

MAIN FLOOR
 LEFT SIDE AREA: 1484 SQ.FT.
 GARAGE: 2174 SQ.FT.
 TOTAL: 3658 SQ.FT.
 RIGHT SIDE AREA: 1484 SQ.FT.
 GARAGE: 2174 SQ.FT.
 TOTAL: 3658 SQ.FT.
 MAX TOTAL ALLOWABLE: 3842 SQ.FT.
 AMOUNT AVAILABLE FOR UPPER FLOOR: 3984 SQ.FT.
 DETACHED GARAGE: 528 SQ.FT.


ATTACHMENT A

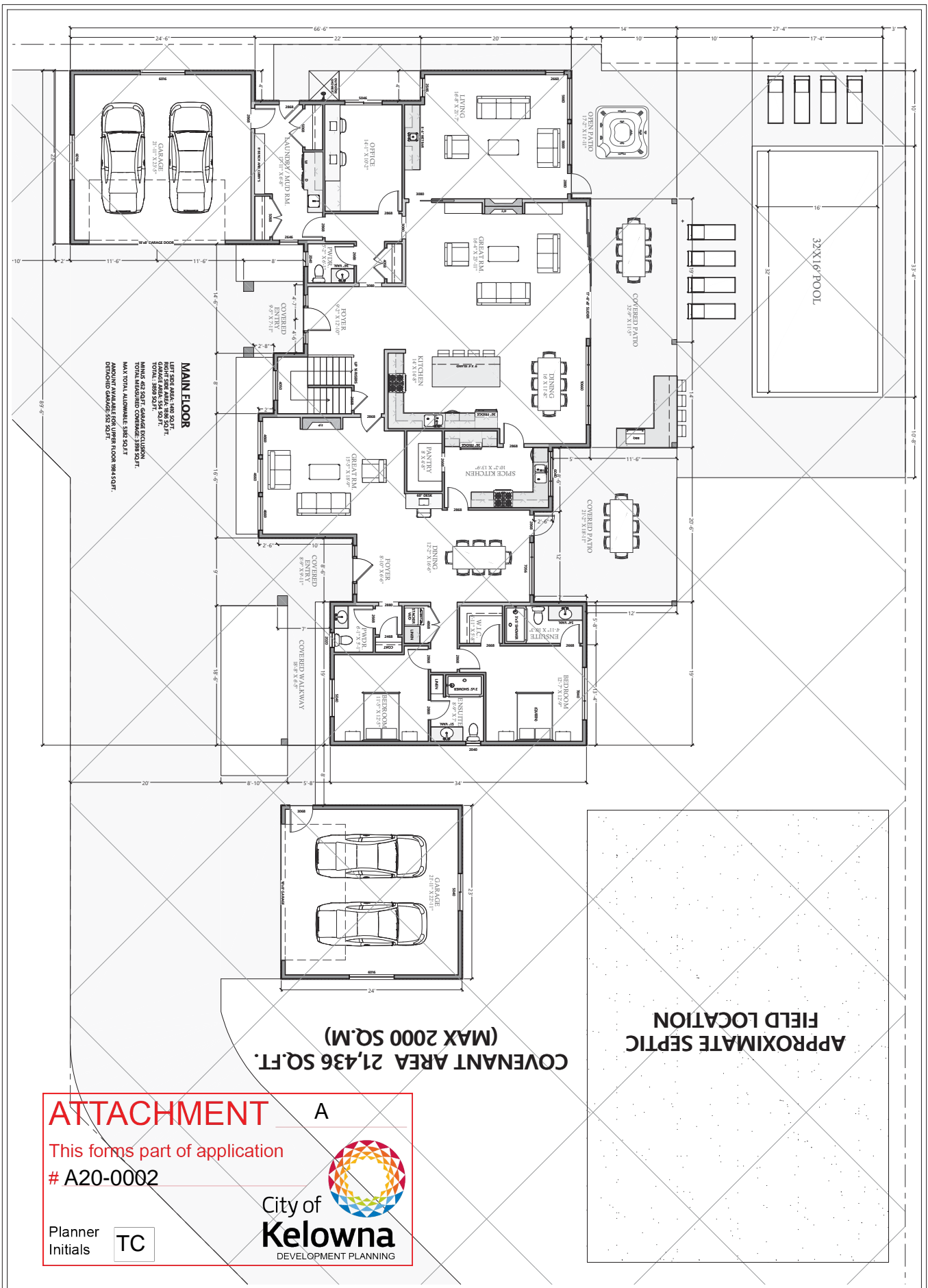
This forms part of application
 # A20-0002

