

SCHEDULE A - Policies



Subject: 4500 Stewart Road West

Agriculture Plan (2017)

Appendix D Table 1 – Recommended Official Community Plan Updates

Action 1.1C Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture or meet essential requirements of municipal government.

City of Kelowna Strategic Plan

Objective¹: Sensitively integrate new development with heritage resources and existing urban, agricultural and rural areas.

Action towards this objective²: Evaluate the effectiveness of City policies and bylaws in preserving agricultural lands.

Kelowna Official Community Plan (OCP)

Land Use Designation Definitions

Resource Protection Area³

Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses.

Permanent Growth boundary⁴

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

Chapter 5 – Development Process

Objective 5.3 Focus development to designated growth areas.

Policy .1 Permanent Growth Boundary⁵. Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive

¹ City of Kelowna Strategic Plan. 2004. P. 7.

² City of Kelowna Strategic Plan. 2004. P. 29.

³ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

⁴ City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

⁵ City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

uses **only** to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council’s specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture⁶.

Policy .1 Protect Agricultural Land. Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Policy .2 ALR Exclusions. The City of Kelowna will not forward ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

Policy .3 Urban Uses. Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

Agricultural Land Commission Act (ALCA)

Purposes of the commission – Section 6 of the ALCA

The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest;
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

⁶ City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

SCHEDULE B – Technical Comments



Subject: 4500 Stewart Road West

Building & Permitting

- Full Plan check for Building Code related issues will be done at time of Building Permit applications.

Development Engineering Department

- See Attachment A City of Kelowna Memorandum dated November 20, 2017

Fire Department

1. A fire alarm shall be installed, as per BCBC 2012 Division B section 3.2.4.1(j) in a residential occupancy with sleeping accommodation for more than 10 persons. Requirements of section 9.10.19 Smoke Alarms of the BCBC 2012 are to be met where less than 10 will be accommodated
2. CO Alarms shall be installed should there be gas fuelled appliances installed.
3. Construction fire safety plan is required to be submitted and reviewed prior to construction and updated as required.
4. Engineered Fire Flow calculations are required to determine Fire Hydrant requirements as per the City of Kelowna Subdivision Bylaw #7900. Should a hydrant be required on this property, it shall be private.
5. A visible address must be posted as per City of Kelowna By-Laws
6. Should a fire alarm be required, A fire safety plan as per section 2.8 BCFC is required at occupancy. The fire safety plan and floor plans are to be submitted for approval in AutoCAD Drawing format on a CD or DVD to facilitate Fire Department pre-planning for this structure. The fire safety plan should clearly detail the unique requirements for this structure
7. Fire Department access is to be met as per BCBC
8. All requirements of the City of Kelowna Fire and Life Safety Bylaw 10760 shall be met
9. Contact Fire Prevention Branch for fire extinguisher requirements and placement.

Interior Health

- It is my understanding the housing will be serviced by community water and an onsite sewerage system. Interior Health has no objections to this proposal; however note the following:

It appears the proposed housing footprint is small and contained. This is important for the long term ability of the farmland to produce food. Interior Health has an interest in the protection of farmland to support local agricultural capacity because it is a key aspect of local healthy food systems.

In addition, from an environmental public health perspective the following legislation applies:

- Industrial Camps Regulation
 - Prescribes the minimum housing standards which must be met.
- Sewerage System Regulation
 - Prescribes a Record of Sewerage System must be filed by an Authorized Person.

I suggest workers not be allowed to occupy the proposed housing until the City of Kelowna has received confirmation the requirements of the above legislation have been satisfied.

Southeast Kelowna Irrigation District (SEKID)

SEKID has reviewed the above referenced application and the following requirements must be met to meet requirements for water servicing:

1. The application calls for the construction of two farm help accommodations each approximately 1,300 ft² in area. A Capital Expenditure charge of \$5,000.00 must be paid for each building.
2. It is proposed the buildings be serviced from the existing domestic service located adjacent to the building site on Stewart Road West, so no additional water services are required.
3. All water use in the buildings must be metered. As it appears water will be connected in-line with the building to the west serviced from a connection to the building to the east, one water meter in the east building should be adequate to meter all water use in both buildings. If this is not the case, a second water meter may be required for the second building. An application fee of \$450.00 must be paid. This fee covers the costs of one 5/8" water meter. It is the applicant's responsibility to have the water meter installed in the building. Please contact the district office to arrange to pick up the meter at the appropriate time.
4. A new account fee of \$20.00 must be paid.

