Subject: Rushbury Pl, 3205, Naramata RDOS (E2023.002-ZONE)

With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from changes to the existing FortisBC Electric ("FBC(E)") services, if required.

Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Rushbury Place.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- FortisBC Total Connected Load Form
- Other technical information relative to electrical servicing

For more information, please refer to FBC(E)'s overhead and underground design requirements:

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

If you have any questions or comments, please contact us at your convenience.

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd

Kelowna, BC V1W 2E3

Mobile: 250.681.3365

Fax: 1.866.636.6171

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2800.26

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Signature:  _____

Signed By: Dennis Smith _____

Agency: Naramata VFD _____

Title: Fire Chief _____

Date: May 8, 2023 _____

Lauri Feindell

From: Mary Kellough
Sent: July 12, 2023 8:38 PM
To: Planning
Cc: Brett Warren
Subject: Questions - Proposed Re-Zoning of 3205 Rushbury Place, Naramata

You don't often get email from marykellough@gmail.com. [Learn why this is important](#)

Regarding: Proposed Re-Zoning of 3205 Rushbury Place, Naramata

Hello,

We attended the Webex presentation June 12th 2023 regarding the above mentioned rezoning application. We are the neighbours directly to the east of this property.

We just wanted to clarify that in the proposal posted on the RDOS website, it states that the owners have letters of support from their immediate neighbors. It was important to us to make clear that we have not written such a letter, we have not been contacted regarding this project by the owners, not to discuss, nor to ask for a portion of our property as was suggested in the meeting.

That said, we felt it was important to clarify this, but it seemed in the meeting this was interpreted as a vote of non-support.

We wanted to make clear to the RDOS that we have no opinion on this project one way or the other, would never want to stand in the way of our neighbours' plans, and certainly have the utmost respect and sympathy for the mitigating factors that are fueling this project.

We are in support of higher density in Naramata generally, on both civic and agricultural properties, and are interested in seeing if this project is approved as this would set an interesting precedent.

We had two specific questions that were not answered at the Webex meeting:

Our first question was, what is the proposed height of the new dwelling? Is it the maximum 10 metres? We would like to know because our view is affected by the height of the structure.

Our second question was where is the location of the new septic field? Our reason for inquiry is we want to make certain is not on the downslope from the development and a decent distance from our vineyard.

Thank you in advance.

Mary Kellough and Brett Warren

Lauri Feindell

From: Home
Sent: July 30, 2023 11:42 AM
To: Fiona Titley
Subject: E2023.002-ZONE

You don't often get email from rwcnep@gmail.com. [Learn why this is important](#)

Hello Fiona,

my name is Rick Costain and I live at 3135 Rushbury Pl. I wanted to provide feedback regarding the proposed development at 3205 Rushbury Pl.

First let me say despite what is stated in the proposal neither I or my wife were contacted by the current owners regarding any aspect of this development. I suspect only Bordering Properties were consulted.

As you are aware there are only 6 properties on Rushbury Pl and being a no through street, this makes for a quiet enjoyable neighbourhood.

Our family does not support the scale of the secondary dwelling. We think an addition to the current dwelling and an extension on the existing garage could meet the needs of the current owners. When the property was purchased it was incumbent on the owners to know the limitations of the current zoning.

We are also very concerned about future use by a new owner of the property if this rezoning is allowed. Our quiet peaceful street could be no more and it sets precedent for the remaining properties on Rushbury and in Naramata.

I hope it is not too late in the process for our concerns to be noted.

Thanks, Rick Costain.