



PRJ26-005
ALR NARU PL2026-10142

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106816
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Name: Honeysuckle Developments Inc
Local/First Nation Government: City of Penticton

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description PARCEL Z DISTRICT LOT 204 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 1599 EXCEPT PLAN KAP47886
Approx. Map Area 4.58ha
PID 011-519-487
Purchase Date Jul 24, 2024
Farm Classification Yes
Civic Address 1210 Evans Road Penticton
Certificate Of Title 1210 Evans Road Penticton Title.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
[REDACTED]	Honeysuckle Developments Inc	[REDACTED]	[REDACTED]	Honeysuckle Developments Inc. - Company Summary -

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type	Third-Party Agent
First Name	██████
Last Name	██████████
Organization (If Applicable)	No Data
Phone	██████████
Email	██

4. Government

Local or First Nation Government: City of Penticton

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). PID 011-519-487: 100% vineyard

Describe all agricultural improvements made to the parcel(s). 100% of the property is fenced and 80% is irrigated

Describe all other uses that currently take place on the There is residential use.

parcel(s).

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Vineyard
East	Agricultural / Farm	Orchard/Vineyard
South	Agricultural / Farm	Vineyard
West	Agricultural / Farm	Vineyard

6. Proposal

Is your proposal for a principal residence with a total floor area greater than 500 m²? No

Is your proposal to retain an existing residence while building a new residence? Yes

Is your proposal for an additional residence? Yes

Is your proposal for temporary foreign worker housing? No

Do you need to import any fill to construct or conduct the proposed non-adhering residential use? No

What is the purpose of the proposal? The owner would like to allow the existing tenant to continuing living in the residential building while the new residential is being constructed. The tenant is long term and it would be a hardship to ask them to leave.

Is your proposal necessary for farm use? If so, please explain. The existing residential building could be used for temporary foreign workers once the new residence is complete.

Will the proposed residence(s) be clustered with existing residential structures? Please explain.	No. The proposed residence is located further inside the property.
Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.	No. The proposed residence will be more than 60m from the front lot line.
Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location?	The proposed residence will sit more central on the property. The first floor of the residence could be used for minor agricultural use related to product processing.
Describe any infrastructure required to support the proposed residence(s) and the approximate area (m²) required for that infrastructure	The existing access driveways will be used to access the proposed residence. The septic field will be approximately 60m ²
Proposal Map / Site Plan	1210 Evans Road Proposed Dwelling.pdf
Detailed Building Plans	1210 Evans Road Proposed Dwelling.pdf

Existing Residence	Total Floor Area	Description
#1	170m ²	N/A

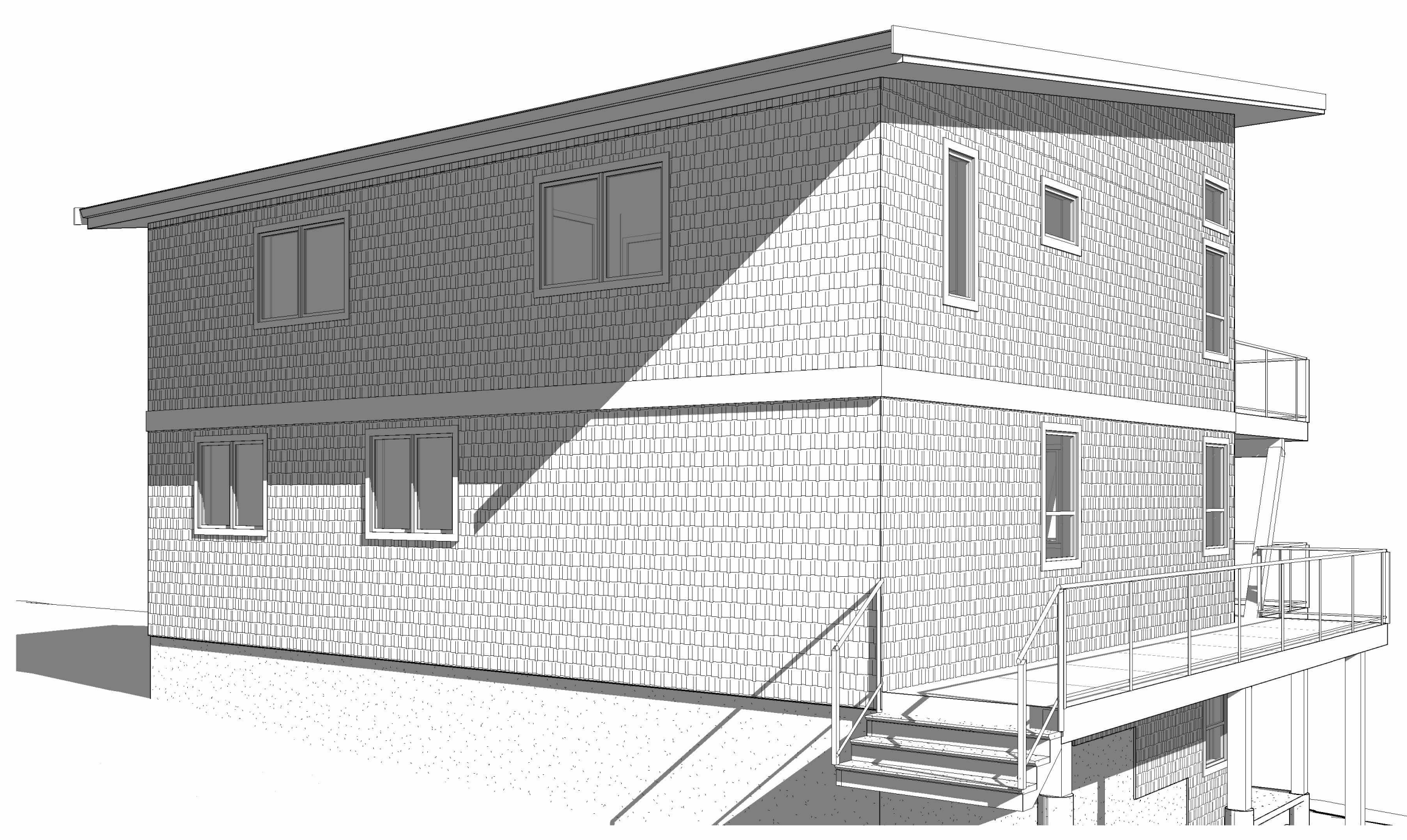
Proposed Residence	Total Floor Area	Description
#1	345m ²	N/A

7. Optional Documents

Type	Description	File Name
	No Data	



① 3D View 1



③ 3D View 3



② 3D View 2

- GENERAL NOTES:**
- These documents outline the general character and quality of the work and some of its details. Parts not detailed shall be constructed in accordance with best practices of work of this class, and shall provide the required strength and quality to complete all requirements of the work.
 - The construction shall be in accordance with the *British Columbia Building Code, 2024 Edition*. Every effort will be made to ensure that any changes to the code are complied with and all amendments are incorporated in the work. Materials and workmanship shall be per BCBC, Part 10 "Energy and Water Efficiency".
 - All work shall conform to local building codes and by-laws whichever may take precedence.
 - Prior to proceeding with construction, the Contractor must verify all information. Start of construction signifies the Contractor's acceptance of the contract documents.
 - Any variances from the drawings and specifications, and adverse conditions encountered at the job site, shall be resolved by the Owner Representative in consultation with the Designer.
 - All workmanship is to be of a standard equal in all respects to good building practice.
 - The Consultants do not assume liability for any errors or omissions in the contract documents, unless advised in writing of such errors or omissions prior to commencement of construction. The Contractor shall advise the Consultants if any discrepancies are observed or explanations are required.
 - Dimensions are to face of studs.
 - All doors between garage and dwelling units, including mechanical rooms, to be tight fitting, weather stripped, and shall be fitted with a self-closing device (excluding closets and storage).
 - Provide interconnected fire alarms as per the BCBC.