Planner Initials **TC**



City of **Kelowna**
 DEVELOPMENT PLANNING

SHEET: 1/4	DATE: 2020-04-07	PROJECT TITLE: 3496 FITZGERALD RD.	ISSUED PLANS:	<i>R-tistry Home Design</i> design@rtistryhomedesign.com PH: 250-469-1641	
	SCALE: 3/16" = 1'		NO. DESCRIPTION BY DATE		



ATTACHMENT A

This forms part of application # A20-0002

Planner Initials **TC**

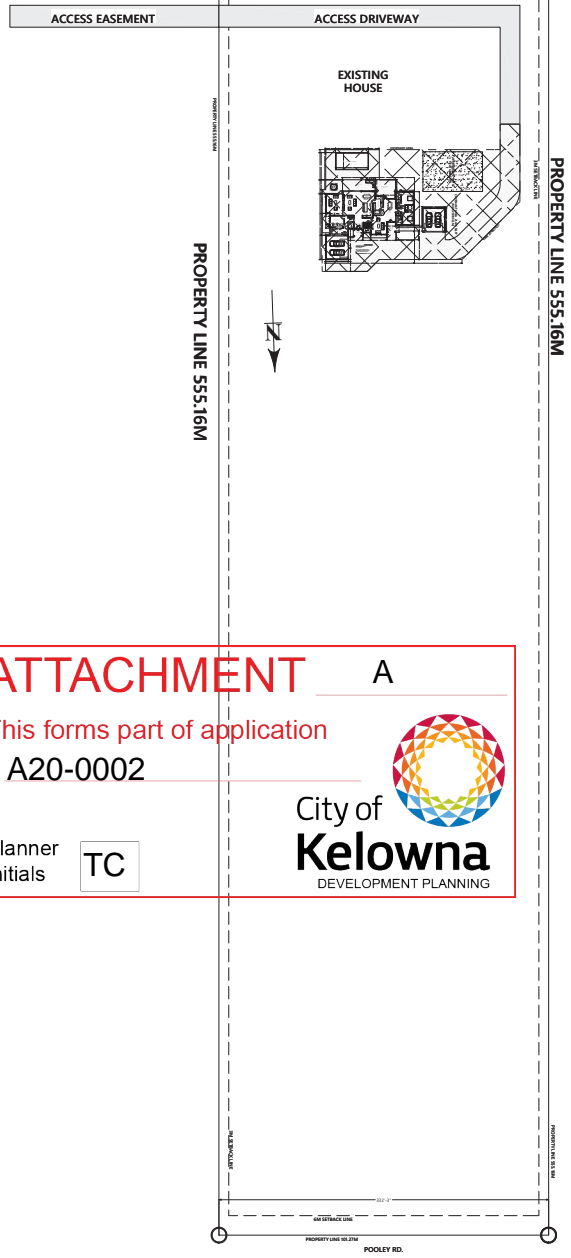


City of **Kelowna**
DEVELOPMENT PLANNING

FITZGERALD RD.



FITZGERALD RD.



ATTACHMENT A

This forms part of application
A20-0002

Planner Initials



City of
Kelowna
DEVELOPMENT PLANNING

SHEET:
3/4

DATE:

SCALE:

2020-04-07

PROJECT TITLE:

