



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 60618

Application Status: Under LG Review

Applicant: KELOWNA CHRISTIAN SCHOOL, INC.NO. S14368

Agent: Kent-Macpherson

Local Government: City of Kelowna

Local Government Date of Receipt: 03/20/2020

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

Proposal Type: Non-Farm Use

Proposal: To amend the existing non-farm use (Resolution #341/88 and Application G-22018) to permit the construction of an addition onto the existing school. The proposal shows the full build-out with an increase of ~3,540 sq m footprint area to the existing school. In addition, updated and improved landscaping buffering is proposed adjacent to neighbouring properties.

Agent Information

Agent: Kent-Macpherson

Mailing Address:

304-1708 Dolphin Ave

Kelowna, BC

V1Y 9S4

Canada

Primary Phone: (250) 763-2236

Mobile Phone: (250) 317-6780

Email: jhettinga@kent-macpherson.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 023-843-438

Legal Description: L 1 DL 130 OSOYOOS DIVISION YALE DISTRICT PL KAP59724

Parcel Area: 3 ha

Civic Address: 2870 Benvoulin Road, Kelowna

Date of Purchase: 10/13/1987

Farm Classification: No

Owners

1. **Name:** KELOWNA CHRISTIAN SCHOOL, INC.NO. S14368

Address:

2870 BENVOLIN ROAD

KELOWNA, BC

V1W 2E3

Canada

Phone: (250) 861-3238

Email: mike.hansum@kcschool.ca

Applicant: KELOWNA CHRISTIAN SCHOOL, INC.NO. S14368

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type:** Fee Simple
Parcel Identifier: 017-322-847
Owner with Parcel Interest: KELOWNA CHRISTIAN SCHOOL, INC.NO. S14368
Parcel Area: 1.9 ha
Land Use Type: Agricultural/Farm
Interest Type: Full Ownership
-

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
No agriculture.
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
No agricultural improvements.
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
The site is used for an existing Group 1 Independent School for grades 6 12. In addition, the site has a parking lot and sports field to support the school.

Adjacent Land Uses

North

Land Use Type: Transportation/Utilities
Specify Activity: 65% FortisBC Office/Yard, 35% Farm

East

Land Use Type: Transportation/Utilities
Specify Activity: 35% FortisBC, 35% Farm, 30% Road

South

Land Use Type: Agricultural/Farm
Specify Activity: Farm owned by the applicant

West

Land Use Type: Civic/Institutional
Specify Activity: Munson Pond Park

Proposal

1. **How many hectares are proposed for non-farm use?**
3 ha

2. What is the purpose of the proposal?

To amend the existing non-farm use (Resolution #341/88 and Application G-22018) to permit the construction of an addition onto the existing school. The proposal shows the full build-out with an increase of ~3,540 sq m footprint area to the existing school. In addition, updated and improved landscaping buffering is proposed adjacent to neighbouring properties.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

As this application is to utilize the existing services and school, it would not be possible to accommodate this on lands outside of the ALR.

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

No. This proposal is for the purpose of children's formal education. It is utilizing the existing non-farm use permitted on the subject property and expanding the capacity of the school.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Proposal dimensions

Total fill placement area (to one decimal place) *0.4 ha*

Maximum depth of material to be placed as fill *1 m*

Volume of material to be placed as fill *4000 m³*

Estimated duration of the project. *1 Years*

Describe the type and amount of fill proposed to be placed.

Fill type and quality will be determined by a qualified geotechnical engineer at time of construction.

Briefly describe the origin and quality of fill.

Fill type and quality will be determined by a qualified geotechnical engineer at time of construction.

Applicant Attachments

- Agent Agreement - Kent-Macpherson
- Proposal Sketch - 60618
- Other correspondence or file information - Landscape Plan
- Other correspondence or file information - 1988 ALC Approval
- Certificate of Title - 023-843-438

ALC Attachments

None.

Decisions

None.

