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Planning Rationale for Arawana Benchlands Property

Our application is to facilitate a new residential development consisting of 64 lots that average 1,500 m² in area. Additionally, to address market demands, we would also include the option to allow 12 lots (approx. 20% of the lot total) to be utilized as duplex lots for a maximum yield of 76 lots.

The following are questions required to be answered on the OCP/Rezoning application:

Q: How does your project comply with and/or further the objectives and supporting policies contained within the OCP?

Naramata Area OCP Residential Objectives

- Objective:** To achieve housing choice by encouraging a variety of residential locations, types and densities in order to accommodate different socio-economic groups, age groups and lifestyles in Naramata. **Answer:** The Ownership Group has received feedback in their residential buyer surveys that price point, large size of residential lots and resulting property taxes makes it difficult for many to achieve their dream of owning a home in Naramata. High price points limit the access to lots to those with significant financial means only. Our strategy to increase the residential density on this site will significantly reduce the sales price of the lots and therefore allow for wider socio-economic and age group access. By adding a variety of lot sizes and home types (single family and duplex) within the same development neighbourhood we encourage a wider variety of potential purchasers thus creating a more vibrant resident base. We will attract a full spectrum of ages from young families to retiring seniors through strategic design of the lot and home amenities.
- Objective:** To encourage home-based businesses in Naramata as a means of strengthening the economic base. **Answer:** By densifying this planned and zoned residential subdivision, we are providing a greater number of residences in the same physical area that will in term generate more purchasing need and purchasing power for local businesses.
- Objective:** To support a strategy of directing low and medium density residential development to the Naramata town site or the City of Penticton where services and amenities are more readily available. High density development is not encouraged. **Answer:** The Owners group as invested millions of dollars into the Naramata Benchlands Neighbourhood to ensure that all future development within the neighbourhood is fully serviced by Naramata Water District water and a private sewer utility. Both services are in place within the neighbourhood and have ready capacity to accommodate the planned build out of this low density residential neighbourhood.

4. **Objective:** To manage residential growth in a way that protects the existing quality of life for rural residents, and minimizes negative environmental impacts. **Answer:** We recognize that any new development can be upsetting to the existing residents. By concentrating development in selected approved neighbourhood areas existing residents have a level of assurance that the Regional District is directing growth into areas planned and design to accommodate this growth. Additionally new development is a huge generator of jobs, taxation, infrastructure spending that all contribute to the overall health of the local economy. An Economic Benefit Study was completed in 2006 for the Benchlands Neighbourhood and identified local and municipal benefits in the hundreds of millions of dollars including: \$295 million in capital investment in housing and community development, \$126 million in total wages and \$24 million of additional related employment income, 2,635 man years of employment will be created \$5.2 million in permitting fees and development cost charges paid to the Regional District, and cumulative property taxes of over \$25 million dollars. From an Environmental perspective we have conducted full Ecological assessments of the neighbourhood and have developed our guiding neighbourhood principals around the protection of important habitat aspects.
5. **Objective:** To reduce the potential of natural hazards in new residential areas. **Answer:** The proposed residential subdivision is part of a larger comprehensively planned neighbourhood- Naramata Benchlands Properties. The masterplan for the Neighbourhood examined a broad range of environmental impacts on the property related to Natural hazards including an Ecological Assessment, Archaeological Assessment and Wildfire Hazard Assessment. In previous phases of residential development INDIVIDUAL Geotechnical studies have been completed to guide the final shaping of each lot in context to site grades and soil stability.
6. **Objective:** To encourage high standards that maintain and enhance rural character for subdivision design, site development, building design and landscaping for various types of residential developments. **Answer:** The ownership group (Naramata Benchlands Properties LTD.) has established very high architectural and landscape architectural standards in the first two phases of the Neighbourhood. The beautifully crafted homes are designed to utilize natural elements such as stone and wood to compliment and blend with the natural landscape elements of the hillside. Site development and grading are carefully handled to minimize disturbance to the site and when needed, retaining walls are blended into the sites topography with care. Landscapes are also constructed of many native varieties and environmentally appropriate species that complement the form and character of the homes and strive to blend the composition into the spectacular hillside setting.

Q: How does your project benefit the Community?

Naramata Benchlands Properties is a comprehensively designed community that strives for providing a variety of residential ownership opportunities under the guidance of stringent design guidelines that respect the integrity of the natural setting. Specifically the project will benefit the broader Naramata community by:

1. Providing residential product that is in high demand on lands zoned for residential development and outside of the ALR.
2. Providing positive economic impact through the generation of jobs in the community and financial contributions to the upgrading of services and significant yearly property taxes.

3. Through the responsible development of the site we are contributing to the preservation and enhancement of wildlife corridors and the sites ecology.
4. Preserving significant lands in perpetuity for conservation purposes.
5. Placing appropriate convents on the property for the protection of Arawana Creek.
6. Providing upgrades to Arawana forestry road facilitating better access to crown lands.

Question: How will your project impact upon land use patterns in the area, and will it adversely impact adjacent or nearby properties or public land?

The surrounding lands are zoned for residential use and therefore this application is complimentary to the adjacent parcels. As mentioned, we will be upgrading Arawana Road as a requirement of subdivision of these lands. This road upgrade will benefit the broader community by providing better access to recreational opportunities within Crown lands.

Question: Has your project satisfied all Provincial requirements (i.e. Agricultural Land Reserve, Riparian Areas Regulations, Contaminated Sites Profile, and Archaeological Resources?)

The property is currently zoned residential SH5s- Site Specific Small Holdings Five. It is not impacted by the Agricultural Land Reserve. The development parcel under application was established with a 15 m no build setback from Arawana Creek to serve as appropriate protection of the Arawana Creel Riparian areas. A full Ecological Assessment was conducted by Les Gyug, R.P. Bio. Additionally an Archaeological Overview Assessment was prepared by Golder and Associates for lands within this application area. A preliminary field reconnaissance of the site was conducted with the assistance of a member of the Westbank First Nations and a search of the Provincial Heritage Registry confirmed that no archaeological sites have been recorded within the plan area. The results of the AOA revealed that this site has low archaeological potential. The study recommended that no further archeological work is required with this parcel.

Servicing Rationale for Arawana Benchlands Property

1. **Domestic Water.** The property is within the Naramata Water District and the development will connect with their water system and the appropriate infrastructure works will be constructed at the expense of the developer.
2. **Sanitary Sewer.** Sewage disposal will be provided through an extension/expansion of the current private Utility NB Waste Water Corporation.
3. **Roads.** Access to the property will be from the Ministry of Transportation's (MoT) Arawana Road. Roads within the subdivision will be designed and constructed to MoT standards and subject to MoT approval.