



June 5, 2018

Ecora File No.: CP-17-409-CVS

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9

Attention: Planning

Reference: Rezoning Application for 945 and 891 Old Main Road, Naramata

This letter is to accompany the rezoning application for the above properties. It is proposed to amend the AG1 zone to provide for an accessory dwelling of 140 m² at 945 Old Main Road and no accessory dwelling at 891 Old Main Road.

The subject lands are located south of the Naramata Townsite and about 1.6km from Manitou Park and are located within the Agricultural Land Reserve, designated as AG, Agriculture in the Community Plan and zoned AG1, Agriculture One. The lands are comprised of a gently sloping bench, bounded by the forested Arawana Creek canyon and the un-built right-of-way of Steele Road to the north, and tall silt bluffs along the western and southern sides. Surrounding lands are in agricultural use and are zoned AG1 and are in the ALR. Both lots are part of Curvata Vineyards and are planted in grapes. 945 Old Main Road is a 4.07 ha lot with an existing residence, farm help dwelling and several out buildings. The existing buildings are older and not in good repair as shown on the attached photographs. To the west is 891 Old Main Road, of 3.54 ha in size, with no residential buildings.

The owners are preparing a medium term plan for both properties. In the first phase it is proposed on 945 Old Main Road to replace the farm help dwelling with a new unit, located above a garage and workshop to be used by the farm manager. Subsequently, the driveway will be rebuilt and the main house will be removed and replaced with new construction. Both new structures will be located in the same area as the existing structures. In Phase 2 a new house and winery are planned for 891 Old Main Road. See attached Site and Floor Plans.

In the existing Agriculture One zone, each parcel is permitted a principal residence and 1 accessory dwelling for farm help of up to 90 m² -- for a total of 4 dwellings. In this amendment application, a new Site Specific AG1 zone is requested that will concentrate the floor area of the accessory dwellings for farm labour on 945 Old Main Road.

There are a number of considerations to the proposed rezoning, as follows:

- The proposal to consolidate the accessory dwellings on one parcel is consistent with Agriculture Objectives in the Naramata Community Plan "to preserve agricultural land with continuing value for

agriculture for current and future production". Plans for a future winery is also consistent with OCP objectives to support diversification and enhancement of farm income with secondary uses and a policy is to encourage "value added" agri-tourism uses.

- The owners purchased these properties when the Zoning Bylaw permitted an accessory dwelling of 140m² on each lot. In 2017 the AG1 zone in the Naramata Zoning Bylaw was amended to limit the size of the accessory dwelling to 90m² per site.
- Instead of building an accessory dwelling of 90m² on each parcel, the proposal is to construct one accessory dwelling of 140m² on 945 Old Main Road in the "home plate" area, where septic fields, access, parking and services are already available. This is 40m² less than the combined 180 m² of floor area permitted on the 2 parcels. The location of the accessory dwelling above a garage and farm workshop further reduces the development footprint on the site. There would be no accessory dwelling on 891 Old Main Road.
- The clustering of new buildings on 945 Old Main Road in the existing "home plate" area has no negative impact on agricultural land. The future construction of one dwelling on 891 Old Main Road has a more limited impact on farmland than if another accessory dwelling and associated access, septic field, parking and yard area was also located on this site.
- Similar rezoning applications to combine the permitted floor area of accessory dwellings have been previously supported.

We are confident that this zoning amendment application provides for an efficient use of farmland and is consistent with intent of the zoning bylaw to limit accessory residential units in agricultural areas.

Sincerely

Ecora Engineering & Resource Group Ltd.