ATTACHMENT		A
This forms part of application		
# A20-0005		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

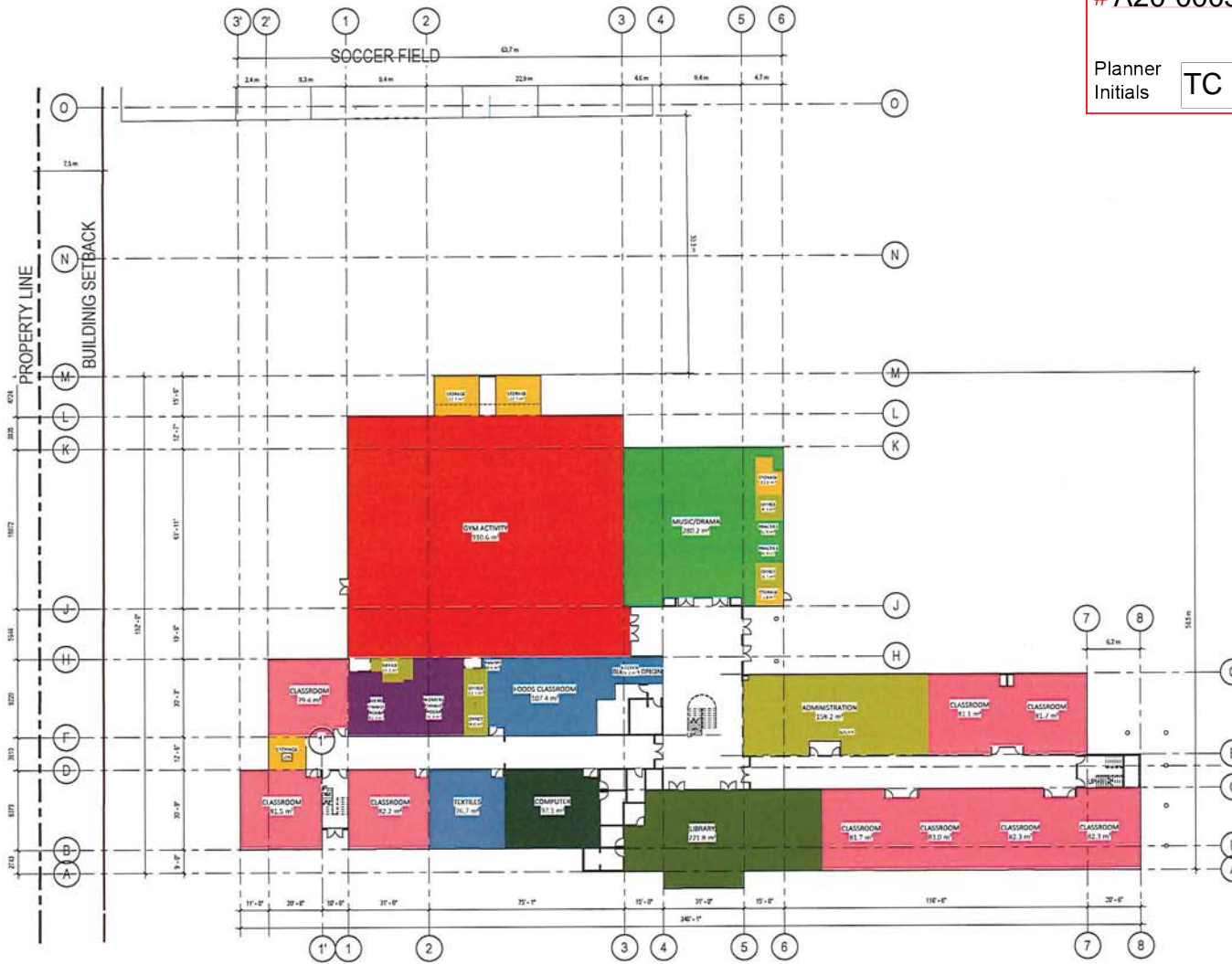
This forms part of application # A20-0005



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC





Department Legend

[Green]	ADMINISTRATION
[Red]	FINE ARTS
[Pink]	GENERAL INSTRUCTION
[Yellow]	GENERAL STORAGE
[Light Blue]	GYM ACTIVITY
[Purple]	GYM ANCILLARY
[Dark Blue]	HOME ECONOMICS
[Dark Green]	MEDIA/TECH CENTRE
[Light Green]	MULTIPURPOSE

