

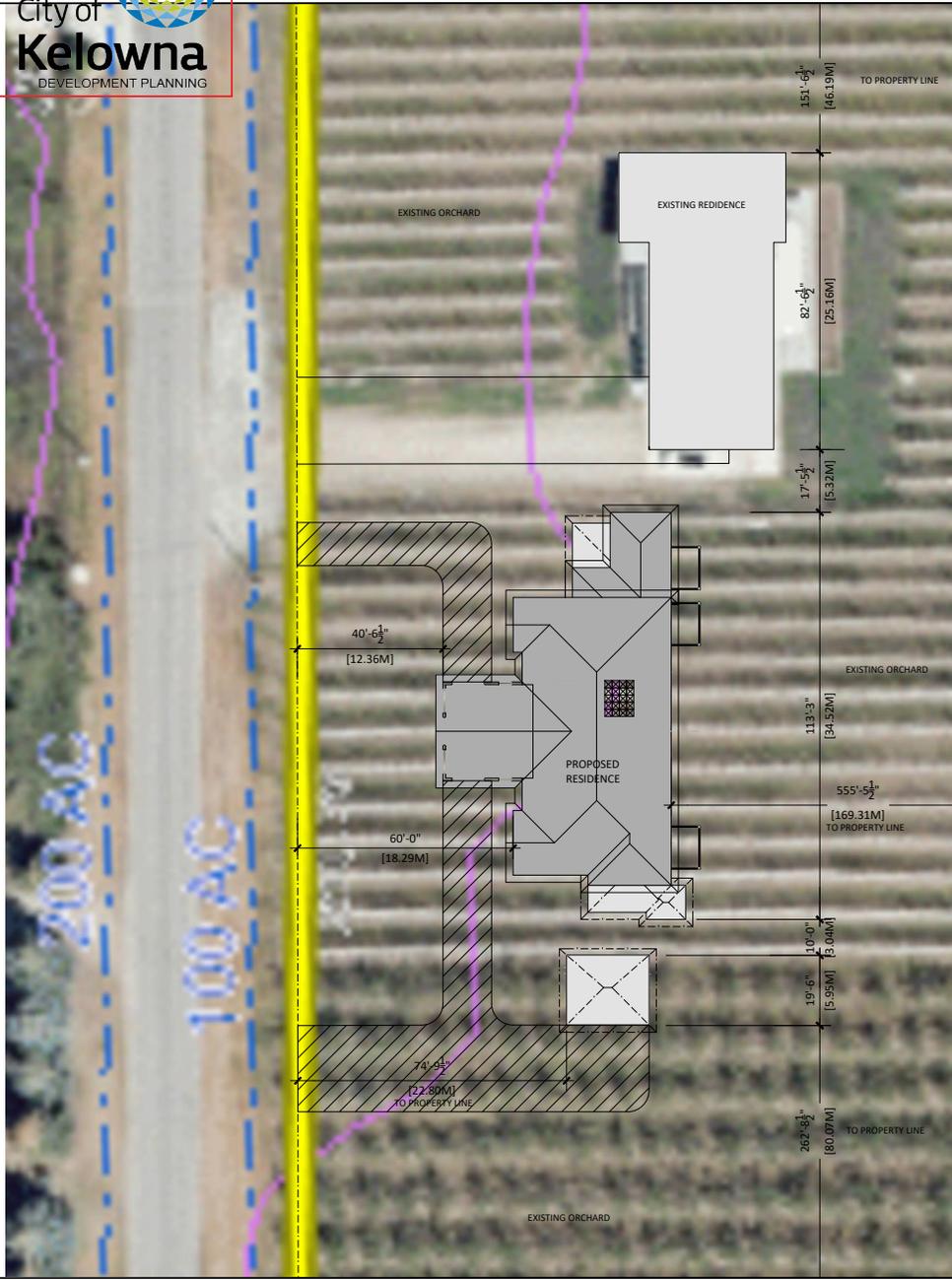
SCHEDULE A

This forms part of application
A19-0013



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **ak**



3183 DUNSTER ROAD
OVERALL SITE PLAN
SCALE

Dunster Road Project		
	square feet	square meters
Lower Floor Area	3,096	287.6
Main Floor Area	3,520	327
Upper Floor Area	2,323	225
Residence		
Main Floor	3,520	327
Upper Floor	2,405	223.3
Total Residential Area	5,925	550.3
Suite Area		
Main Floor	563	52.3
Upper Floor	312	27.6
Total Suite Area	1,075	99.9
Overall Area		
Overall Area	7,000	650.3
Garage	448.5	41.66