- CONSTRUCTION NOTES:**
- Exterior walls to liveable area: 2x6 studs at 24" o.c.
 - Range hood and dryer to be exhausted to outside;
 - All ceilings 5/8" gypsum board;
 - 5/8" fire guard gypsum board at all garage walls/ceilings common to liveable area;
 - All handrails to conform to BCBC;
 - Provide 6 mil. poly vapour barrier at warm side of insulation (heating mode) under wall finish and under all concrete slabs on grade;
 - Exterior wall insulation: RSI 4.23 glass fibre batt at 6" walls; attic insulation to be RSI 8.8 glass fibre;
 - 25% of required attic vents to be at top 1/3 of roof as per BCBC;
 - Verify all rough opening requirements for doors, windows, equipment, and fixtures before ordering;
 - Verify/coordinate these plans with truss system final design;
 - All bedroom windows to have a minimum vent size of 24" x 36" for egress;

- General Foundation Notes:**
- All work to be in accordance with Structural Drawings and Specifications.
 - Footings and foundation walls indicated on the drawings are generic. The Contractor is responsible for testing the soil and assure adequacy of the structure.
 - All concrete to:
 - be minimum 3,000 psi (28 day)
 - conform to C.S.A. A23.1
 - have 1" max. aggregate size
 - foundation walls, footings, and interior slabs - h minimum 3% - 4% air entrainment +/- 1%
 - exterior slabs - h min. 5% - 7% air entrainment +/- 1%
 - have maximum 4" slump;
 - Consolidate concrete in forms with high frequency internal vibrators - do not over vibrate so as to cause separation of the mix or use vibrators to move concrete.
 - All concrete reinforcing to:
 - be of new deformed stock
 - be of minimum grade 400 steel
 - be placed in accordance with the latest edition of the A.C.I. detailing manual no. 315;
 - Verify all site conditions in conjunction with the drawings notify the architect and owner of any discrepancies in writing;
 - Footings to bear on undisturbed native material or engineered fill at a depth below the frost line. Where an engineer's soils report is available verify requirements & comply with recommendations contained therein.
 - Notify the architect and owner in writing where soil conditions are found to be infirm or potentially unstable;
 - Welded wire fabric to conform to C.S.A. G30.6 and to be lapped min. 6" or one full grid whichever greater;
 - Un-detailed lap splices to be 40 bar diameters staggered;
 - Provide damp proofing below grade & approved perimeter footing drainage system;
 - Where required, step footings and foundation walls at min. 24" vertical & horizontal increments;
 - Maintain minimum 8" clear from top of foundation walls to finished Grade;
 - Exterior concrete slabs/stairs abutting concrete foundation to be doweled using 10m bar @ 2'-0" typical;
 - All bearing columns of girder trusses and support beams are to be posted to foundation;

- General Framing Notes:**
- Framing lumber to be S.P.F. # 2 or better;
 - All beams/headers to be minimum 3 1/2" "timberstrand" "LSL";
 - Roof/floor truss system design by registered structural engineer;
 - Verify/coordinate design with these plans prior to ordering of material;
 - Truss system supplier to provide all required blocking/bracing for roof system;
 - All trusses to be secured to wall plate with "hurricane anchors" or equal;
 - All truss ends to be braced with continuous 2x4 stringer
 - All "J" equivalent engineered wood joists rim/edge of wall to suit manufacturer's requirements;
 - All lintels in exterior and bearing walls to be 3 - 2x10's unless otherwise specified;
 - At exterior walls provide sealed membrane flashings around all openings. Provide box-outs / sleeves for service penetrations. Seal around service penetrations with caulking on rigid foam filler, or fill with water resistant expanding foam insulation.
 - All interior door openings to be framed 6" from corner of wall at hinge side U.N.O.

LEGAL DESCRIPTION: Lot
CIVIC ADDRESS: 1210 Evans Ave. Penticton, BC

Assemblies

Description	Nominal	Effective
101 Concrete Foundation 8x20 Min. 3'-0" Below Grade c/w 4" Perimeter Drain		
102 8" Reinforced Concrete Wall		
103 Column on min 10" Dia. Pier 12x30x30 Concrete Footing on Compacted Fill		
105 Floor Finish on 4" Concrete Slab on Grade 6MIL Poly Vapour Barrier 4" Min. Screened Gravel on (For RG Exhaust)		
106 4" Concrete Slab on Grade 12" Min. Gravel on Compacted Fill		
109 Foundation Steps Down		
110 4'-0" Wide Perimeter 3" SM Rigid Insulation RSI 2.64 Where Slab is at Grade		
201 1/2" Gypsum Board Both Sides of 2x4 @ 16" o/c		
202 1/2" Gypsum Board Both Sides of 2x6 Supporting Wall on 8x20 Footing		
205 Floor Finish on 3/4" Plywood Sub-floor 11 7/8" TJI Joists @ 16" o/c Fill Voids with Batt Insulation 5/8" Gypsum Board		
304 Water Proof Deck Finish on 3/4" Exterior Plywood on 2x12 @ 16" o/c Slope to Drain Exterior Soffit		
401 Metal Roofing on Building Paper 7/16" Ext. Plywood Sheathing Pre-Engineered Trusses Provide Roof Vents		
402 RSI 8.8 Insulation R-50 6 Milis Poly Vapour Barrier 1/2" Gypsum Board RSI 0.08 TOTAL RSI: 8.88		
403 Perforated Aluminum Soffit		
404 Double Fascia, 1x4 on 1x10		
501 Pre-Engineered Drop Beam		
502 Pre-Engineered Flush Beam		
503 Aluminum Guard Rail 42" A.F.F.		
104 Description	Nominal	Effective
8" Foundation Wall	0.25	0.25
Dampproofing Below Grade		
3" Airspace	0.16	0.16
2x4 @ 2" o/c		
Batt Insulation	RSI 3.52(R-20)	RSI 2.8(R-15.9)
1/2" Gypsum Board	0.08	0.08
Interior Air Film	RSI 0.12	RSI 0.12
TOTAL (eff.) R-Value		RSI: 3.41 (R-19.7) Min. 2.96 (R-16.9)
301 Description	Nominal	Effective
Hardie Sidewall Shingle Siding System		
Building Paper		
1/2" Plywood (Ext) Sheathing	0.11	
2x6 @ 24" o/c		
Batt Insulation	RSI 4.23(R-24)	RSI 2.8(R-15.9)
6 MIL Poly Vapour Barrier		
1/2" Gypsum Board	0.08	0.08
Interior Air Film	0.12	0.12
TOTAL (eff.) R-Value		RSI: 3.14 (R-17.8) Min. 3.08 (R-17.5)

Window Schedule			
Type Mark	Family	Type	Count
a1	Picture-Side Casements w Trim - special	108" x 60"	6
a2	Picture-Side Casements w Trim - special	108" x 24"	2
b	Fixed with Trim	70" x 24"	2
c	Fixed with Trim	36" x 24"	2
c1	Awning with Trim	36" x 24"	1
d	Casement Dbl w Trim	72" x 48"	2
e	Casement Dbl w Trim	60" x 48"	2
g	Casement with Trim2	36" x 60"	9
h	Casement with Trim	24" x 60"	2
Grand total: 28			