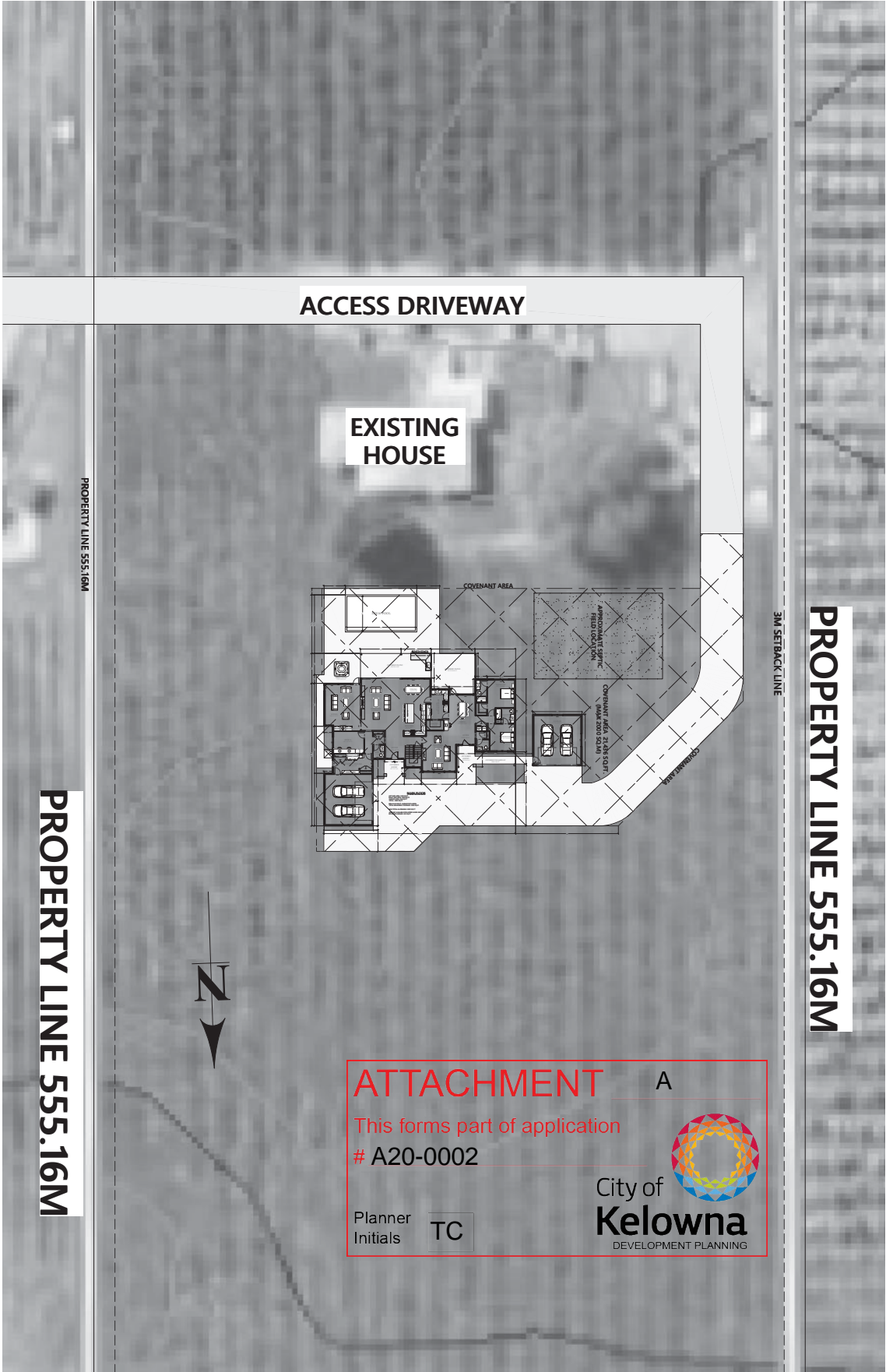
3496 FITZGERALD RD.

ISSUED PLANS:

NO.	DESCRIPTION	BY	DATE

R-tistry Home Design
design@rtistryhomedesign.com
PH: 250-469-1641





ACCESS DRIVEWAY

EXISTING HOUSE

PROPERTY LINE 555.16M

PROPERTY LINE 555.16M



ATTACHMENT A

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A20-0002

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

SHEET: 4/4	DATE: 2020-04-07	PROJECT TITLE: 3496 FITZGERALD RD.	ISSUED PLANS:	<i>R-tistry Home Design</i> design@rtistryhomedesign.com PH: 250-469-1641										
	SCALE:		<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DESCRIPTION	BY	DATE					
NO.	DESCRIPTION	BY	DATE											



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60408

Application Status: Under LG Review

Applicant: Paramjot Bains

Local Government: City of Kelowna

Local Government Date of Receipt: 02/05/2020

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

Proposal Type: Non-Adhering Residential Use - Non-Adhering Accommodation

Proposal: As our current dwelling (historic old farm house) is far too small, impractical and virtually inadequate for our current family, our proposal is to build a new house at the north end of our farm, set back from Pooley Road. This house will meet the residential footprint allowed by the current ALC rules (we plan to stay within the 2000 square meter residential footprint).