DATE	NO.	BY	REVISION

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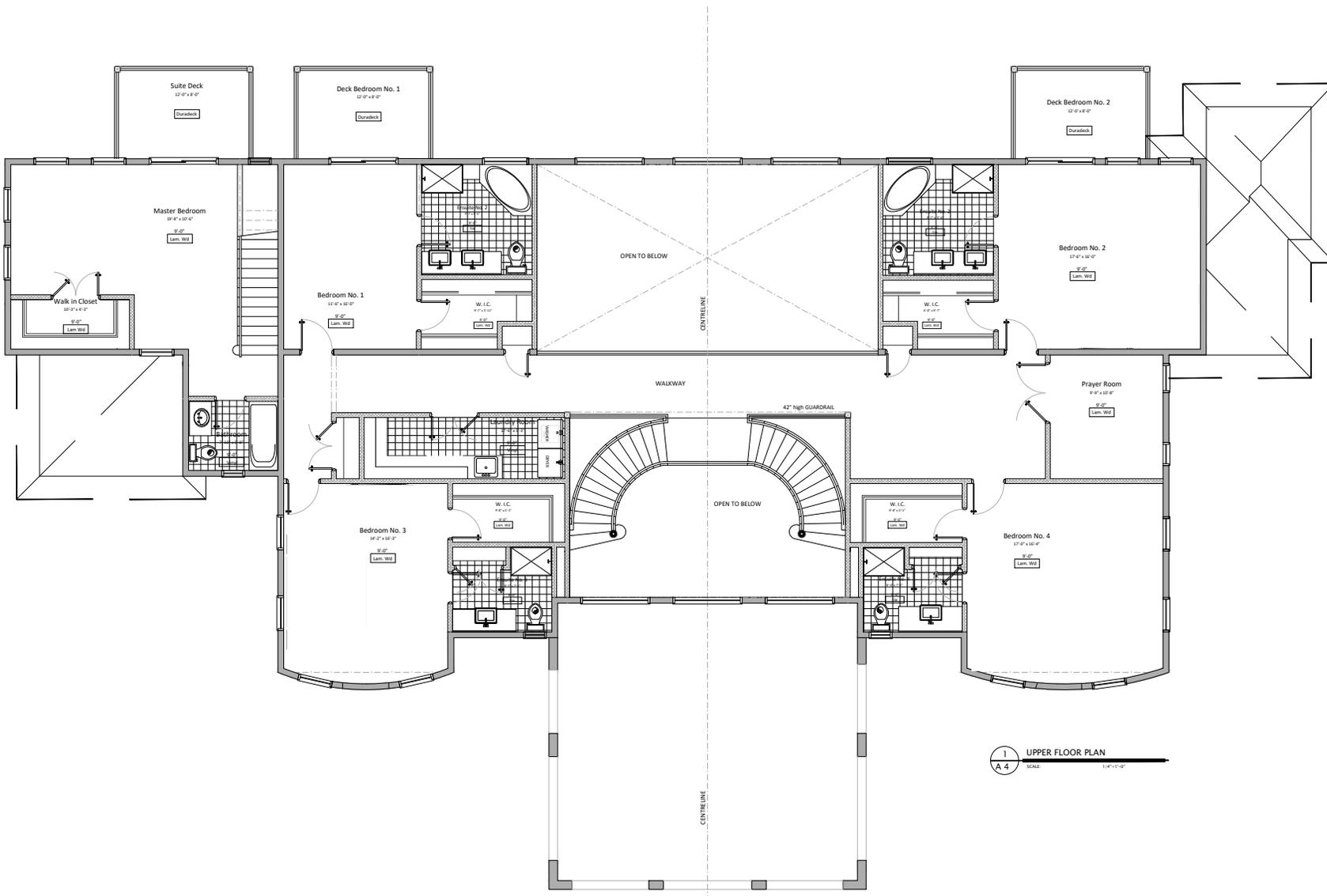
HOLDEN'S DRAUGHTING & DESIGN
832 SAUCER AVENUE
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PROJECT
NEW RESIDENCE
3183 DUNSTER ROAD
KELOWNA, B.C.