A summary of fees:

1.	A Capital Expenditure Charge of \$5,000.00 for each building must be paid (farm accommodation greater than 800 ft ²):	\$10,000.00
2.	An Application Fee of \$450.00 must be paid:	450.00
3.	A new account fee must be paid:	<u>20.00</u>
	Total:	\$10,470.00

Upon payment of the above fees, SEKID will issue a water letter indicating the applicant has satisfied the requirements for water servicing.

CITY OF KELOWNA**MEMORANDUM**

Date: November 20, 2017
File No.: FH17-0001
To: Urban Planning Management (KB)
From: Development Engineering Manager
Subject: 4500 Stewart Road W

Development Engineering Services have the following requirements associated with this rezoning application to allow a suite in the existing horse barn.

1. Domestic Water and Fire Protection

The subject property is within the service area of the South East Kelowna Irrigation District (SEKID). The developer is required to make satisfactory arrangements with the SEKID for these items. On-site servicing including the utilisation of existing or proposed services will be reviewed by Building & Permitting.

2. Sanitary Sewer

This property is currently not within the municipal service area. Sanitary sewage is to be handled by an on-site sewage disposal system.

Servicing will be reviewed by Interior Health Authority as well as Building & Permitting.

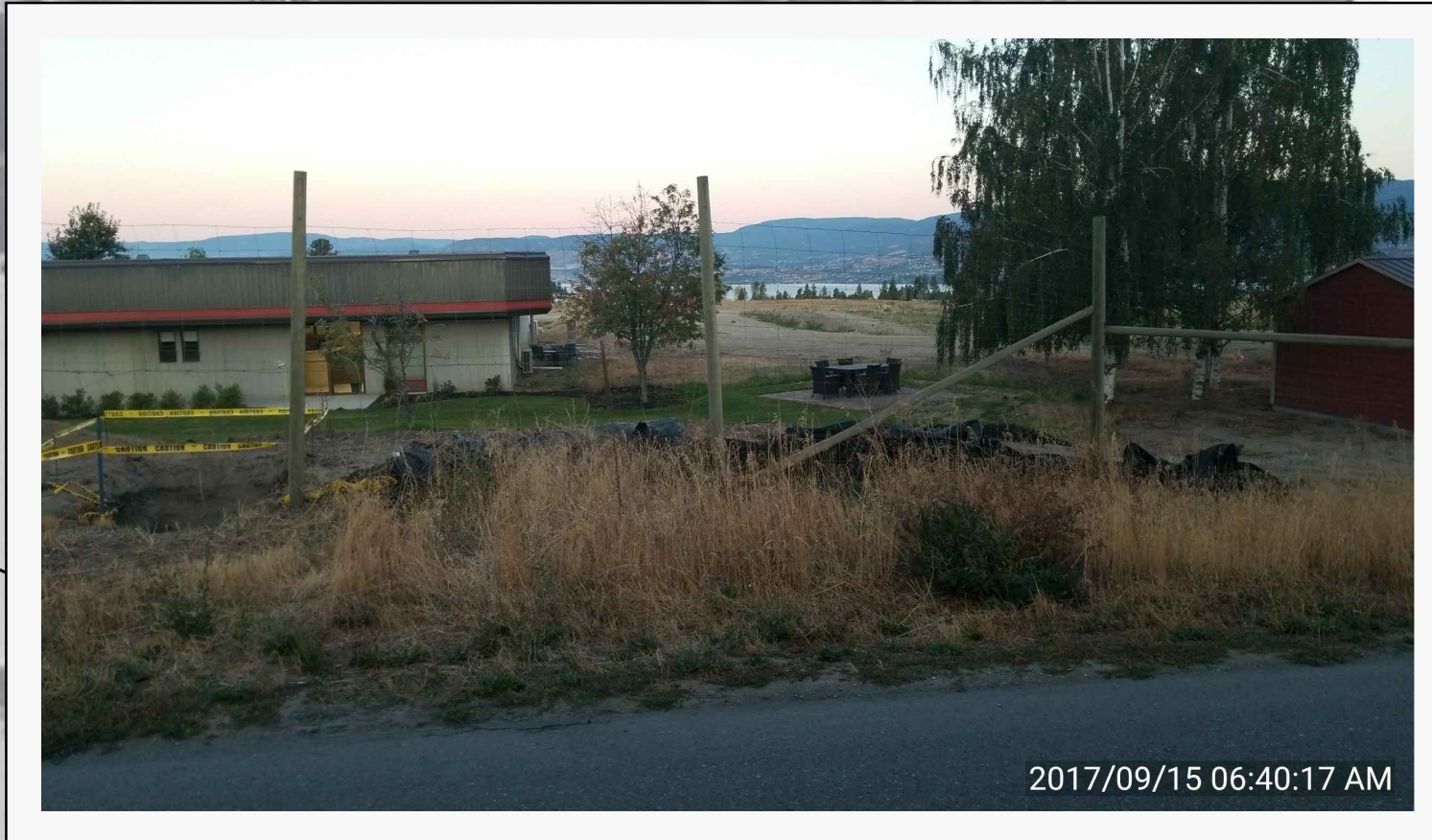
3. Electric Power and Telecommunication Services

Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.

4. The existing gravel driveway requires pavement from the road pavement edge to the property line. This is to prevent gavel from tracking onto the fronting road.

5. It is noted that a new culvert and driveway were installed without permissions, permits, or compliance with City Bylaws to Crawford Road. It will either need to be brought to compliance or removed.

James Kay, P.Eng.
Development Engineering Manager
JF



ATTACHMENT B

This forms part of application
 # FH17-0001

Planner Initials **KB**



City of
Kelowna
 COMMUNITY PLANNING

FILE LOCATION: P:\PROJECTS\171040 - Quails Gate Winery Farm\2017 DRAWS\171040 - 00.dwg PRINTED ON: 10/23/2017 3:14 PM

LEGEND

- | | | | | | | |
|-------------------------|--|-----------------|--|--------|-----------------------------|--|
| WATER | | EX. MANHOLE | | MH # | WATER CURB STOP | |
| SAN. SEWER | | PROP. MANHOLE | | MH # | SANITARY INSPECTION CHAMBER | |
| STORM SEWER | | POWER POLE | | P.P. | | |
| GAS | | LAMP STANDARD | | L.S. | | |
| U/G UTILITY (ALIGNMENT) | | CATCH BASIN | | C.B. | | |
| | | HYDRANT | | H.Y.D. | | |
| | | SURVEY MONUMENT | | | | |

PROTECH CONSULTING 2012

200 - 1461 St. Paul Street Kelowna B.C. Phone 860-1771 Fax 860-1994

NO.	DATE	BY	REVISION	CH'KD

DRAWN	TWJM
DESIGN	TWJM
APPROVED	GM
DATE	06/27/17
SCALE	
HORIZ.	1:250

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT

QUAILS GATE WINERY FARM DP
 APPLICATION LOT 2 PLAN 3093
 4450 STEWART ROAD WEST

CITY FILE	
DRAWING NO.	15040-DP
REV. NO.	0



ATTACHMENT B

This forms part of application
FH17-0001

Planner Initials **KB**

City of Kelowna
COMMUNITY PLANNING

LEGEND	
WATER	
SAN. SEWER	
STORM SEWER	
GAS	
U/G UTILITY (ALIGNMENT)	
EX. MANHOLE	
PROP. MANHOLE	
POWER POLE	
LAMP STANDARD	
CATCH BASIN	
HYDRANT	
SURVEY MONUMENT	
WATER CURB STOP	
SANITARY INSPECTION CHAMBER	

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HORIZ.	1:250

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT

QUAILS GATE WINERY
SITE SERVICING PLAN

CITY FILE

DRAWING NO.	REV. NO.
15040-SRV	0

FILE LOCATION: P:\PROJECTS\15040 - Quails Gate Winery\15040-SRV-00.dwg PRINTED ON: 16/07/2017 3:00 PM