Donna M. Butler, MCIP, RPP
Senior Planner

Direct Line: 250.492-2227 (1070)
donna.butler@ecora.ca



OKANAGAN-SIMILKAMEEN RDOSS Map

Legend

- Parcels
- Electoral Area Boundaries
- Major Highways
- Indian Reserve
- Parks
- Streams
- Small Lake Labels
- Major Lakes
- Small Lakes

1: 9,028



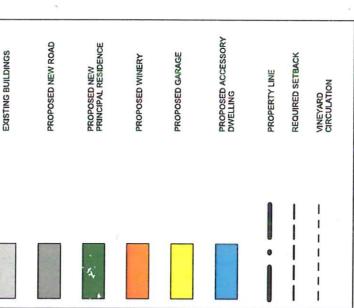
This is a consolidated map compiled from representational data to be used for convenience only and has no legal sanction. The Regional District of Okanagan-Similkameen makes no warranty to the correctness or accuracy of the information on this map.

458.6 229.31 458.6 Meters

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WGS_1984_World_Mercator_Auxiliary_Sphere
© Regional District Okanagan-Similkameen

SITE PLAN LEGEND

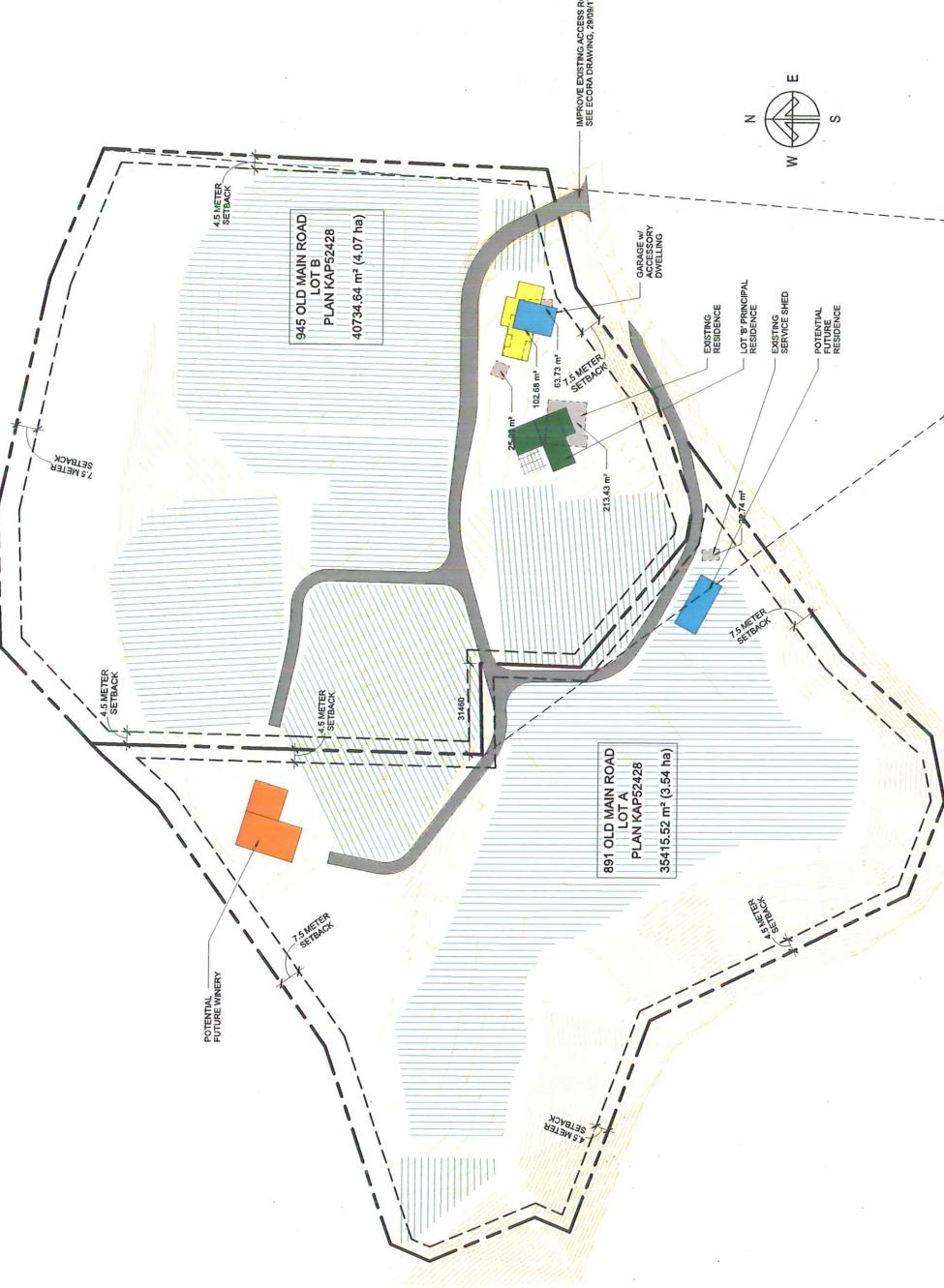


PROJECT INFORMATION

OWNERS:	Mark Smith
PROJECT NAME:	CURVATA VINEYARD
PROJECT LOCATION:	65145 OLD MAIN ROAD, NARAMATA, BC
LEGAL ADDRESS:	P.D.#: Lot 15, Plan 16242, District Lot 209, Lambrick District Strathmore Okanagan