SHEET TITLE
SITE PLAN & NOTATION

3183 DUNSTER ROAD
PARTIAL SITE PLAN
SCALE

DESIGNER	RAH	SHEET NO.
CHECKED	R.I.	A 1
SCALE	1/8"=1'-0"	Rev. 0
DATE	11/15/2019	



1 UPPER FLOOR PLAN
 SCALE: 1/4"=1'-0"

NO.	DATE	BY	REVISION

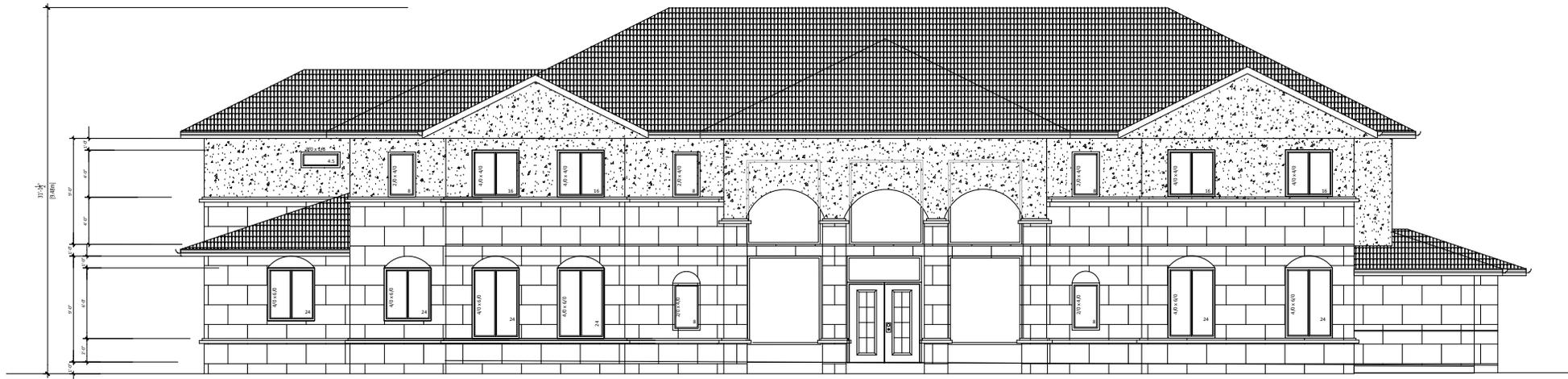
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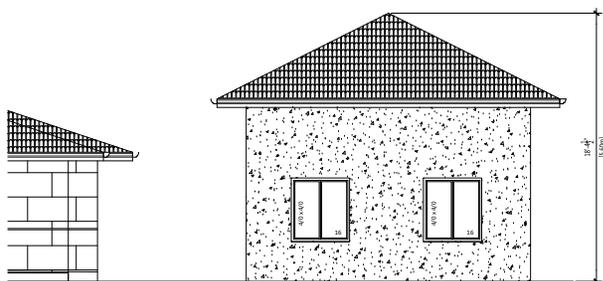
PROJECT
 NEW RESIDENCE
 3183 DUNSTER ROAD
 KELOWNA, B.C.