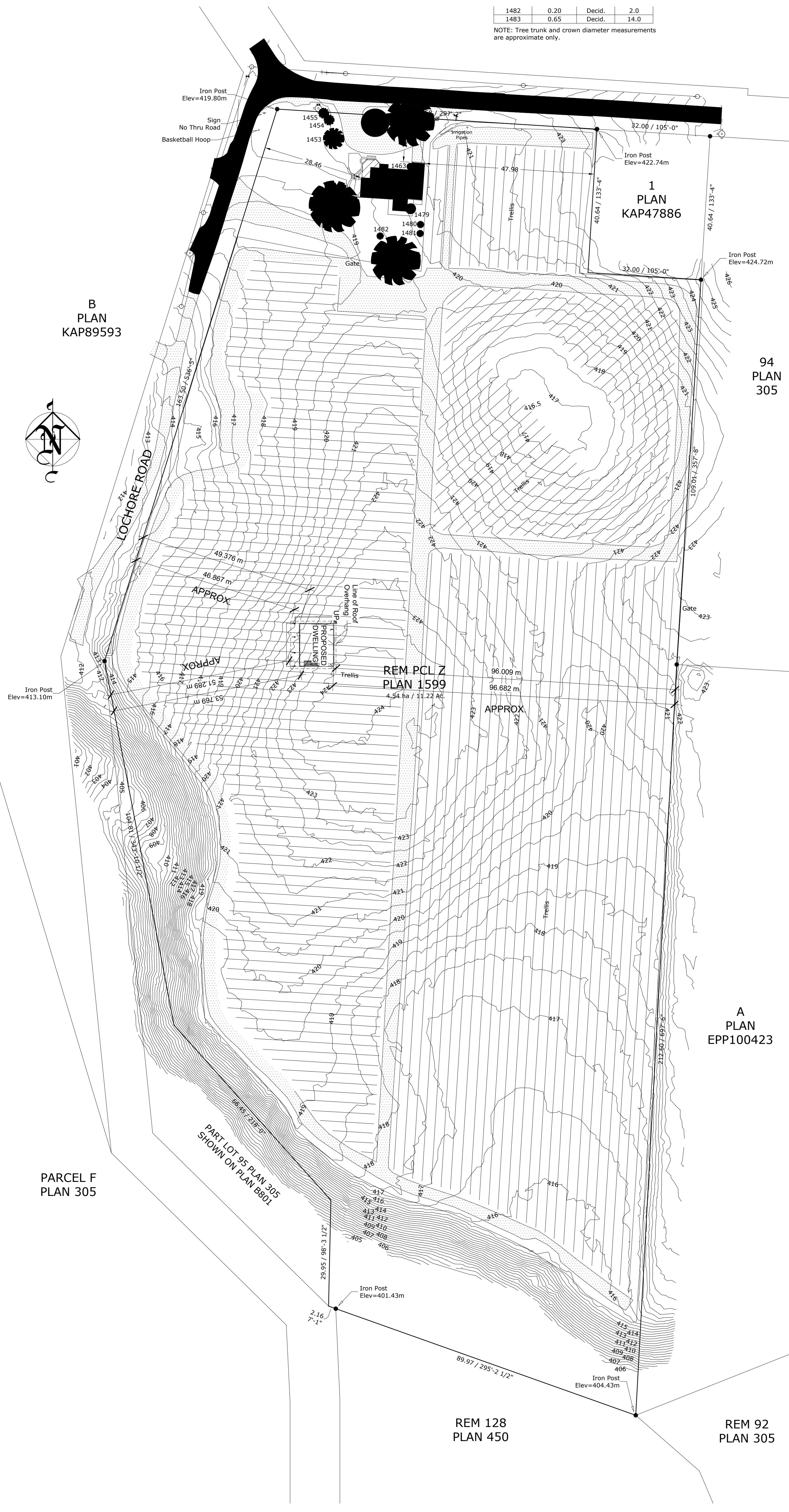
Door Schedule			
Type Mark	Family	Type	Count
1	4-Pane_Sliding_Glass_Door_4528	144" x 96"	2
2	4-Pane_Sliding_Glass_Door_4528	144" x 84"	1
3	Single-Flush	36" x 80"	7
4	Single-Flush	30" x 80"	6
5	Double-Flush	60" x 80"	3
Grand total: 19			

Gahler Residence
1210 Evans Ave.
Penticton BC

Cover Sheet

1482	0.20	Decid.	2.0
1483	0.65	Decid.	14.0

NOTE: Tree trunk and crown diameter measurements are approximate only.



Gahler Residence
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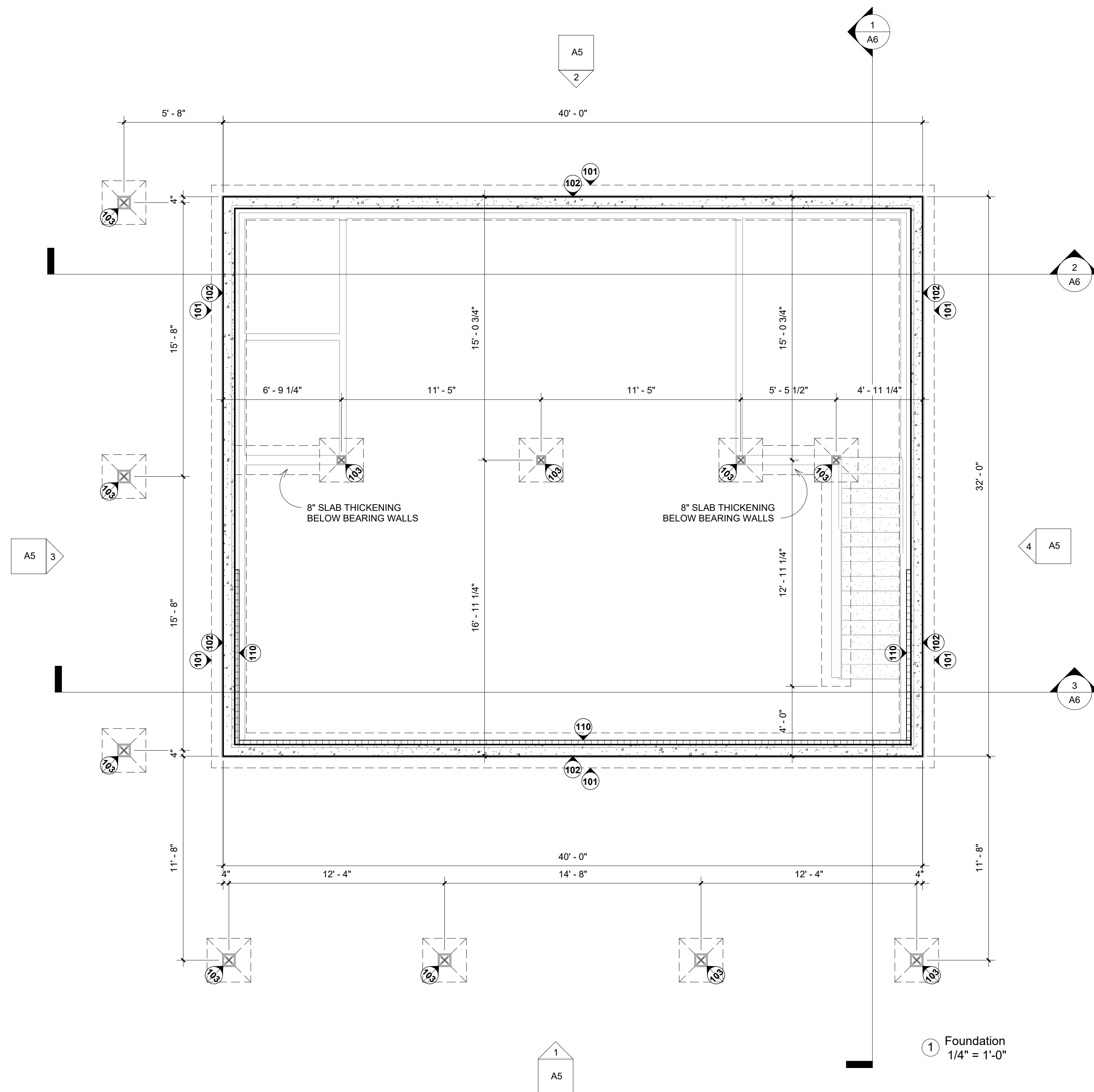
Site

Date Jan. 22, 2026
Drawn by JH
Project No. 925RDL 25101
Scale 1" = 50'-0"

A1

925R
Design Inc.