LAND USE ZONING:	AG1
SITE AREA:	35415.52 m ² (3.54 ha)
APPROX. BUILDING AREAS LOT 'A':	40734.64 m ² (4.07 ha)
NEW RESIDENCE:	297.00 m ² (3200 ft ²)
NEW GARAGE:	32.65 m ² (350 ft ²)
NEW ACCESSORY DWELLING:	137.29 m ² (1444 ft ²)
APPROX. BUILDING AREAS LOT 'B':	TBD
NEW FUTURE RESIDENCE:	312.00 m ² (4000 ft ²)
NEW WHINERY:	TBD

ZONING BYLAW REVIEW

REFERENCE:	AREA 'E', NARAMATA AREA Zoning Bylaw No. 245, 2008 - Regional District Okanagan Similkameen		
MAX # OF ACCESSORY OF ACCESORY DWELLINGS	1	MAX NUMBER OF PRINCIPAL DWELLINGS	1
LOT A, 3.54 ha:	1	ALLOWABLE EXISTING PROPOSED	1 1
LOT B, 4.07 ha	1	LOT COVERAGE:	15% <3%
		MAX. BUILDING HEIGHT:	10 m <10 m
		BUILDING SETBACKS:	N/A N/A
		SIDE LOT LINES:	4.5 m >4.5 m
		FRONT & REAR LOT LINES:	7.5 m >7.5 m



Curvata Vineyards

102 Old Main Road Naramata, BC	DATE:	2008/01/15 09:17 AM
PROPERTY NAME:	LOT A	PROPERTY ID:
PARCEL AREA:	3.54 ha	PARCEL ID:
LOT B, 4.07 ha		CREATED BY:
		REMOVED BY:
		FILED BY:
		REMOVED DATE:

