

DATE: January 15, 2024

Intro: Czar Villanueva ATA Architectural Design

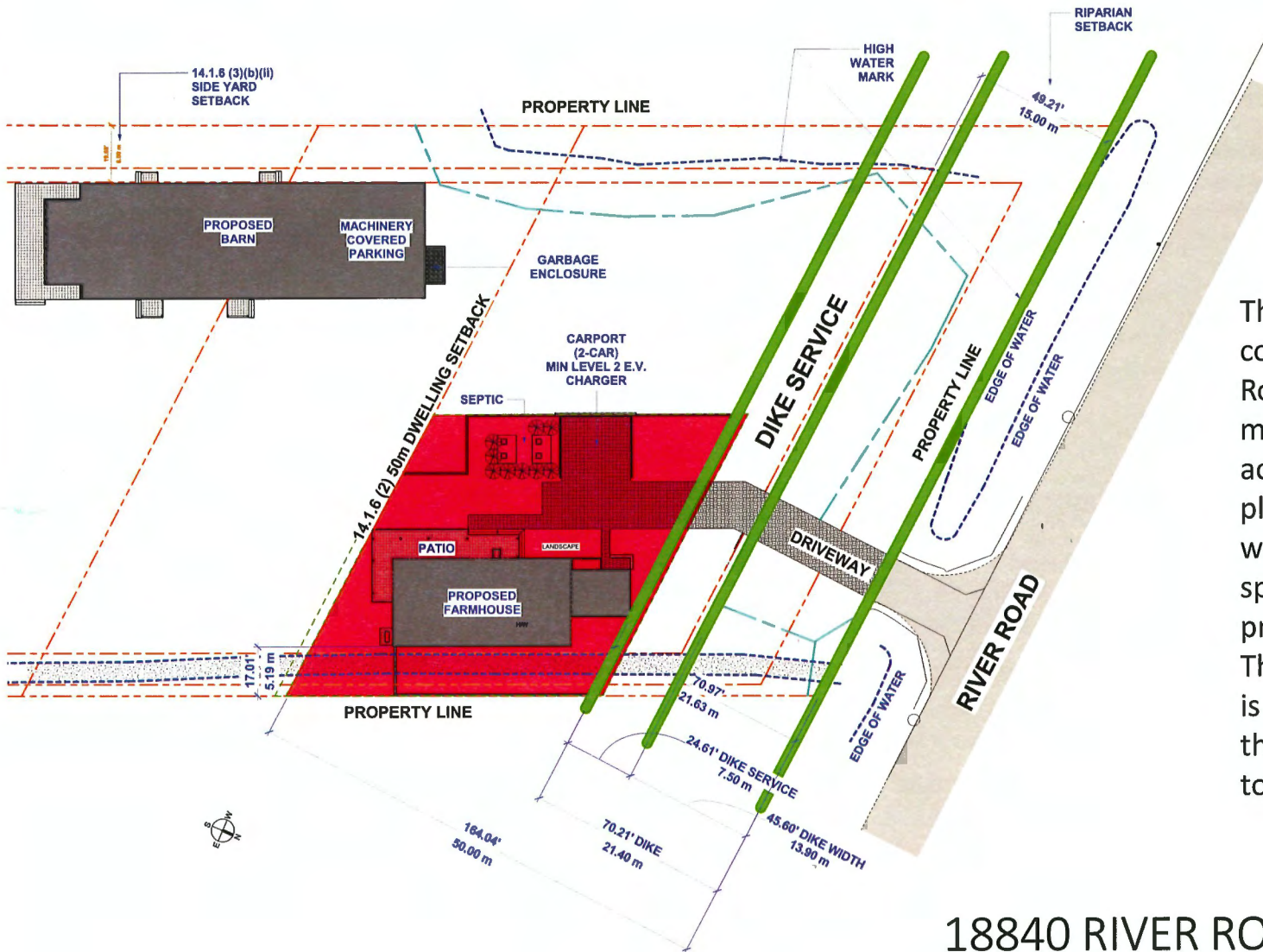
members of our team that are present in the call: Architect, Project Manager as well as the Environmental Engineer who will also present the environmental items affecting the lot.

This application is for a proposal for lavender farm on a site that is located along River Road within the AG1 zone.