No. 250,307,6818 - 925RDesign.com
Description BUILDING PERMIT
Date JAN 22 2026



Assemblies

- 101 Concrete Foundation
8x20
Min. 3'-0" Below Grade
c/w 4" Perimeter Drain
- 102 8" Reinforced Concrete Wall
12x30x30
- 103 Column on min 10" Dia. Pier
Concrete Footing on
Compacted Fill
- 105 Floor Finish on
4" Concrete Slab on Grade
6MIL Poly Vapour Barrier
4" Min. Screened Gravel on
(For RG Exhaust)
Compacted Fill
- 106 4" Concrete Slab on Grade
12" Min. Gravel on
Compacted Fill
- 109 Foundation Steps Down
- 110 4'-0" Wide Perimeter
3" SM Rigid Insulation RSI 2.64
Where Slab is at Grade

- 201 1/2" Gypsum Board
Both Sides of
2x4 @ 16" o/c
- 202 1/2" Gypsum Board
Both Sides of
2x6 Supporting Wall on
8x20 Footing
- 205 Floor Finish on
3/4" Plywood Sub-floor
11 7/8" TJI Joists @ 16" o/c
Fill Voids with Batt Insulation
5/8" Gypsum Board
- 304 Water Proof Deck Finish on
3/4" Exterior Plywood on
2x12 @ 16" o/c
Slope to Drain
Exterior Soffit

Description	Nominal	Effective
8" Foundation Wall	0.25	0.25
Damproofing Below Grade		
3" Airspace	0.16	0.16
2x4 @ 2" o/c		
Batt Insulation	RSI 3.52(R-20)	RSI 2.8(R-15.9)
1/2" Gypsum Board	0.08	0.08
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TOTAL (eff.) R-Value		RSI: 3.41 (R-19.7) Min. 2.96 (R-16.9)

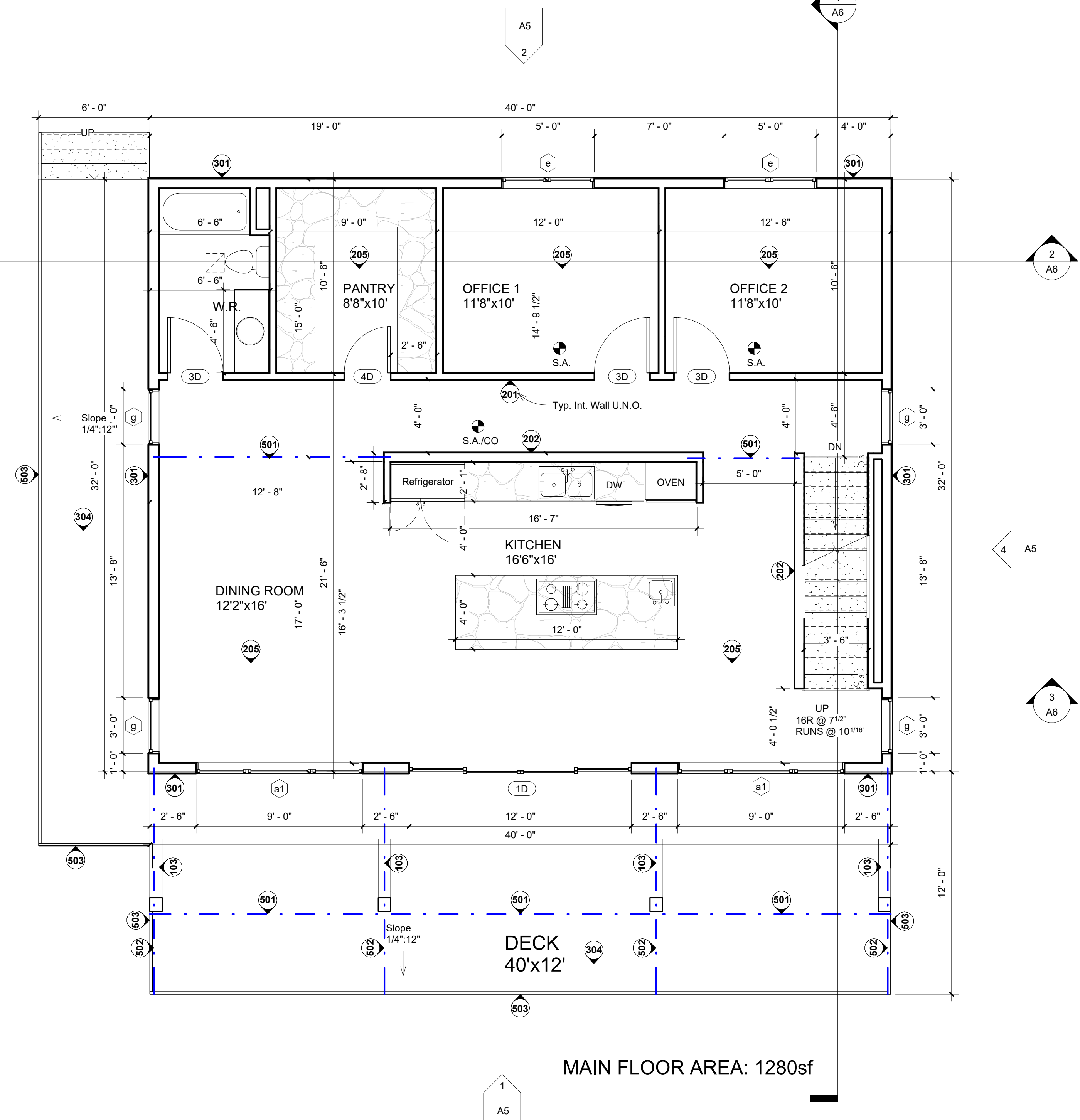
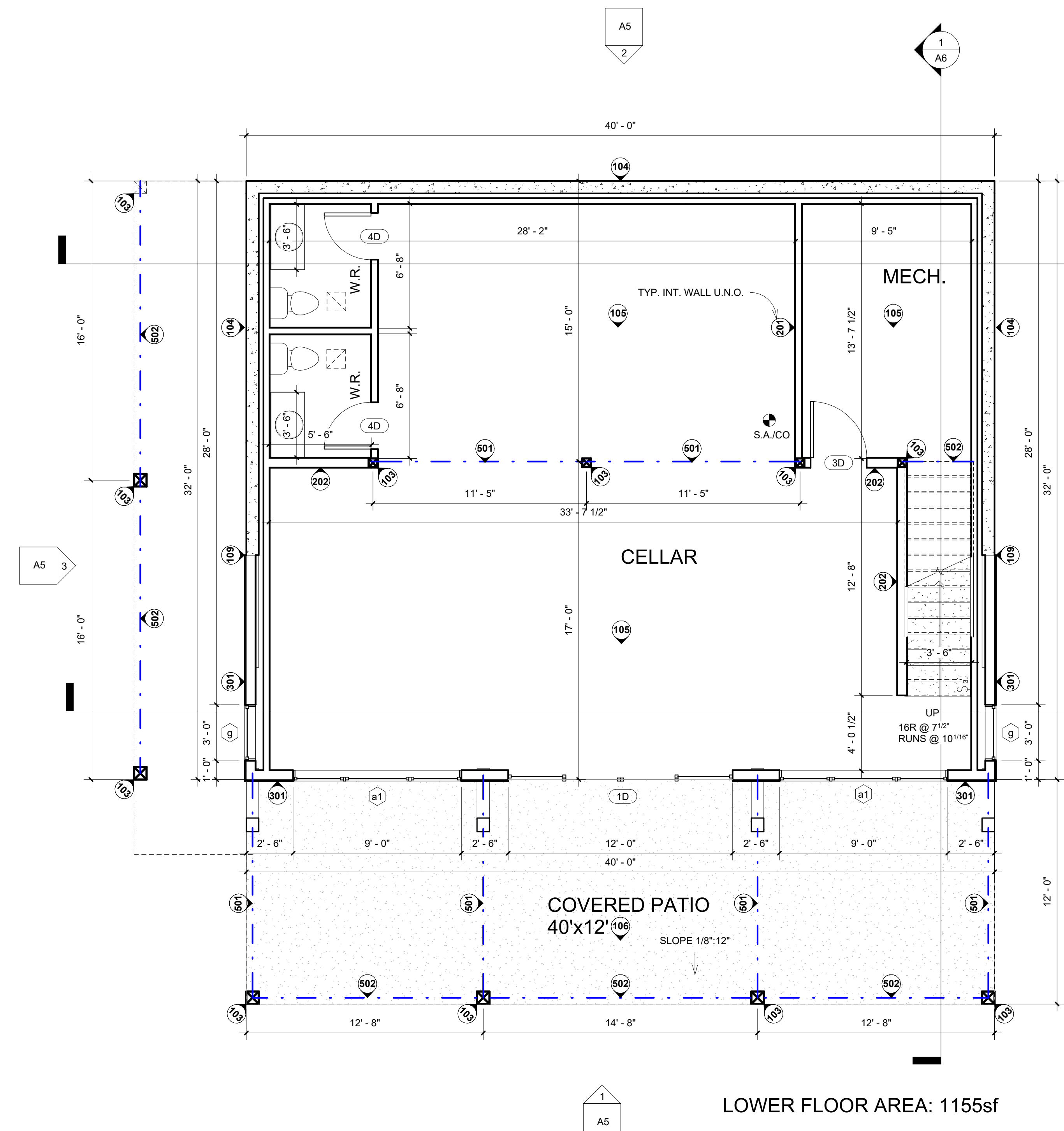
Description	Nominal	Effective
Hardie Sidewall Shingle Siding System		
Building Paper		
1/2" Plywood (Ext) Sheathing	0.11	
2x6 @ 24" o/c		
Batt Insulation	RSI 4.23(R-24)	RSI 2.8(R-15.9)
6 MIL Poly Vapour Barrier		
1/2" Gypsum Board	0.08	0.08
Interior Air Film	0.12	0.12
TOTAL (eff.) R-Value		RSI: 3.14 (R-17.8) Min. 3.08 (R-17.5)

- 401 Metal Roofing on
Building Paper
7/16" Ext. Plywood Sheathing
Pre-Engineered Trusses
Provide Roof Vents
- 402 RSI 8.8 Insulation R-50
6 Mils Poly Vapour Barrier
1/2" Gypsum Board RSI 0.08
TOTAL RSI: 8.88
- 403 Perforated Aluminum Soffit
- 404 Double Fascia, 1x4 on 1x10
- 501 Pre-Engineered Drop Beam
- 502 Pre-Engineered Flush Beam
- 503 Aluminum Guard Rail
42" A.F.F.