Overall Site Plan

A-1.1

2 CONTEXT PLAN
A-1.1 1:5000

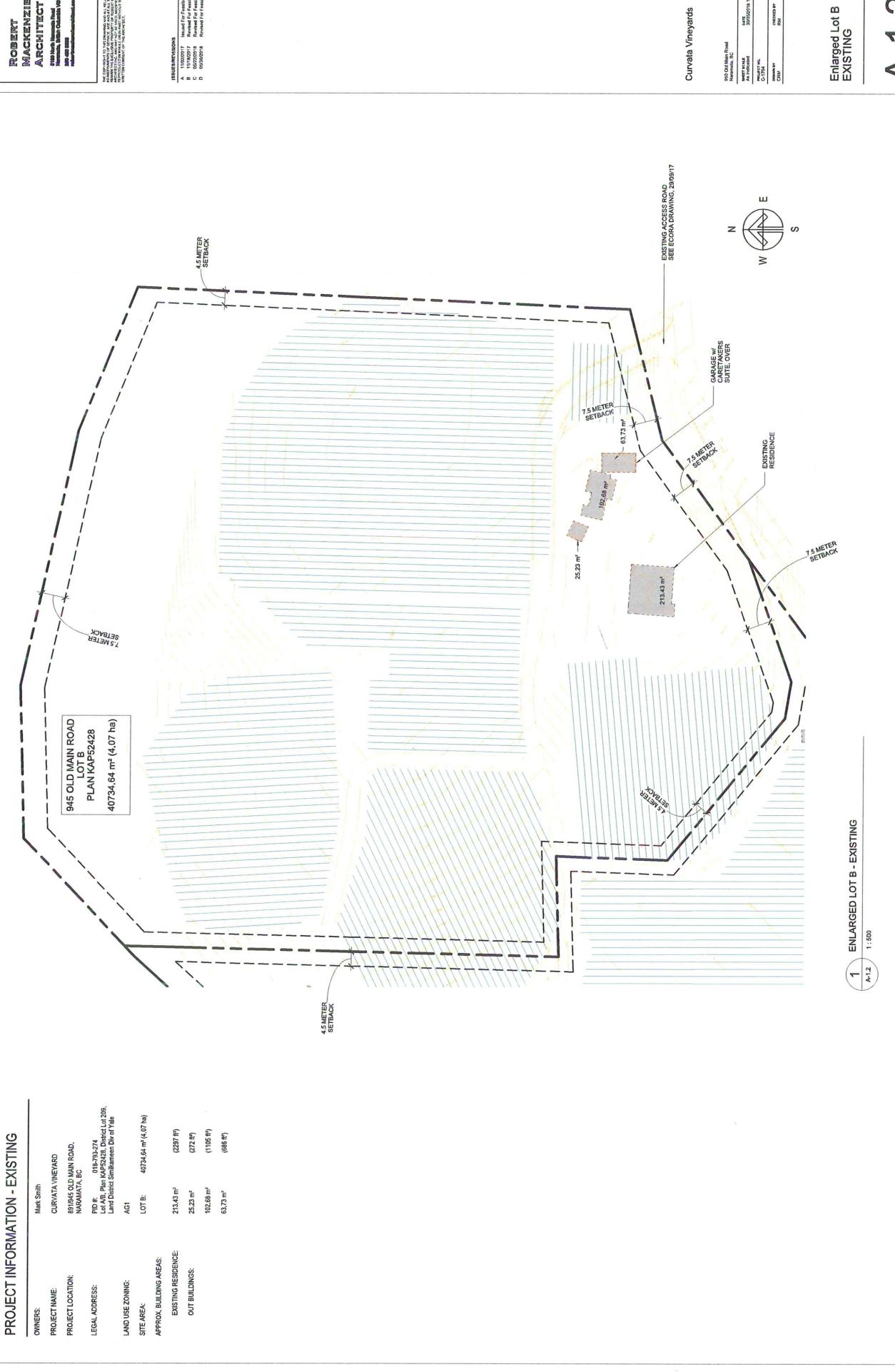
3 SITE PLAN
A-1.1 1:750

PROJECT INFORMATION - EXISTING

OWNERS:	Mark Smith
PROJECT NAME:	CURVATA VINEYARD
PROJECT LOCATION:	818165 OLD MAIN ROAD, NARAMATA, BC
LEGAL ADDRESS:	PID #: 18-793274 LOT #: K1-25425 District Lot 209, Land District Similkameen, B.C. of Yate
LAND USE ZONING:	AG1
SITE AREA:	40734.64 m ² (4.07 ha)
APPROX. BUILDING AREAS:	
EXISTING RESIDENCE:	213.43 m ² (2291 ft ²)
OUT BUILDINGS:	22.23 m ² (232 ft ²)
	102.88 m ² (1095 ft ²)
	63.73 m ² (685 ft ²)

ROBERT
MACKENZIE
ARCHITECT Inc.
1101 Columbia Street
Victoria, British Columbia
V8W 1G6
250.412.1100
www.mackenziearchitect.com