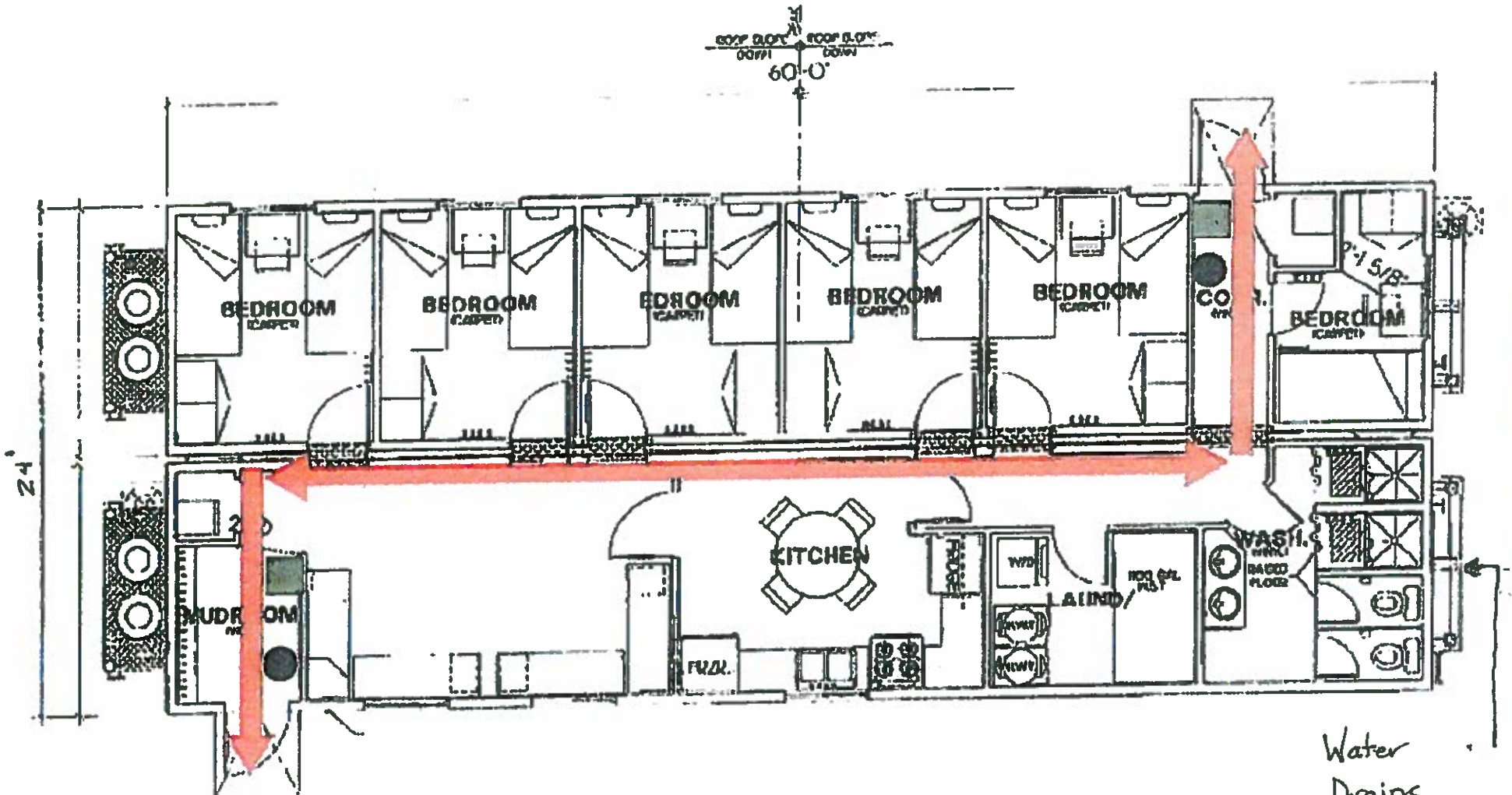
ATTACHMENT B

This forms part of application
FH17-0001



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials **KB**



Water
Drains
Electrical.