Gahler Residence
1210 Evans Ave.
Penticton BC

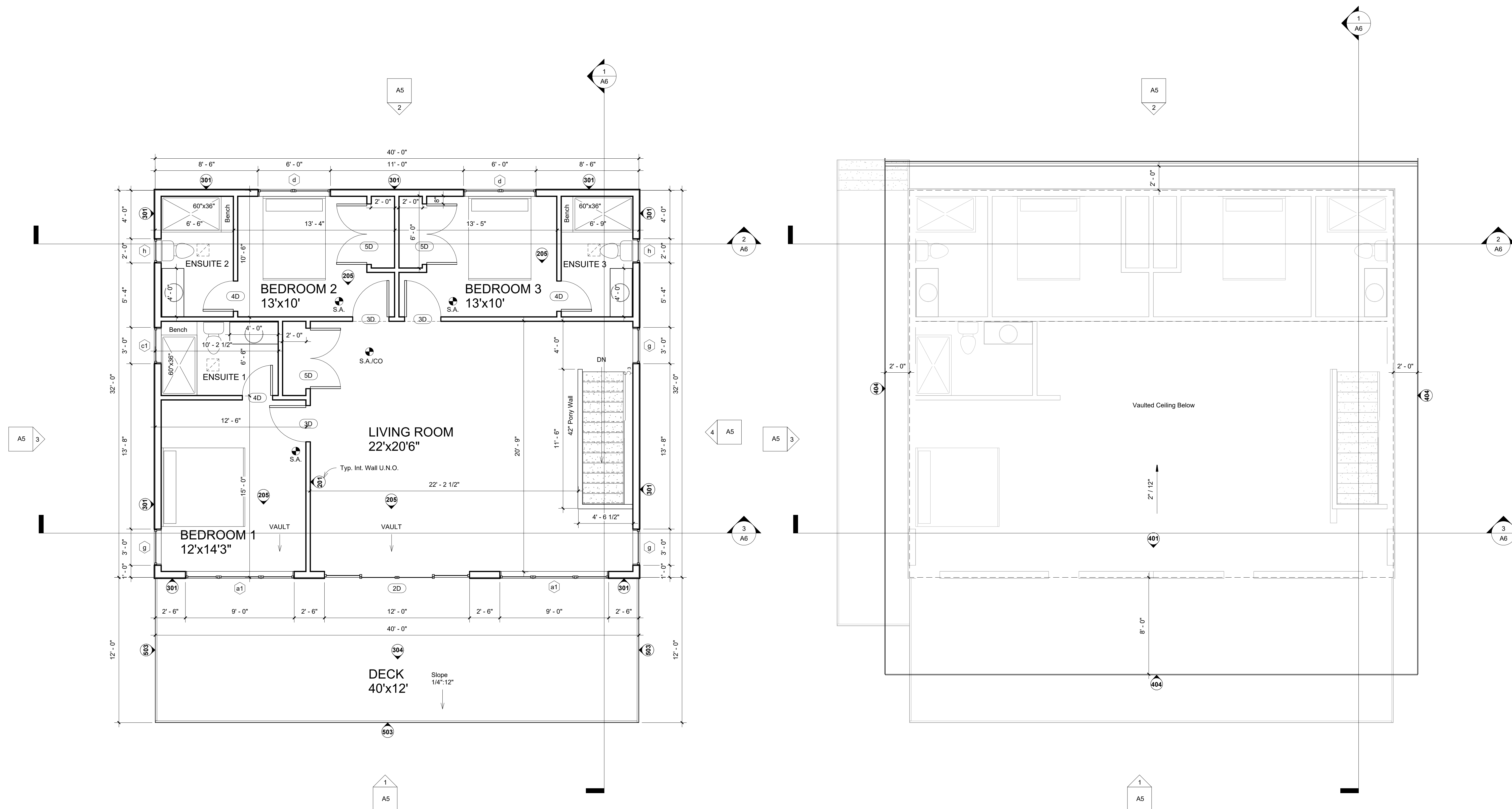
Foundation

Date	Jan. 22, 2026
Drawn by	Author
Project No.	925RDL 25101
Scale	1/4" = 1'-0"