1 MAIN FLOOR - EXISTING SCALE 1:240



MAIN FLOOR - EXISTING BUILDING

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

DRAWING: A101.3
PROJECT: 19357
DATE: 2019/11/21
SCALE: 1:240

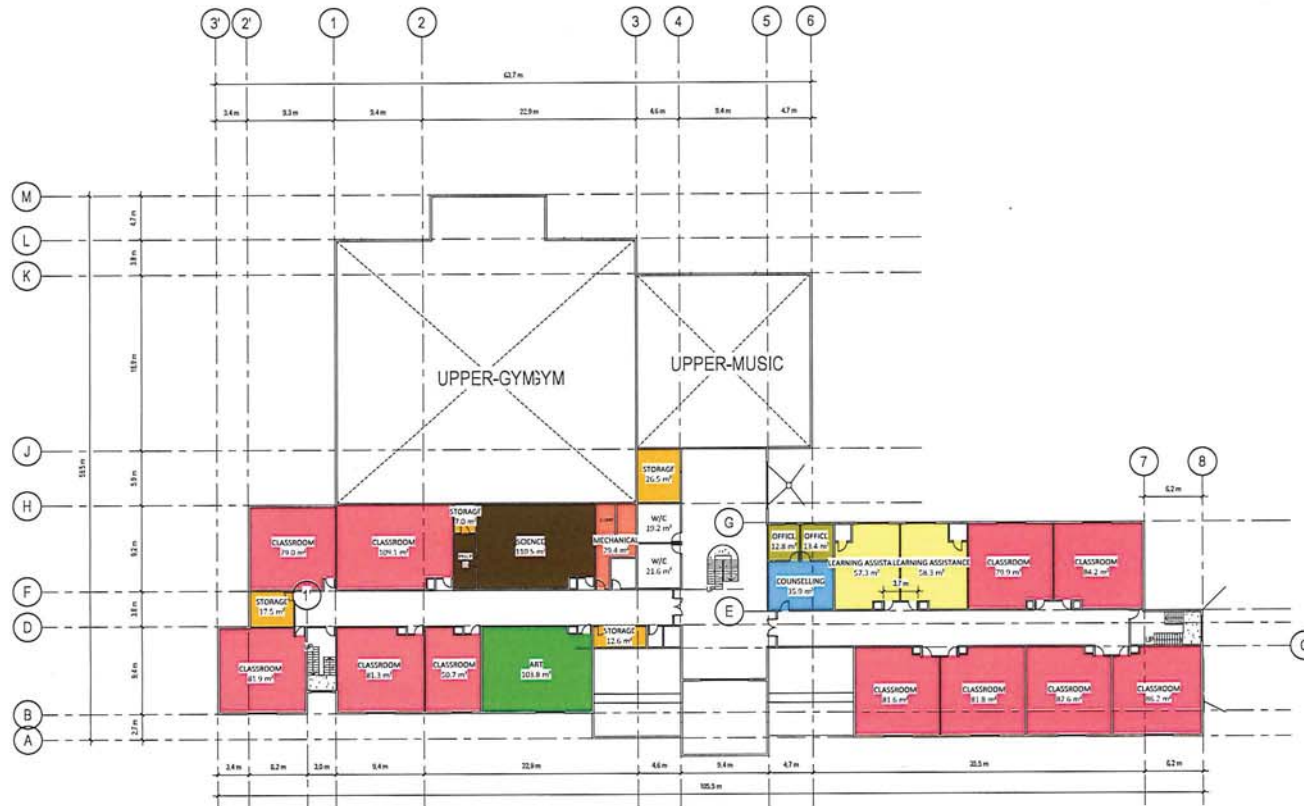
ATTACHMENT C

This forms part of application
A20-0005



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**



Department Legend

- ART
- CLASSROOM
- COUNSELLING
- LEARNING ASSISTANCE
- MECHANICAL
- OFFICE
- PREP
- SCIENCE
- STORAGE
- WC

1 SECOND FLOOR-EXISTING
SCALE: 1:200



SECOND FLOOR - EXISTING BUILDING

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

DRAWING: A101.4

PROJECT: 19357
DATE: 2019/11/21
SCALE: 1:240

ATTACHMENT C

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A20-0005



City of
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DEVELOPMENT PLANNING

