

COMMITTEE REPORT



Date: February 25th, 2021

RIM No. 1210-21

To: Agricultural Advisory Committee (AAC)

From: Development Planning Department

Application: A20-0005 **Owner:** Kelowna Christian School, Inc. No. S14368

Address: 2870 Benvoulin Road **Applicant:** Kent-Macpherson

Subject: Non-Farm Use Application

Existing OCP Designation: EDINST – Educational / Major Institutional

Existing Zone: P2 – Education and Minor Institutional

Agricultural Land Reserve: Yes

1.0 Purpose

The applicant is requesting permission from the ALC to amend the existing non-farm use to permit the construction of an addition onto the existing school.

2.0 Proposal

2.1 Background

The subject property is a 7.49 acres (3.03ha) property located on Benvoulin Road, near the intersection with KLO Road. The Kelowna Christian School currently operates on the subject property and there is no active agriculture. In 1988, Council supported an application for a non-farm use that was subsequently approved by the Agricultural Land Commission. Following the decision, the property went through Rezoning Application from A1 – Agriculture 1 to P2 – Education and Minor Institutional, an OCP Amendment from Rural/Agricultural to Education/Major Institutional, a Development Permit for the form and character of the school and a Development Variance Permit for the size of the sign. All of these applications were approved by Council in 1997. Ultimately, the school was issued a Building Permit (BP12062) in 1997 for the initial construction. There was another Building Permit (BP15811) issued for the addition of two classrooms and finally another Building Permit (BP21984) four classrooms on the western edge of the building in 2002.

Part of the 1997 application, the school hired consulting engineers who completed a traffic assessment and recommended two separate egresses: one to the north and one to south. This was to restrict two-way turning movements and only allow right turns onto Benvoulin Road. Today, the Development Engineering

Department would not permit two access as per Bylaw 7900, however, a covenant (KM10315) was placed on Title allowing the two accesses. This covenant only allowed the right-only turn and was never formally completed. Today, the site still allows two-way turning onto Benvoulin Road. A build-out will be required to be finished to complete the covenant plan that would restrict the property to only right turns onto Benvoulin Road.

This non-farm use application is for an addition to the existing school. The full build-out will be an increase of roughly 3,540m² (38,104ft²) and will be to the North and West sides of the structure. If successful a Development Permit will be required following this application to address parking, fire access, form and character and landscaping of the proposed addition.

2.2 Site Context

The property is designated EDINST – Education/Major Institutional in the Official Community Plan. The site is zoned P2 – Education and Minor Institutional and is located completely in the Agricultural Land Reserve (ALR).

Parcel Size: 3.03 ha (7.49 acres)

Elevation: 350.0 to 352.0 metres above sea level (masl) (approx.) moving West to East.