Gahler Residence
1210 Evans Ave.
Penticton BC

Lower Floor/
Main Floor

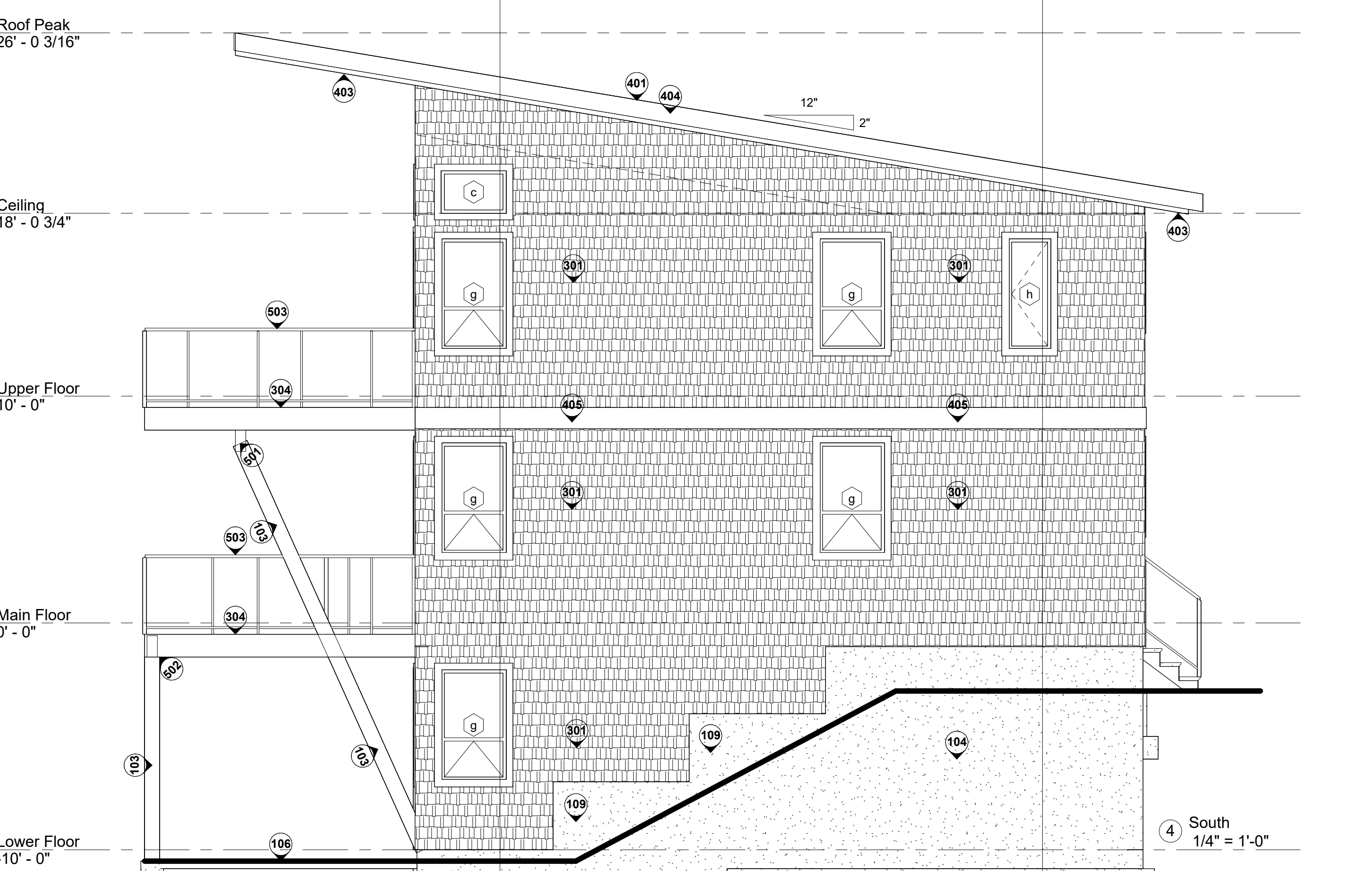
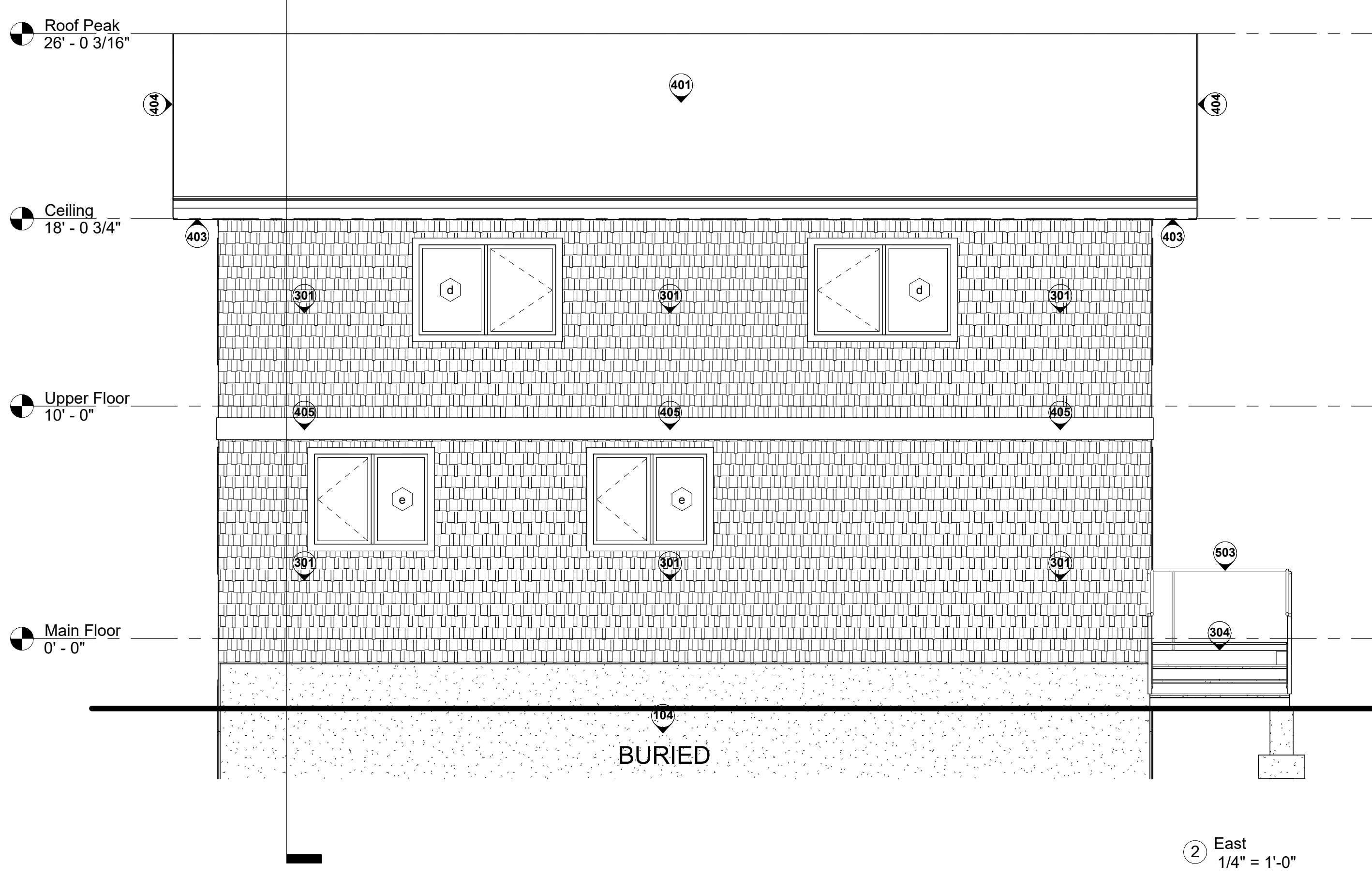
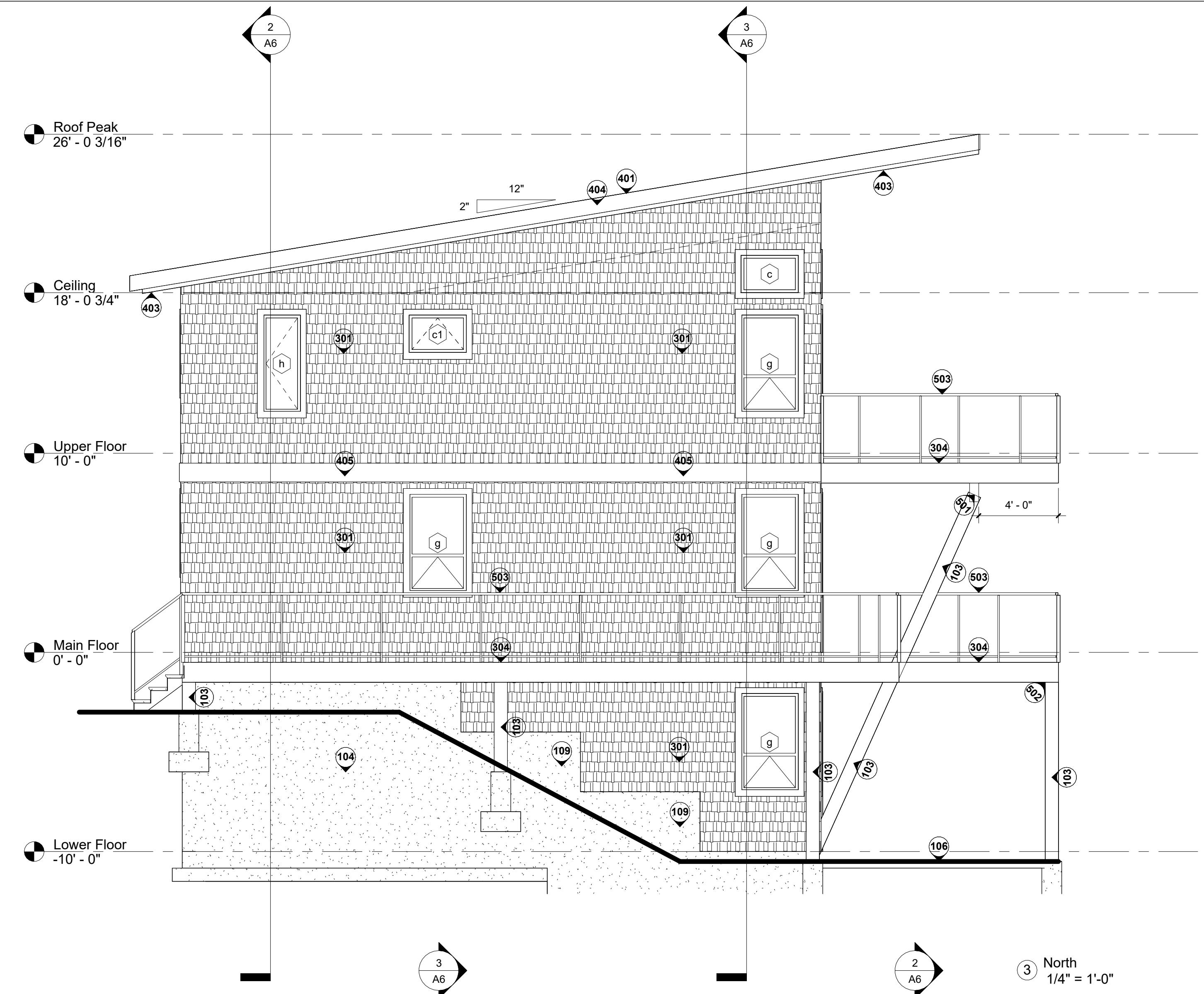
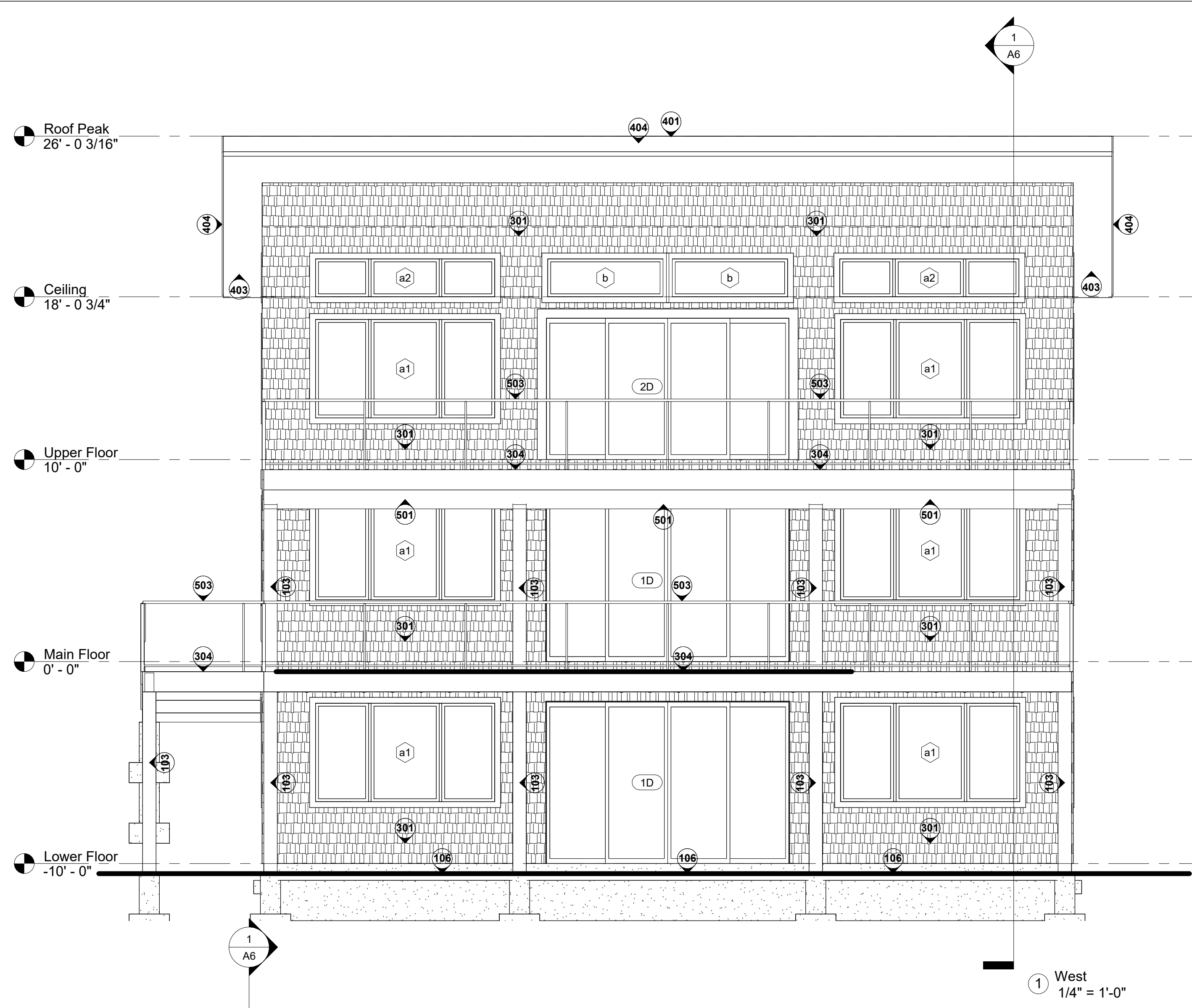