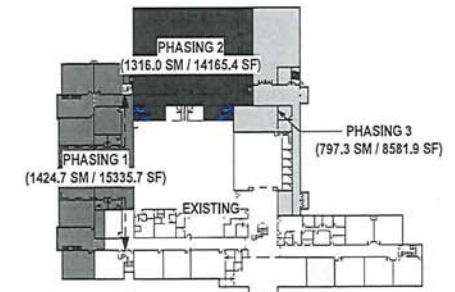
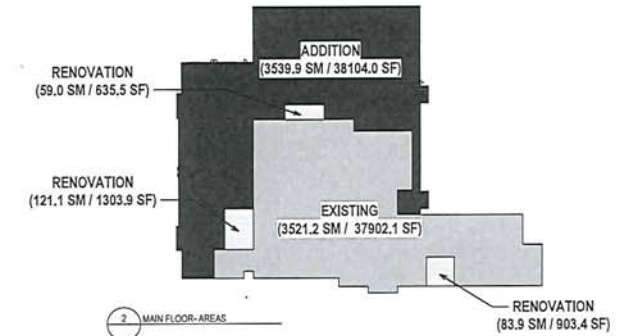
Planner Initials **TC**

Department Legend

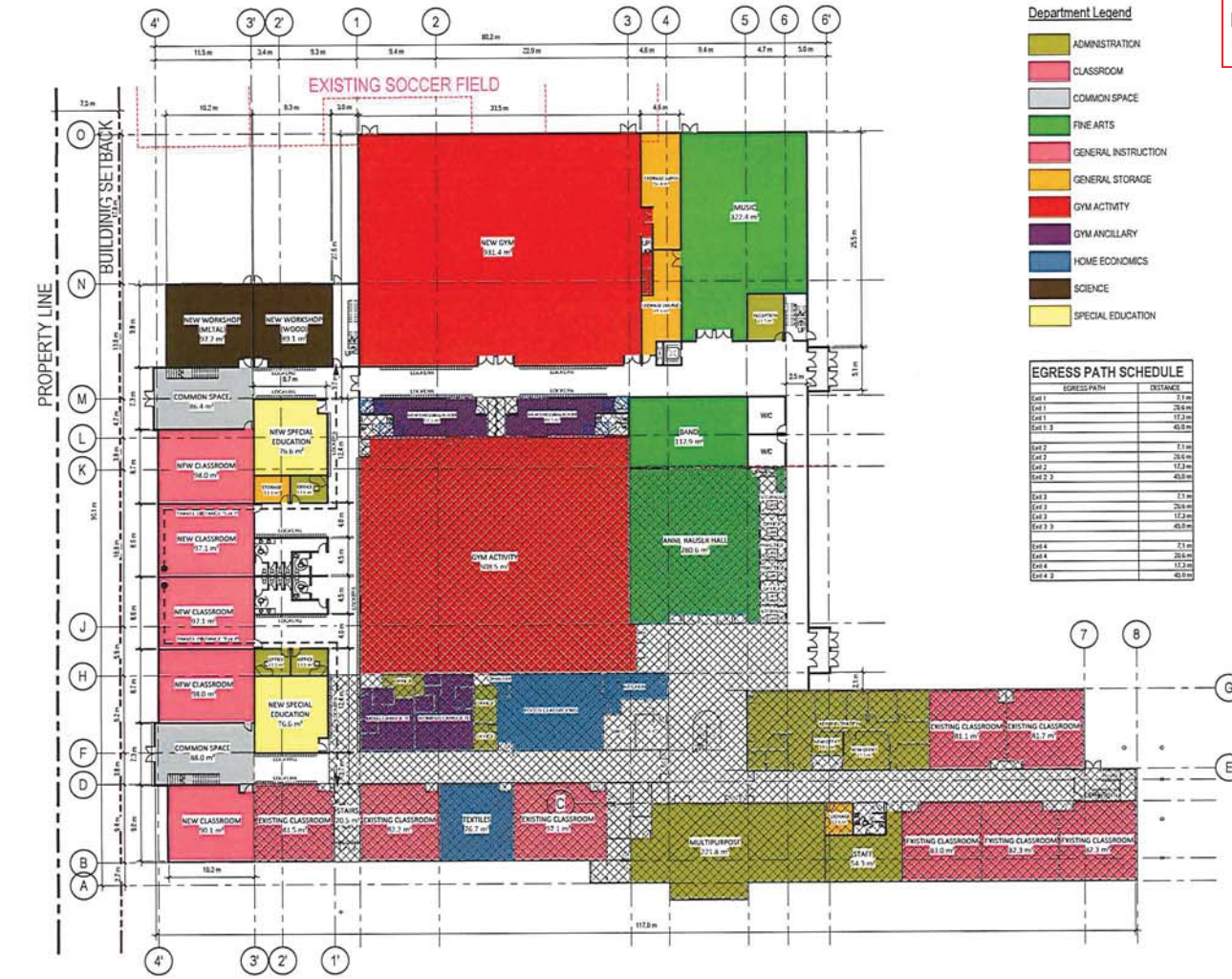
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- CLASSROOM
- COMMON SPACE
- FINE ARTS
- GENERAL INSTRUCTION
- GENERAL STORAGE
- GYM ACTIVITY
- GYM ANCILLARY
- HOME ECONOMICS
- SCIENCE
- SPECIAL EDUCATION

