

# Proposal Summary

## 620 Boothe Road Naramata

Agritourism Use of Existing Cottage – Naramata, BC (AG1 Zoned Property)

### 1. Proposal Overview

This proposal seeks to formalize and continue the use of an existing small cottage on my agricultural property in Naramata for agritourism accommodation.

The cottage:

- Has been in place for approximately 30 years.
- Is modest in size and scale (364ft)
- Has an existing dedicated parking space.
- Has direct access via Boothe Road
- Is fully contained within land zoned AG1 (Agriculture One) and remains compliant with zoning parameters.

The intended use is short-term agritourism accommodation for visitors wishing to experience staying on a working orchard while visiting the Naramata community.

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### 2. Purpose of the Proposal

The purpose of this proposal is to:

- Continue the use of the existing cottage as agritourism accommodation.
- Provide guests with an authentic on-farm experience.
- Support the ongoing financial sustainability of the orchard.
- Maintain the long-standing presence of this structure without expansion.

This proposal does not involve:

- New construction
  - Expansion of footprint
  - Additional servicing or infrastructure
  - Increased density beyond what already exists.
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### 3. Compliance with AG1 Zoning

The property is located within AG1 zoning, where short-term accommodation is permitted subject to zoning provisions.

Key compliance factors:

- The cottage is pre-existing (approximately 30 years old)
- It is modest in scale and secondary to the agricultural use.
- Agricultural production (orchard management) remains the primary use of the land.
- The agritourism use is clearly ancillary and supportive of farming operations.

There is no change to the agricultural land base or its productivity.

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### 4. Agritourism Experience & Community Benefit

The cottage supports agritourism by:

- Allowing visitors to stay directly on a working orchard.
- Educating guests about orchard practices and seasonal cycles
- Strengthening the connection between agriculture and tourism
- Enhancing Naramata's identity as a rural, farm-based destination

Visitors are drawn to:

- The authentic farm setting.
- Proximity to orchards and agricultural activity
- The quiet village character of Naramata
- Access to local wineries, farm markets, cycling routes, and lake recreation.

This type of accommodation aligns with the broader Okanagan model of integrating agriculture and tourism in a way that reinforces both sectors.

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### 5. Infrastructure & Impact Considerations

- The cottage has an existing parking space with established access from Boothe Road
- No new driveway access is required.
- No additional agricultural land will be removed from production.

- The use is low-intensity and limited in scale.
  - It accommodates a small number of guests only.
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## 8. Conclusion

This proposal represents the continued use of a long-standing, modest cottage for agritourism within AG1 zoning on a working orchard in Naramata.

It:

- Maintains agricultural primacy.
- Supports farm viability.
- Preserves rural character.
- Utilizes existing infrastructure.
- Provides educational and experiential agricultural tourism.

The proposal is consistent with agricultural objectives and strengthens the long-term sustainability of the farm while contributing positively to the Naramata community.