Site Information
Legend:
A 1101 Columbia Street
B Curvata Vineyard
C Residential Building
D Existing Residence
E Existing Garage
F Existing Out Building
G Existing Driveway
H Existing Access Road
I Existing Setback
J Existing Building Area
K Existing Land Area
L Existing Site Area
M Existing Total Area
N Existing Total Land Area
O Existing Total Building Area
P Existing Total Out Building Area
Q Existing Total Driveway Area
R Existing Total Access Road Area
S Existing Total Setback Area
T Existing Total Building & Out Building Area
U Existing Total Driveway & Access Road Area
V Existing Total Building & Out Building & Driveway & Access Road Area
W Existing Total Building & Out Building & Driveway & Access Road & Setback Area
X Existing Total Building & Out Building & Driveway & Access Road & Setback & Land Area
Y Existing Total Building & Out Building & Driveway & Access Road & Setback & Land & Building Area
Z Existing Total Building & Out Building & Driveway & Access Road & Setback & Land & Building & Out Building Area



Enlarged Lot B
EXISTING

1 ENLARGED LOT B - EXISTING

A-12

1 : 800

A-1.2

PROJECT INFORMATION - PROPOSED

OWNERS:	Mark Smith
PROJECT NAME:	CURVATAS VINEYARD
PROJECT LOCATION:	861945 OLD MAIN ROAD, NARAMATA, BC
LEGAL ADDRESS:	RID #6: Lot #6, Plan K01579-2 Land District Settlement of Yale
LAND USE ZONING:	AG1
SITE AREA:	LOT A: LOT B:
APPROX. BUILDING AREAS:	35415.52 m ² (354.5 ha) 40724.64 m ² (4.07 ha)
NEW RESIDENCE:	297.00 m ²
NEW GARAGE:	226.10 m ²
NEW ACCESSORY DWELLING:	137.3 m ²

**THE ROYAL INSTITUTE OF ARCHITECTS
INSTITUTE, BRITISH COUNCIL VOL 110**
2000-01-01
www.riba.org

ISSUE #/REVISIONS	
A	11/02/2017 Issued For Feasibility Study
B	11/16/2017 Revised For Feasibility Study
C	05/22/2018 Revised For Feasibility Study
D	05/26/2018 Revised For Feasibility Study