DRAWING TITLE
 UPPER FLOOR PLAN

DESIGNER RAH	DRAWN BY R1	SHEET NO. A 4
CHECKED BY R1	SCALE 1/8"=1'-0"	
DATE 11/15/2019	Rev. 0	



1
A 5
STREET VIEW
WEST ELEVATION
SCALE 1/8"=1'-0"



2
A 5
STREET VIEW
WEST ELEVATION
SCALE 1/8"=1'-0"

DATE	NO.	BY	REVISION

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PROJECT
 NEW RESIDENCE
 3183 DUNSTER ROAD
 KELOWNA, B.C.

SHEET TITLE
 FRONT / STREET VIEW
 ELEVATION

DESIGNER RAH	SHEET NO. A 5
CHECKER J.R.	
SCALE 1/8"=1'-0"	
DATE 11/15/2019	
Rev. 0	



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 59183

Application Status: Under LG Review

Applicant: Gian Jaswal , Kuldip Jaswal

Agent: Gian Jaswal

Local Government: City of Kelowna

Local Government Date of Receipt: 06/04/2019

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: The purpose of this proposal is to allow for delayed demolition of the existing primary residence, in order to allow for construction of a new primary residence, such that the effects on the agricultural practices on this property, and the adjacent leased agricultural property are minimized. As this agricultural property is maintained by our multi-generational farming family (spanning three generations), the construction of a new expanded residence is an absolute necessity in order to allow for continued expansion of our agricultural portfolio. Following completion of construction, the existing residence will be immediately demolished, and the resulting area will be planted with high density apples, maintaining the current agricultural footprint of the parcel. Please note that we are happy to participate in a carefully worded legal covenant outlining our commitment to delayed demolition, affirming by penalty of law our agreement to demolish our existing home on this property, and to continue to respect the agricultural footprint of this farm.

Agent Information

Agent: Gian Jaswal

Mailing Address:

3183 Dunster Road

Kelowna, BC

V1W 4H3

Canada

Primary Phone: (250) 899-1501

Email: ramseyjaswal@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 012-643-238

Legal Description: NORTH 1/2 OF S 1/2 OF L 5 SHWN ON PL B1156 SEC 15 TP 26
OSOYOOS DIVISION YALE DISTRICT PL 187

Parcel Area: 3.9 ha

Civic Address:

Date of Purchase: 01/31/2011

Farm Classification: Yes

Owners

1. **Name:** Gian Jaswal

Applicant: Gian Jaswal , Kuldip Jaswal

Address:

3183 Dunster Road
Kelowna, BC
V1W 4H3
Canada

Phone: (250) 899-1501**Email:** ramseyjaswal@gmail.com2. **Name:** Kuldip Jaswal**Address:**

3183 DUNSTER ROAD
KELOWNA, BC
V1W 4H3
Canada

Phone: (250) 861-8924**Email:** ramseyjaswal@gmail.com**Ownership or Interest in Other Lands Within This Community**1. **Ownership Type:** Fee Simple**Parcel Identifier:** 012-149-241**Owner with Parcel Interest:** Gian Jaswal**Parcel Area:** 3.6 ha**Land Use Type:** Agricultural/Farm**Interest Type:** Unregistered Lease2. **Ownership Type:** Fee Simple**Parcel Identifier:** 010-194-622**Owner with Parcel Interest:** Gian Jaswal**Parcel Area:** 9.3 ha**Land Use Type:** Agricultural/Farm**Interest Type:** Unregistered Lease**Current Use of Parcels Under Application****1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

This parcel is a fully producing high density apple, and cherry orchard. The apple varieties produced here include Ambrosia, Gala, and Honeycrisp apples. The cherry varieties produced here include Sweetheart, and Staccato cherries.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Since purchase of this property (2011), agricultural improvements made to this parcel include the removal of previously unmaintained apples varieties, followed by addition of high density apples varieties (Ambrosia, Gala, Honeycrisp apples), and cherry varieties (Sweetheart, Staccato cherries). Over ten thousand apple trees have been planted, and over one thousand cherry trees have been planted. Additionally, to adequately service this orchard's irrigation needs, an automatic irrigation system has been installed.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

As of now, and into the foreseeable future, there are no non-agricultural uses that take place on this parcel.