1. The proposed farm home plate is located on the northeast corner, well behind the 15m riparian setback.
2. A Barn along the west side and lavender farm on the middle section of the lot.
3. The enhanced wildlife area at the rear is being reserved.
4. The only access to the site is from River Road



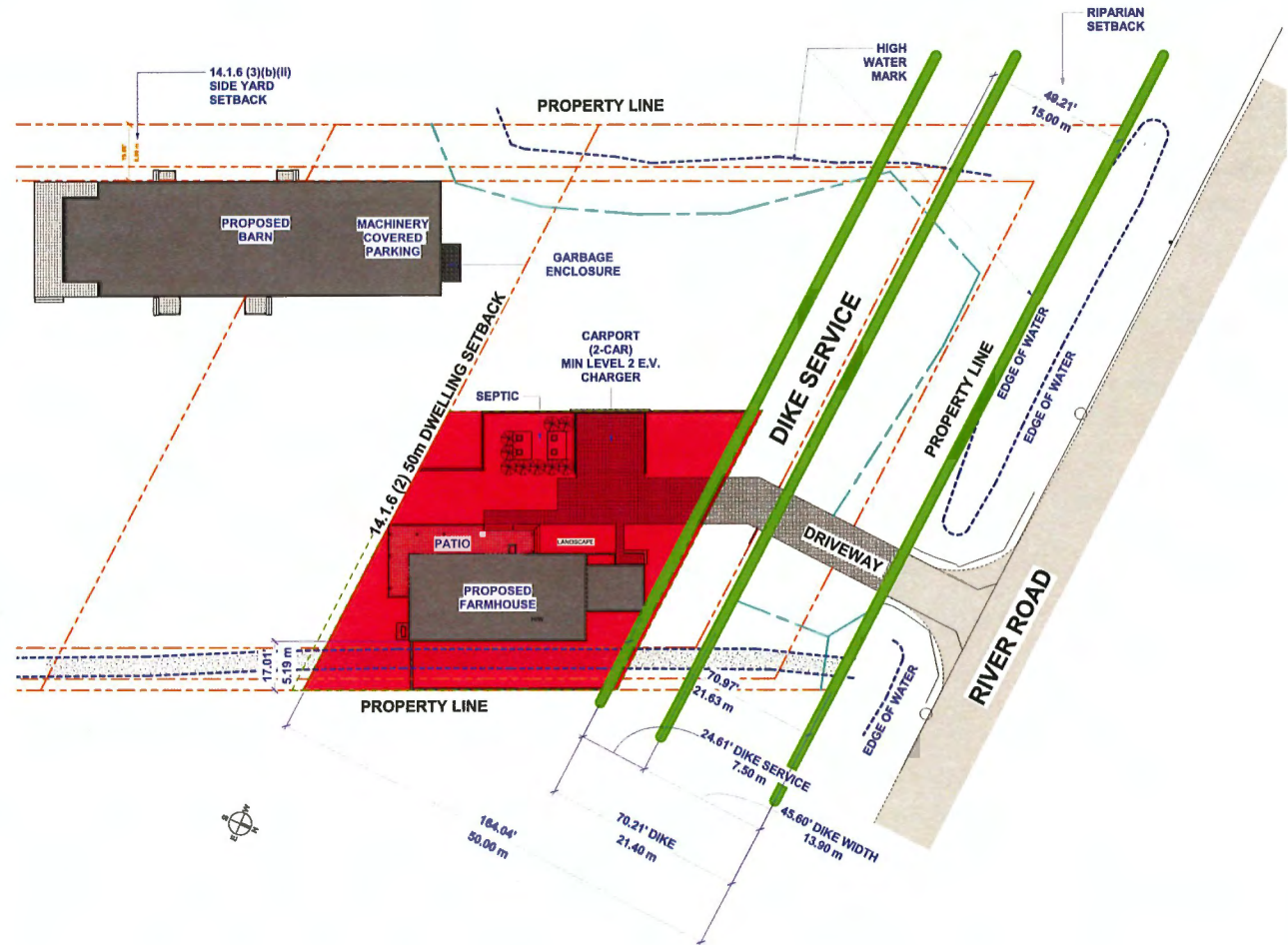
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The site is affected by the future construction of dike along River Road. The farm home plate is being moved away from the road to accommodate a dike 13.9m in width plus a 7.5m service area. In total, we've allowed for 21.4m dedicated space along the front of the property for the future dike plan. The current flood construction level is at 3.5m, but the elevation within the farm home plate will be raised to 4.7m for the dike.