① Upper Floor
1/4" = 1'-0"

② Ceiling
1/4" = 1'-0"

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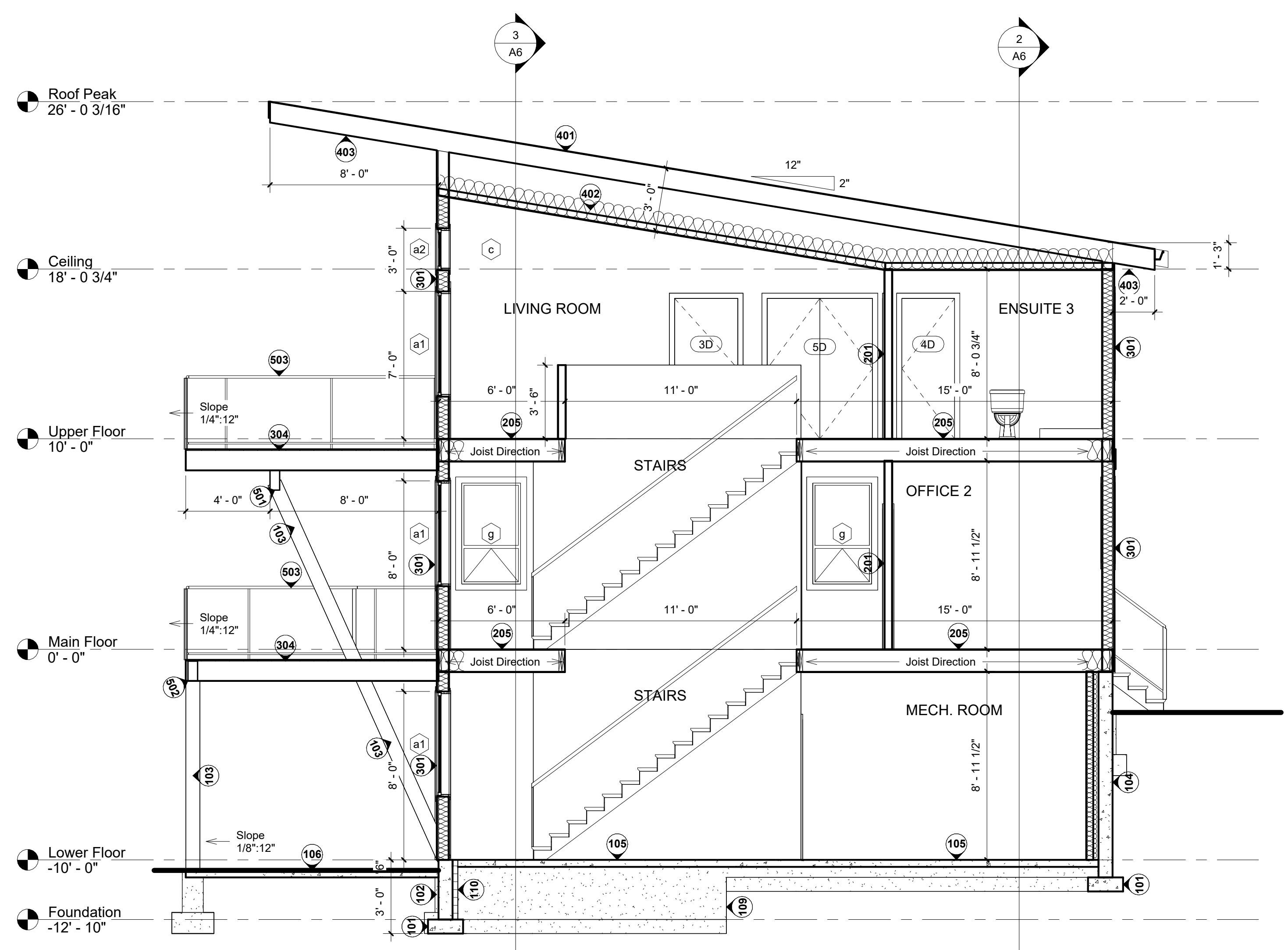
Upper Floor/ Roof