EGRESS PATH SCHEDULE

EGRESS PATH	DISTANCE
Exit 1	7.6 m
Exit 1	25.6 m
Exit 1	17.3 m
Exit 1	45.8 m
Exit 2	2.1 m
Exit 2	28.4 m
Exit 2	17.3 m
Exit 2	45.8 m
Exit 3	2.1 m
Exit 3	25.6 m
Exit 3	17.3 m
Exit 3	45.8 m
Exit 4	2.1 m
Exit 4	25.6 m
Exit 4	17.3 m
Exit 4	45.8 m



3 MAIN FLOOR - PHASING
SCALE: 1:750



1 MAIN FLOOR - RENOVATION
SCALE: 1:250

MAIN FLOOR - RENOVATION

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC



DRAWING: **A101.5**

PROJECT: 19357
DATE: 2019.11.21
SCALE: As indicated

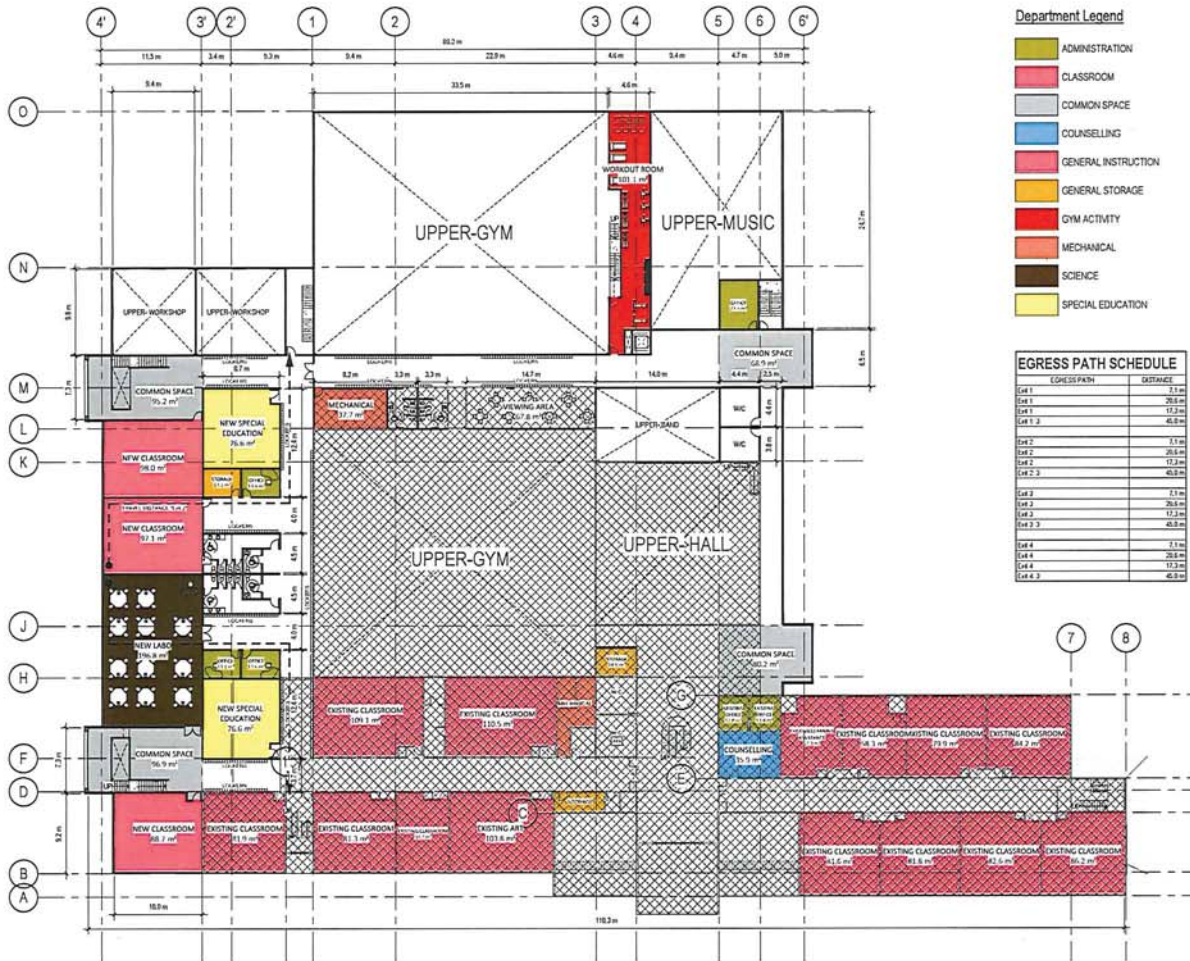
ATTACHMENT C

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A20-0005