We propose that we be granted the appropriate building permit to proceed with the construction of our new house, while still living in our current dwelling. The reasons for this are multifactorial - to save money, to save my baby from an unnecessary move (we have already moved to Kelowna from another city 6 months ago), to allow my elderly grandmother with Parkinson's disease and early dementia the comfort of staying in her own home, and to allow us to be close to our building project.

At the end of the build, we will happily move into our new home, and are agreeable to having our farm house decommissioned. However, we would ask that it not be torn down for several reasons - it is a historic property, we will have use for it for farm equipment storage, and as a site to sell our own fruit and vegetables during the summer months (seasonal fruit stand). We will not require cooking facilities for such activities.

I am happy to pay a bond and sign a covenant that states that me and my family will continue to reside in our current home until our new house is finished, and I would agree to it being decommissioned once we move into the new house.

Mailing Address:

3496 Fitzgerald Rd

Kelowna, BC

V1W 4G7

Canada

Primary Phone: (250) 899-6885

Mobile Phone: (250) 861-1148

Email: mizzbains@gmail.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 008-554-013

Legal Description: THE W 1/2 OF L 5 SEC 10 TP 26 OSOYOOS DIVISION YALE DISTRICT
PL 355

Parcel Area: 5.6 ha

Applicant: Paramjot Bains

Civic Address: 3496 Fitzgerald Rd, Kelowna, BC, V1W 4G7
Date of Purchase: 12/20/2013
Farm Classification: Yes
Owners

1. **Name:** Paramjot Bains
Address:
3496 Fitzgerald Rd
Kelowna, BC
V1W 4G7
Canada
Phone: (250) 899-6885
Cell: (250) 861-1148
Email: mizzbains@gmail.com
-

ATTACHMENT		B
This forms part of application # A20-0002		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

We have a total of 13.87 acres, including our current farm house, which is only an approximately 1000 sq foot footprint. There is only outdoor space for farm machinery at the moment.

In terms of farm use, we have approximately 13 acres of cherries, 4 different varieties (Skeena, Sweetheart, Staccato, Centennial).

Our season starts in the early winter with winter pruning, followed by minor thinning of the buds in the spring. This is followed by a multitude of sprays throughout the spring and early summer, followed by cherry harvest (picking) in July and August. It is a very busy 7 or 8 months, but also very fruitful.

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

This orchard previously grew apples, and was previously owned by my father. The apple trees at the back of the farm house (approximately 9 acres) were pulled out in 2003, and cherry trees (varieties: Skeena, Sweetheart and Staccato) were planted. The apples trees in front of the farm house were pulled out in 2010, and cherry trees (variety: Centennial) were subsequently planted.

The cherry crop has been much more lucrative for us than the apple crop ever was. The Centennial crop is the most lucrative. We have continued to follow advice from our field person every season regarding sprays, fertilizers, etc., and our fruit has been of very high quality for the last 4 seasons. As a result, we have been able to take part in an international cherry export program.

We have updated most of our farm machinery and equipment, as per industry standard, to ensure each activity in the season runs smoothly and we are following all of the latest guidelines. This includes a new tractor, sprayer, blower (to blow rainwater off cherries), pruning sheers, ladders, new plastic buckets, and bins.

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

Our current farm house, which was built in 1910, and historically moved to this site from another site in 1952. It was extended in 1966. Despite this, the footprint of the house is only 1000-1100 square feet.

Currently, the farm house houses me, my 16-month-old son, my husband, my mother, my father, and my elderly grandmother with Parkinson's disease. The basement is semi-finished. The garage (ground level of house) stores much of our smaller equipment, including buckets, pruning sheers, smaller farm equipment.