Curvata Vineyards

SEARCHED	INDEXED
SERIALIZED	FILED
MAY 10 2018 1:58 PM	
CLERK'S OFFICE, B.C. COURT OF APPEAL	

Enlarged Lot B
PROPOSED

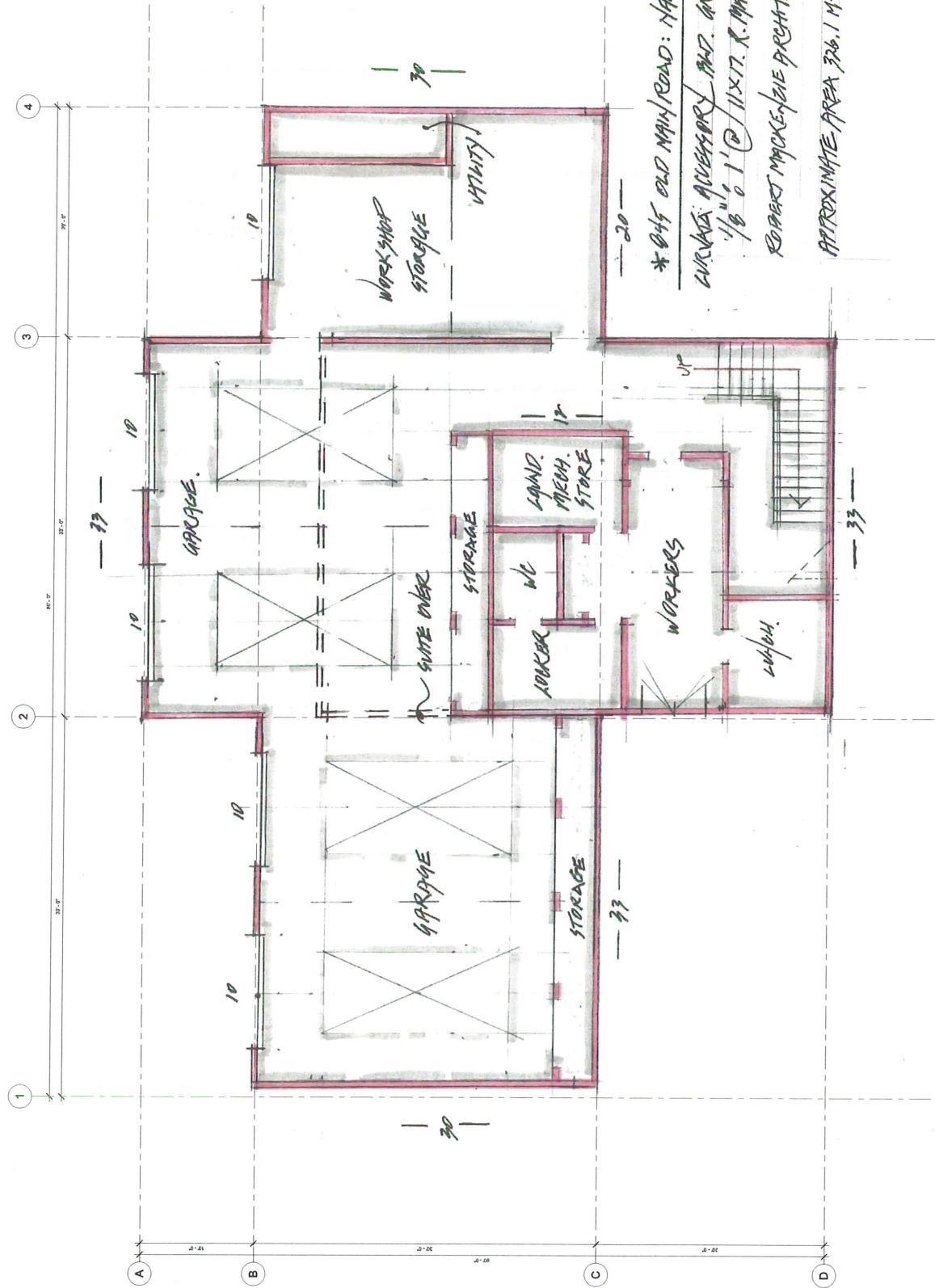
A-3

**ROBERT
MACKENZIE
ARCHITECT Inc.**
Architectural Design
Planning, Home Construction
and Residential
Interiors

Architectural Services
111020207
Revised For Existing Plan
8 111020207
Revised For Piers In Stair
5 0202089
0202089
0202089
0202089
0202089

Main Floor -
Accessory Dwelling

A-2.2



* 10' x 10' MAIN ROAD: HACING.
CURVATA GARDENRY RD. WORKS LEVEL
1/8" 0' 1" @ 11x17. R. MPC MAY 19/18.
ROBERT MACKENZIE ARCHITECT INC.