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials **TC**

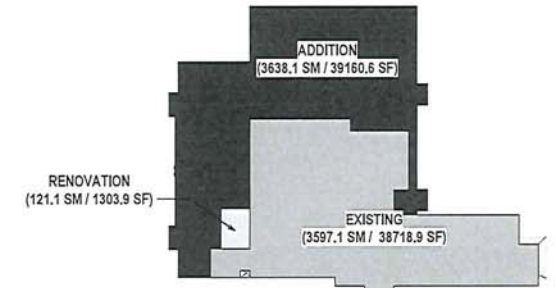


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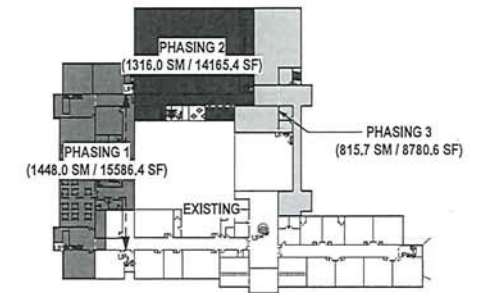
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- CLASSROOM
- COMMON SPACE
- COUNSELLING
- GENERAL INSTRUCTION
- GENERAL STORAGE
- GYM ACTIVITY
- MECHANICAL
- SCIENCE
- SPECIAL EDUCATION

EGRESS PATH SCHEDULE

EGRESS PATH	DISTANCE
Exit 1	21.1m
Exit 1	29.6m
Exit 1	13.3m
Exit 1.3	40.8m
Exit 2	11.1m
Exit 2	26.6m
Exit 2	13.3m
Exit 2.3	40.8m
Exit 3	11.1m
Exit 3	26.6m
Exit 3	13.3m
Exit 3.3	40.8m
Exit 4	11.1m
Exit 4	26.6m
Exit 4	13.3m
Exit 4.3	40.8m