Applicant: Paramjot Bains

There is parking for our personal cars, as well as our farm machinery at the front of the house. We also have a large vegetable garden at the side of the farm house, where a yard would normally be.

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: Apple orchard

West

Land Use Type: Agricultural/Farm
Specify Activity: Cherry and apple orchard

Proposal

1. What is the purpose of the proposal?

As our current dwelling (historic old farm house) is far too small, impractical and virtually inadequate for our current family, our proposal is to build a new house at the north end of our farm, set back from Pooley Road. This house will meet the residential footprint allowed by the current ALC rules (we plan to stay within the 2000 square meter residential footprint).

We propose that we be granted the appropriate building permit to proceed with the construction of our new house, while still living in our current dwelling. The reasons for this are multifactorial - to save money, to save my baby from an unnecessary move (we have already moved to Kelowna from another city 6 months ago), to allow my elderly grandmother with Parkinson's disease and early dementia the comfort of staying in her own home, and to allow us to be close to our building project.

At the end of the build, we will happily move into our new home, and are agreeable to having our farm house decommissioned. However, we would ask that it not be torn down for several reasons - it is a historic property, we will have use for it for farm equipment storage, and as a site to sell our own fruit and vegetables during the summer months (seasonal fruit stand). We will not require cooking facilities for such activities.

I am happy to pay a bond and sign a covenant that states that me and my family will continue to reside in our current home until our new house is finished, and I would agree to it being decommissioned once we move into the new house.

2. Describe any agri-tourism that is currently taking place on the property.

Currently, there is no agri-tourism on the property. We would like to be able to sell our own fruit locally at this site, so that might bring some local tourists in the future.

3. What is the total floor area of the proposed accommodation in square metres?

2000 m²



4. How many "sleeping units" in total are proposed?

6

5. Describe the rationale for the proposed location of the accommodation.

The reason for behind building the house at the north end of the orchard, off of Pooley Road is to minimize the amount of trees that we will have to pull out, as our cherry crop is very important, our livelihood and the source of most of our income. The cherry variety at the north end of the orchard (Skeena) is the least lucrative, and the most susceptible to damage by rain (splitting). We hope to replant any amount of trees pulled around our existing farm house. We have also been told by local city officials that it is preferred that new houses are built off of the main road (and not in the middle of the farm) in an effort to decrease pesticide exposure to our family, especially my 16-month-old son.

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

Currently, there is one residential farm house located on the property, with a 1000-1100 square foot footprint (approximately 1900 sq ft total, including downstairs garage and unfinished basement).

The farm house is occupied by me and my family - my husband, my 16-month-old son, my mother, my father, and my elderly grandmother with Parkinson's disease and early dementia.

7. Describe any agri-tourism accommodation or tourist accommodation currently located on the property.

Currently, there is no agri-tourism located at this property. In future, if we are able to sell our own fruit by the site, we may be able to attract local tourists.

8. Does the proposal support agriculture in the short or long term? Please explain.

This proposal supports agriculture both in the short term and the long term. Cherry farming is my family's livelihood and main source of income. By being able to build a bigger house to house our family, it will be a more sustainable process for us to be involved in both in the short term and in the future. We have no intention of cutting down more trees than necessary. We only want to cut down our least lucrative trees, most susceptible to damage. We plan to replant cherry trees around our current dwelling, preferably of a higher quality variety.

By being able to keep our current residential dwelling on site (and not being forced to tear it down), would mean better storage for our farm equipment and a potential site for us to sell our own fruit locally, which we have been craving. This would contribute to the growth of the fruit industry in the Okanagan.

9. What is the total area of infrastructure necessary to support the proposed accommodation?

We propose building a new house house that will meet the residential footprint allowed by the current ALC rules (we plan to stay within the 2000 square meter residential footprint). This would mean potentially cutting down 0.2 hectares of our current orchard. However, we want to minimize the amount of trees we cut, and hope to incorporate some of them into the landscape of the new house.

10. Do you need to import any fill be required to construct the accommodation?

No

Applicant Attachments

- Proposal Sketch - 60408
- Certificate of Title - 008-554-013

ALC Attachments

Applicant: Paramjot Bains