APPROXIMATE AREA 320.1 ft²

101 Old Main Road
Napa Valley, CA
DATE: 1-18
TIME: 1:56:23 PM
C:\D\DWG\101
REVISER: CHAU
FILE: DWG

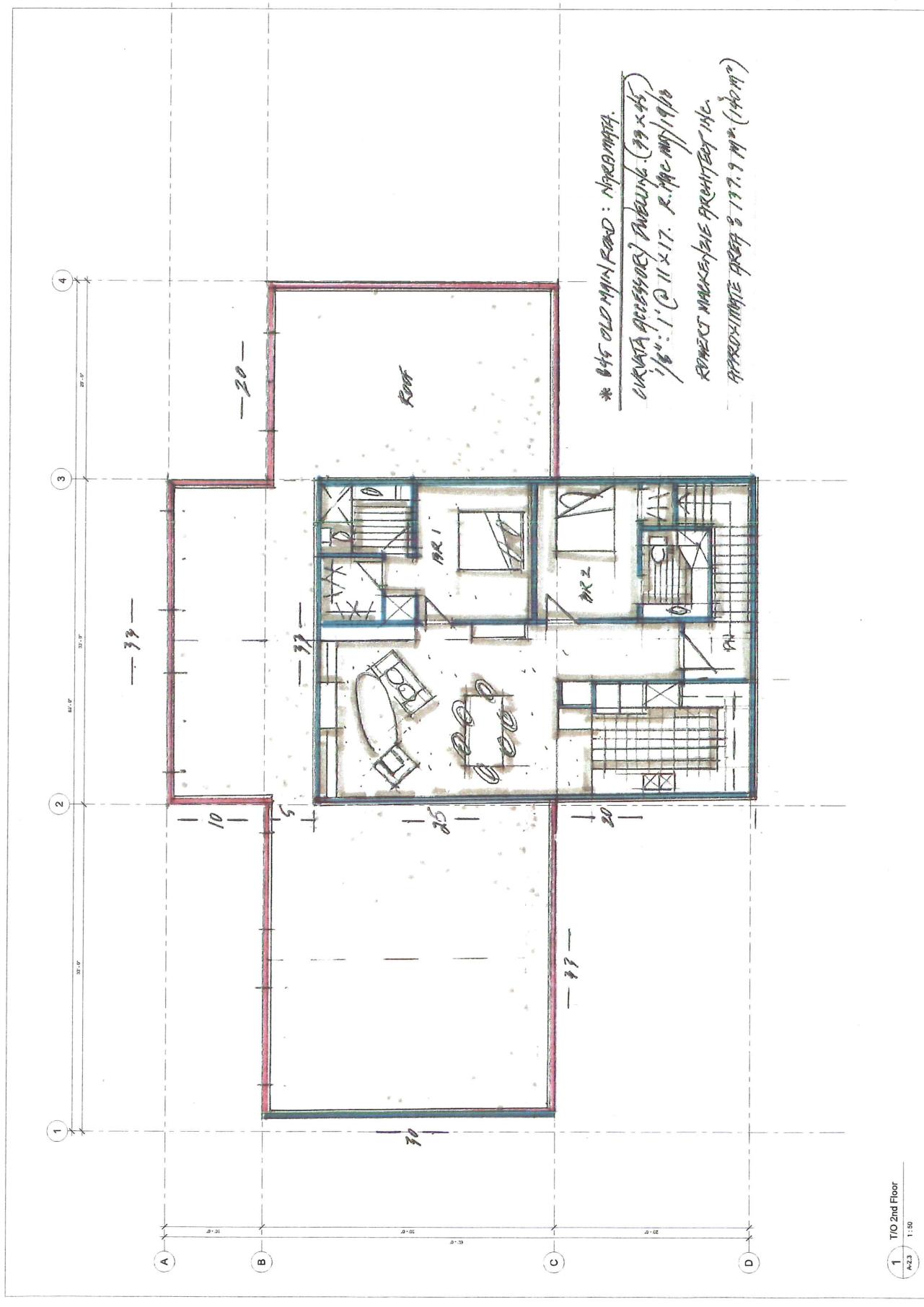
1 Res. T/O Main Floor
A-2.2 1-48

**ROBERT
MACKENZIE
ARCHITECT**
1100 Lakeside Avenue
Kirkland, Washington 98033


REFERENCES

- Issued For Feasibility Study
Revised For Feasibility Study
Revised For Feasibility Study

550 Old Main Road Appleton, WI	DATE 2002/04/11:15:00	CHANGED BY JAH
SHIRT SIZE LARGE	CHARGE NO. C-1704	



2nd Floor -
Accessory Dwelling

A-23

1 T/O 2nd Floor
A-2,3 1:50



Barn/Garage



Existing House



Washroom / Shower



Barn / Garage



Barn / Garage



Shed