Applicant: Gian Jaswal , Kuldip Jaswal

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Apple Orchard

East

Land Use Type: Agricultural/Farm

Specify Activity: Apple Orchard

South

Land Use Type: Agricultural/Farm

Specify Activity: Cherry Orchard

West

Land Use Type: Agricultural/Farm

Specify Activity: Cherry Orchard

Proposal

1. What is the purpose of the proposal?

The purpose of this proposal is to allow for delayed demolition of the existing primary residence, in order to allow for construction of a new primary residence, such that the effects on the agricultural practices on this property, and the adjacent leased agricultural property are minimized. As this agricultural property is maintained by our multi-generational farming family (spanning three generations), the construction of a new expanded residence is an absolute necessity in order to allow for continued expansion of our agricultural portfolio. Following completion of construction, the existing residence will be immediately demolished, and the resulting area will be planted with high density apples, maintaining the current agricultural footprint of the parcel. Please note that we are happy to participate in a carefully worded legal covenant outlining our commitment to delayed demolition, affirming by penalty of law our agreement to demolish our existing home on this property, and to continue to respect the agricultural footprint of this farm.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

The proposal for delayed demolition of the existing primary residence, and construction of an additional residence absolutely supports agriculture, whether it be in the short or long term. Our request is the result of a number of reasons. As bonafide orchardists, it is critical for us to reside within the orchard, to ensure we are near and able to maintain our agriculture operation. It would be an immense burden for my elderly father in law, wife, our children and their respective spouses, and myself to commute to our acreage if the existing residence is prematurely demolished, and would ultimately affect our success as orchardists. Please note that in addition to this agricultural parcel, we lease the agricultural property directly across from this parcel, and another agricultural parcel within a few kilometers. Our agricultural business is not one that can be operated from a distance, therefore we would like to construct a primary residence that sufficiently will house all members of our household, as all members contribute to our agricultural operation. The existing residence is not of appropriate size to adequately house our multi-generational family. Moreover, as our family expands to a fourth generation, we are certain that there will not be sufficient space for all members. Therefore, we do request for this new residence to be larger than the recently tabled 500 meters squared. In the immediate and long term future, it is our intent to continue to expand our agricultural portfolio, and an expanded primary residence will allow for this to be feasible.

Applicant: Gian Jaswal , Kuldip Jaswal

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

The existing primary residence proposed for delayed demolition is approximately 3000 square feet in size. A total of seven members live in this residence, including my father in law, wife, two adult sons, their respective spouses, and myself. All members of this household contribute to the agricultural operation of this orchard, as we are a multi-generational farming family. There is an unoccupied manufactured home (~550 sqf), and abandoned carriage house (~500 sqf) currently on this property as well.

4. What is the total floor area of the proposed additional residence in square metres?

650 m²

5. Describe the rationale for the proposed location of the additional residence.

The rationale for the proposed location of the additional residence is to ensure that the agricultural footprint of this property is not disturbed. The immediate area surrounding the existing primary residence will allow for construction of the new residence, without causing any disturbance to the remainder of the agricultural land in production. Additionally, by constructing a new residence adjacent to the existing residence (to be demolished following construction), the existing septic tank, and utilities can be utilized, minimizing the need to disturb any agricultural production. The area that will result following demolition of the existing primary residence will be planted in Gala, and Ambrosia apple trees, again minimizing any disturbance to the agricultural footprint.

6. What is the total area of infrastructure necessary to support the additional residence?

Given our proposal to construct the new primary residence adjacent to the existing primary residence proposed for delayed demolition, the total area of infrastructure necessary to support the new primary residence will be minimal. Namely, the existing septic tank, and utilities can be utilized, minimizing the need to disturb any agricultural production.

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant Attachments

- Agent Agreement - Gian Jaswal
- Proposal Sketch - 59183
- Certificate of Title - 012-643-238

ALC Attachments

None.

Decisions

None.