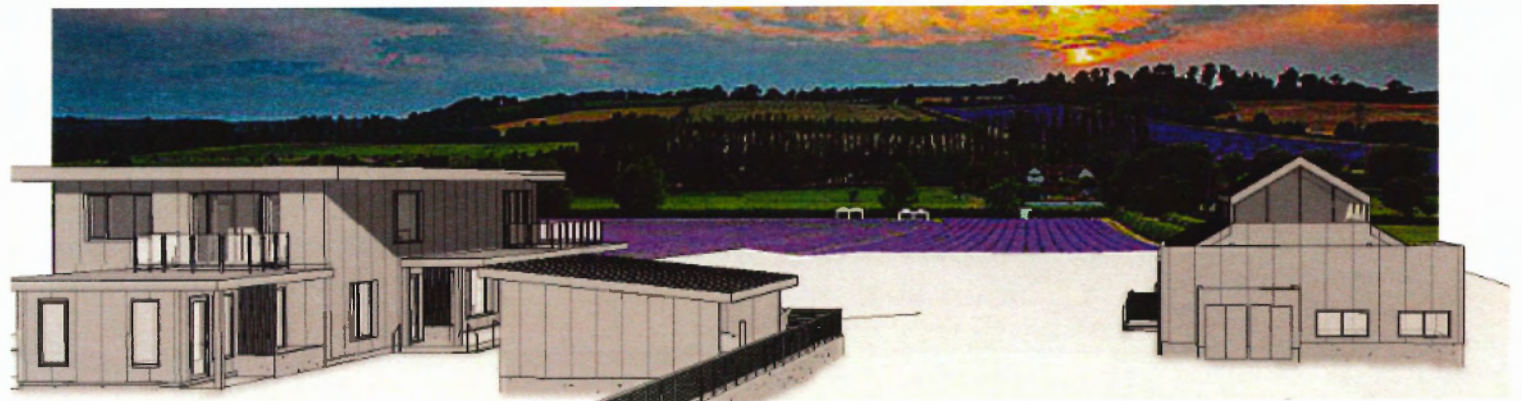
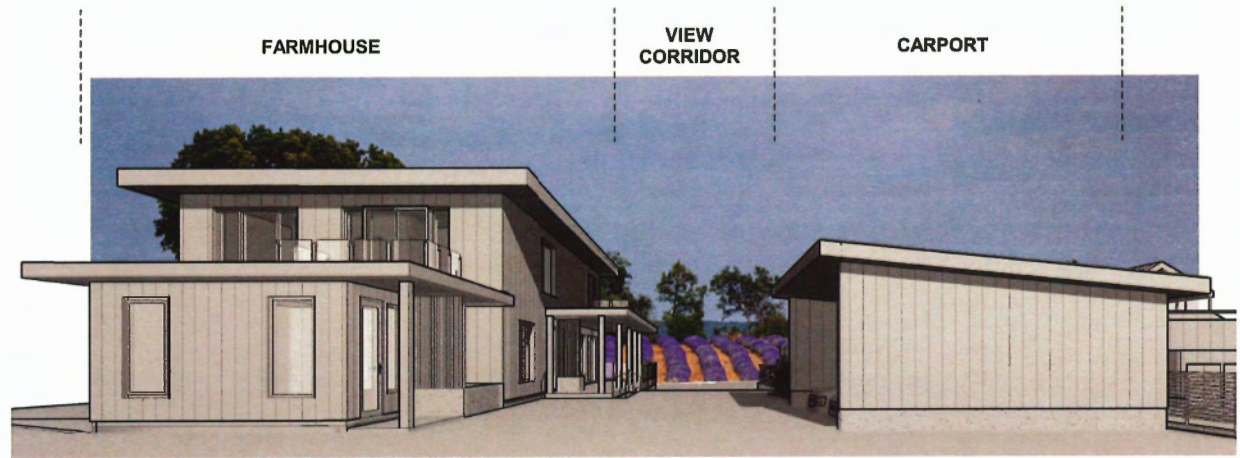
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1. The Farm home plate shown within the red zone will host:
 - a) A 2-car open carport with level 2 EV charger.
 - b) Adjacent to the carport is the septic tank.
 - c) A single-family 3 bedroom farmhouse with a 1 bedroom secondary suite that will be the home for Farm workers.
 - a) The farmhouse floor area is 9,963 SF which is way below the permitted FSR of 60,450 SF
 - b) The farmhouse is 2 storey, 8.17m in height, the carport is single storey 3.41m in height.
2. There is a proposed barn situated along the west side towards the front for farm distribution and parking for machineries.
3. A garbage enclosure will be attached to the north end of the barn.



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Narrow rectilinear buildings have been strategically placed to create an opportunity for view corridors of a picturesque lavender farm once the dike has been raised.



ENVIRONMENTAL

