

June 3, 2024

Ms. Shannon Duong
Senior Planner
Regional District of Okanagan Similkameen
171 Martin Street, Penticton BC

Dear Ms. Duong,

Re: Development Variance Permit application

Please accept the enclosed application to reduce the front and side yard setbacks for the lot legally addressed as Lot 3, Block 12, Plan KAP519 District Lot 210, Similkameen Div of Yale District. The proposed setback variances will allow for a modest, 1,600 square foot home to be built on the historically unconsolidated 30' x 100' lot.

A rezoning application is currently being reviewed at the RDOS for this property along with 6 neighbouring lots considering a rezoning to allow for a land use change from the current use of Naramata Centre to a low-density residential use. Should the rezoning be successful, it would not be reasonably possible to develop these for single family homes due to the constrained existing lot widths and depths and the current required setbacks. For example, this lot is 9 meters wide and the proposed RS1 zoning requires 1.5m interior side yard setbacks, leaving 6 meters, or roughly 19' 10", of buildable width. While the variances are very minor, they are being sought in order to bring the house width up to 20' to allow for the three-bedroom layout proposed while being realistic with siting capability and the desire to ensure that we comply with RDOS zoning. Similarly, if a front yard setback of 6.0m is required then it would not be possible to provide a reasonable house depth, a rear yard of any kind and parking or garage off the rear lane.

We are of the opinion that the variances proposed in the attached application will not negatively affect the community and will rather allow for the future homes to more liveable and to better fit in with the community. We note that the current building, "Robson House", is sited approximately 3.6m from its Gwendoline Avenue property line, and 3.8m from its 3rd Street property line. There is plenty of green space currently surrounding Robson House and while the setbacks are being proposed to be slightly smaller than as they currently exist, plenty of boulevard space will remain. Furthermore, as part of the development, the yards will receive extensive landscaping which will further beautify the area. We also note that these lots (unlike many other lots) are served with a rear lane so that front yards will be more effectively used for landscaping and amenity providing a more attractive orientation to the street and neighbourhood.

Chesterman Properties and the Naramata Centre understand and respect the value that these lands hold for the community and its residents. In respect of this, we have consulted early with locals and incorporated their feedback into the proposed project. On Monday, March 18th a well-attended public open house was hosted at the Naramata Centre to introduce the project to the community, and to hear feedback and answer questions about our proposal. The majority of what we heard at this forum confirmed our thinking that this project will greatly complement the community and will allow current Naramata residents to "right size" and stay in the community while also offering a unique opportunity for people seeking new, sustainable, and efficient housing

chesterman
PROPERTIES

within Naramata. Additionally, at the official Public Information Meeting, further resident feedback was received, and we continue to believe that this project is being well received by residents and will be a great project for the community.

We believe that this project supports many of the goals of the Area E OCP

Broad Goals

“Community Spirit” – We consider that the scale and design of our project is aligned with the goal of supporting the “friendly, small-town feel” of the Naramata Community and gets people living and recreating in the village.

“Climate Action” – Chesterman Properties has been an “early adopter” of sustainable building practices since 1996 and the proposed project is aiming to achieve Step 4 of the BC Energy Step Code and adopt strategies that reduce GHG emissions while providing a healthy and comfortable interior environment for residents.

“Rural Character” – Developing this site within the Naramata Centre area adjacent to the Village will support appropriately scaled new housing that will avoid sprawl outside the village.

“Infrastructure” – We have consulted with the RDOS on the servicing of this project and as part of this project we will be upgrading the water infrastructure as well as the electrical infrastructure to service the new homes. The proposed home will also be serviced with a professionally designed and installed on-site septic system.

Growth Management

6.5 – The proposed project is located on lands within “Growth Containment Area A” of the rural growth area which is where further density is most desired by the community.

6.7.4 – This project will include upgraded servicing to the area to service the new homes that may also be used for surrounding properties in the future.

6.7.11 – These homes will meet at least step 4 of the BC Energy Step Code, will be solar ready, and will use high efficiency equipment for all heating and cooling and will not be dependent on natural gas.

Thank you for your consideration of our application and we look forward to working with the Naramata Centre, the RDOS, and the community on this project.

We would be happy to answer any questions relating to this application.

Yours truly,
Chesterman Properties



Robert Brown
President