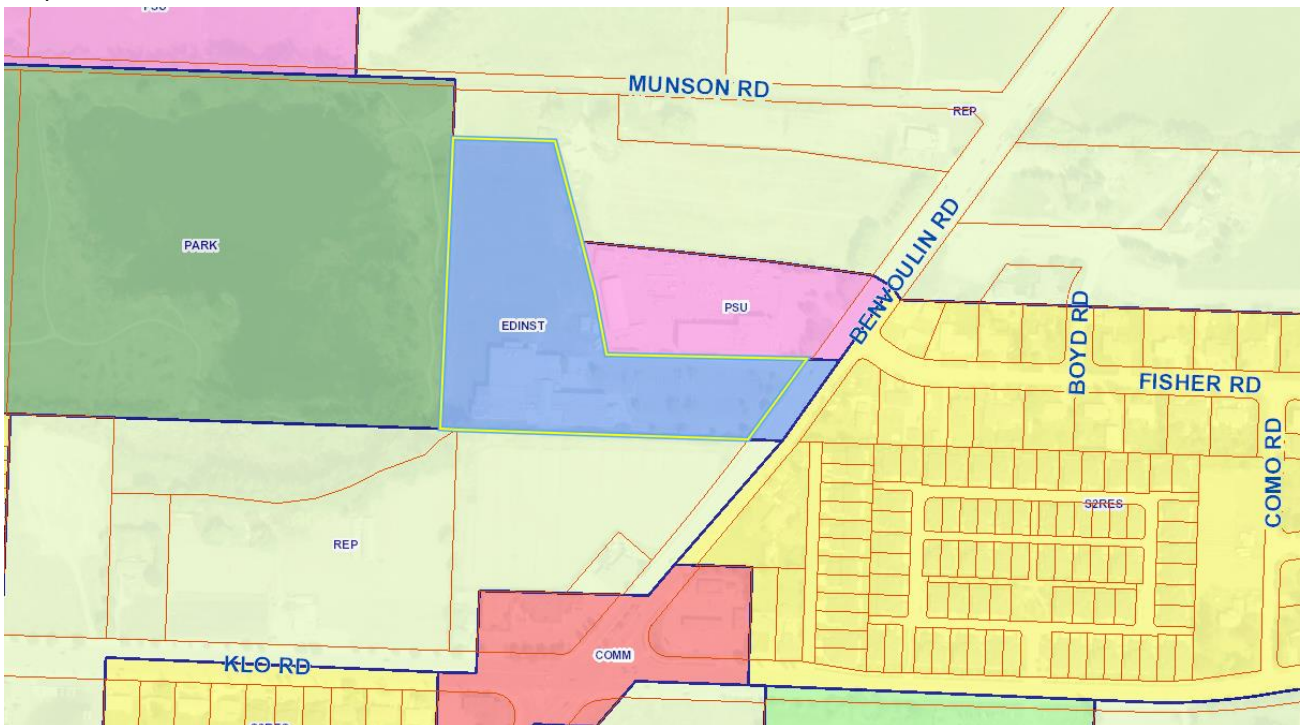
Map 1 – Neighbourhood Context / Subject Property



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.3 Neighbourhood Context

The subject property lies within the South Pandosy – KLO OCP Sector. The area is characterized as agricultural, residential, park, commercial and public/institutional. Agricultural, public and park lands surround the site.

Zoning and land uses adjacent to the property are as follows:

Table 1: Zoning and Land Use of Adjacent Property

Direction	Zoning	ALR	Land Use
North	P ₄ – Utilities and A ₁ – Agriculture 1	Yes	Fortis BC Site / Agriculture
South	A ₁ – Agriculture 1	Yes	Agriculture
East	A ₁ – Agriculture 1 / RU ₁ – Large Lot Housing	No / Yes	Single-Family Dwelling(s) / Rural Residential
West	A ₁ – Agriculture 1	Yes	Munson Pond

3.0 Development Planning

A non-farm use permit application is required due to the nature and size of the school addition. The use isn't permitted in the ALR, so an amendment to the 1988 ALC Decision is required. In order to protect and enhance local agriculture the policy of the Official Community Plan provides support for non-farm use applications only where the proposed use meets the following criteria:

- i. Consistent with the Zoning Bylaw and OCP;
- ii. provides significant benefits to local agriculture;
- iii. can be accommodated using existing municipal infrastructure;
- iv. minimizes impacts on productive agricultural lands;
- v. will not preclude future use of the lands for agriculture; and,
- vi. will not harm adjacent farm operations

The primary object of the Agricultural Advisory Committee is to advise agricultural land use from a multi bottom line (i.e. cultural, economic, environmental, and social) perspective. Staff are asking the AAC to consider this application and provide a recommendation to Council.

Report prepared by: Tyler Caswell, Planner I

Reviewed by: Dean Strachan, Community Planning & Development Manager

Attachments:

Attachment A – Non-Farm Use Application Letter

Attachment B – Site Plan

Attachment C – Floor Plans

Attachment D – Conceptual Elevation Drawings / Renderings

Attachment E – Landscape Plan

Attachment F – Development Engineering Memo