Gahler Residence
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Penticton BC

Elevations

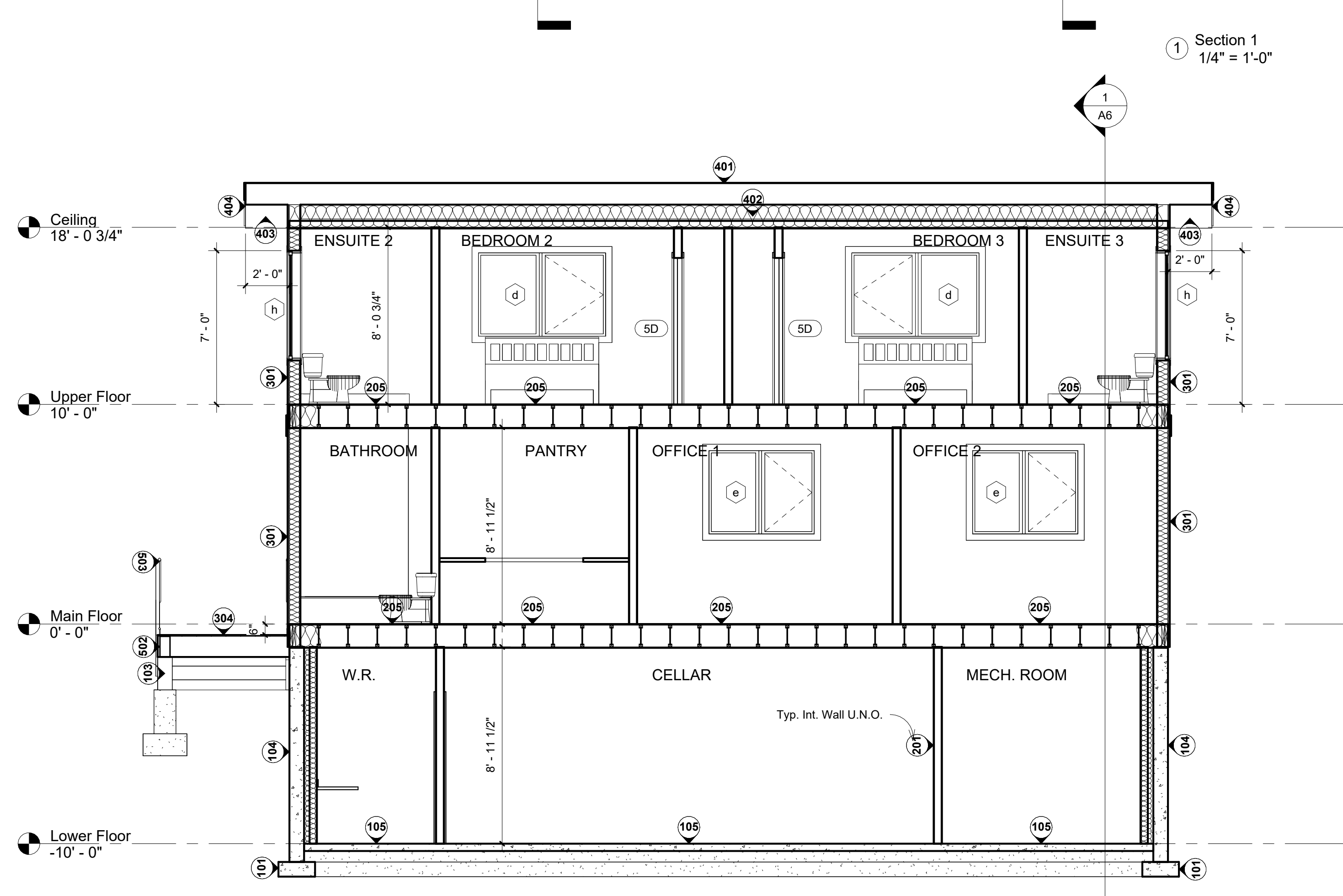
Date	Jan. 22, 2026
Drawn by	JH
Project No.	925RDI_25101
Scale	1/4" = 1'-0"



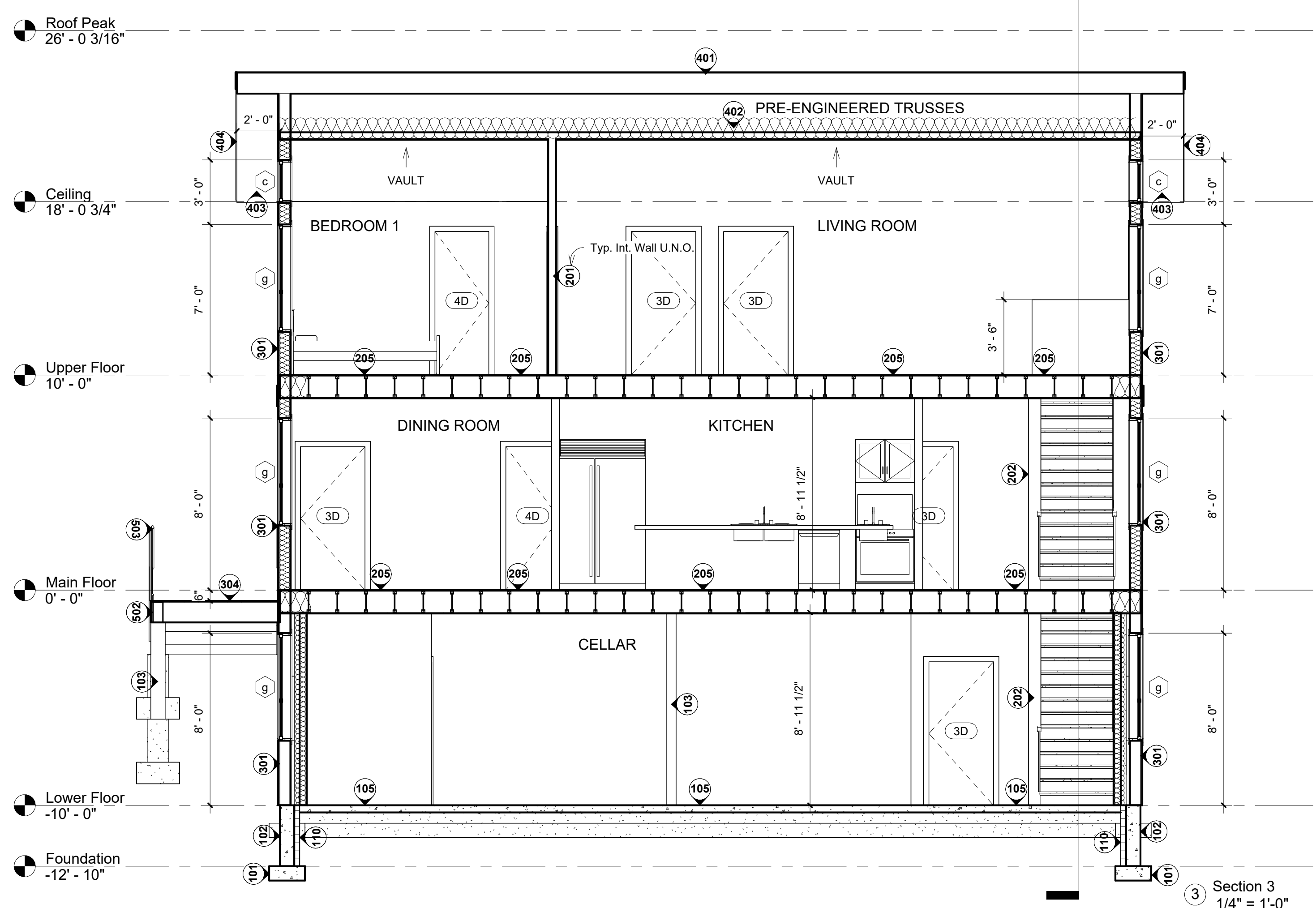
1 Section 1
1/4" = 1'-0"

Door Schedule			
Type Mark	Family	Type	Count
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Grand total: 28			



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"

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Sections

Date Jan. 22, 2026
Drawn by JH
Project No. 925RDI_25101
Scale 1/4" = 1'-0"