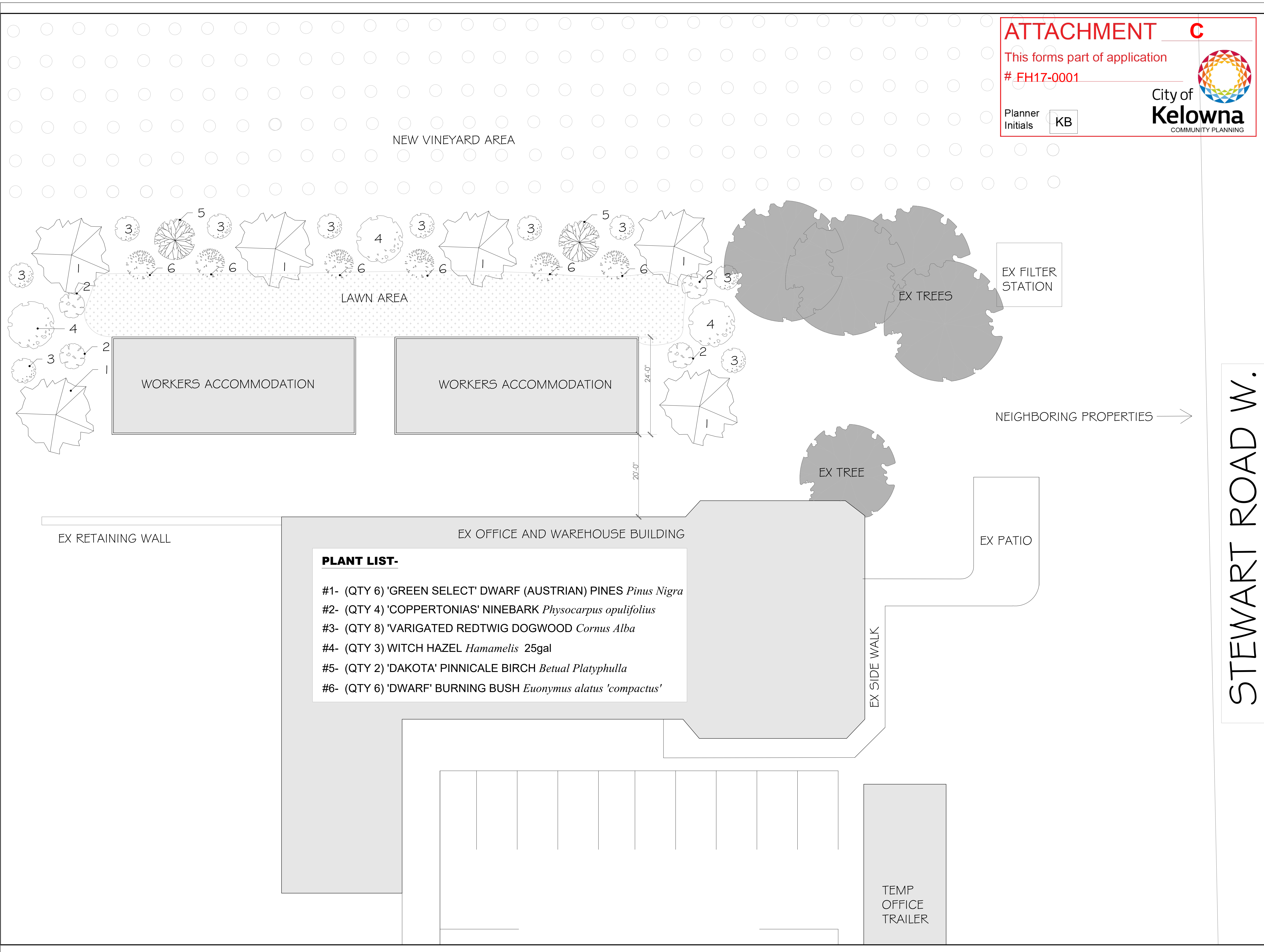
ATTACHMENT C
 This forms part of application # FH17-0001
 Planner Initials **KB**
 City of **Kelowna**
 COMMUNITY PLANNING

General Notes

STEWART DRIVE

LANDSCAPE SCREENING

STEWART ROAD W.



- PLANT LIST-**
- #1- (QTY 6) 'GREEN SELECT' DWARF (AUSTRIAN) PINES *Pinus Nigra*
 - #2- (QTY 4) 'COPPERTONIAS' NINEBARK *Physocarpus opulifolius*
 - #3- (QTY 8) 'VARIGATED REDTWIG DOGWOOD' *Cornus Alba*
 - #4- (QTY 3) WITCH HAZEL *Hamamelis 25gal*
 - #5- (QTY 2) 'DAKOTA' PINNACLE BIRCH *Betula Platyphulla*
 - #6- (QTY 6) 'DWARF' BURNING BUSH *Euonymus alatus 'compactus'*

ISSUED	10/17
No.	Revision/Issue
	Date

Firm Name

 interior · floral · landscape
 Jillian Cesnik via Dogwood Nursery

Project Name and Address
STEWART ROAD

Drawn by:	J.C.	Sheet
Date:	10-16-17	L.0.1
Scale:	$\frac{3}{32}'' = 1'-0''$	

ATTACHMENT D

This forms part of application

FH17-0001



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

KB



2017/09/15 0



2017/09/15 0