2 SECOND FLOOR AREAS
SCALE: 1:50



3 SECOND FLOOR PHASING
SCALE: 1:50

1 SECOND FLOOR - RENOVATION
SCALE: 1:750



SECOND FLOOR - RENOVATION

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

DRAWING: A101.6

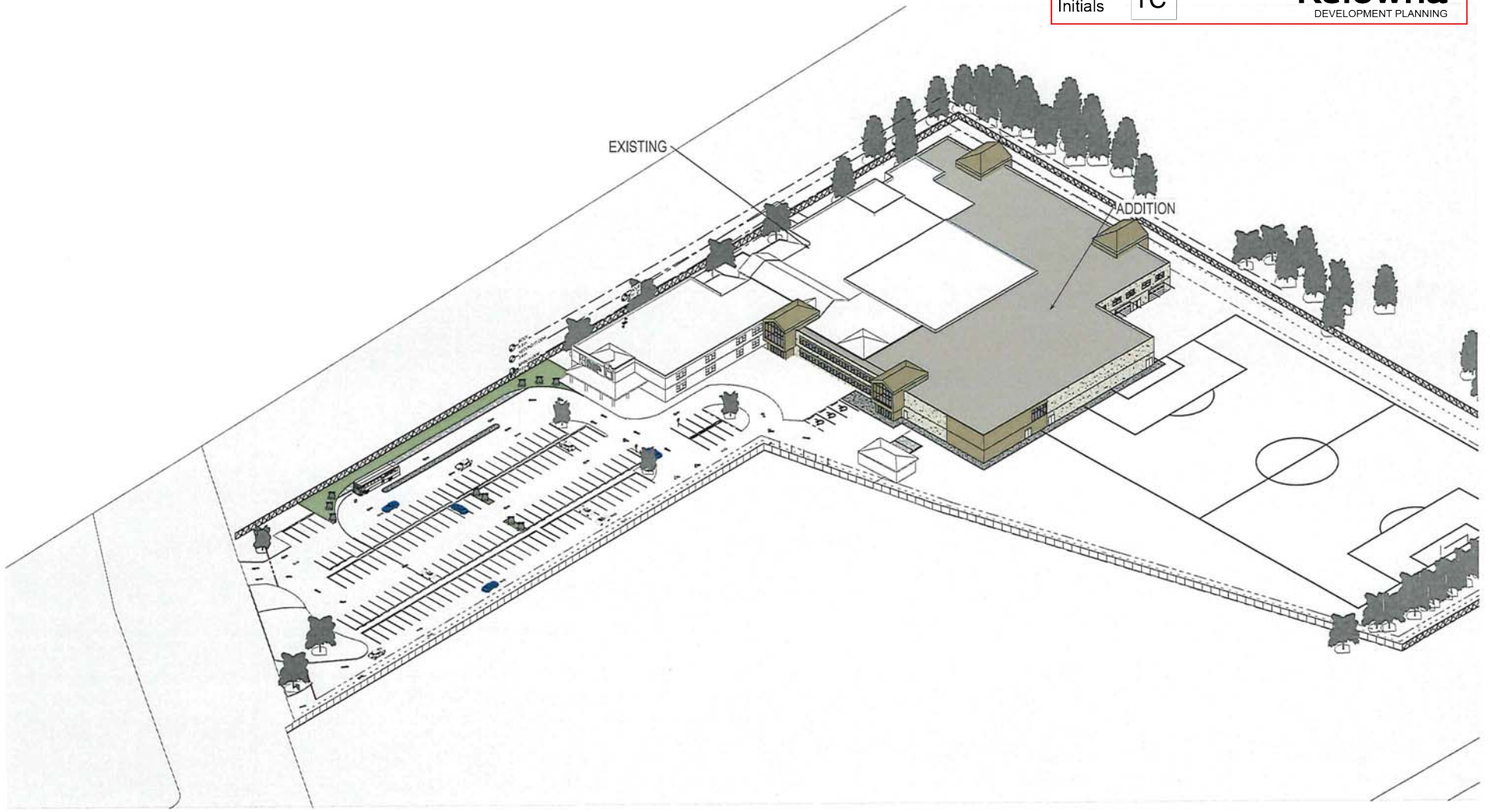
PROJECT: 19357
DATE: 2019/11/21
SCALE: As Indicated

This forms part of application
A20-0005



City of
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DEVELOPMENT PLANNING

Planner
Initials **TC**



3D VIEW-ADDITION

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

DRAWING: A101.8
PROJECT: 19357
DATE: 2019/11/21
SCALE:

2019/11/21 10:52 AM C:\Users\mquinn\OneDrive\Documents\Projects\2019\11\21\3D View Addition.dwg

ATTACHMENT D

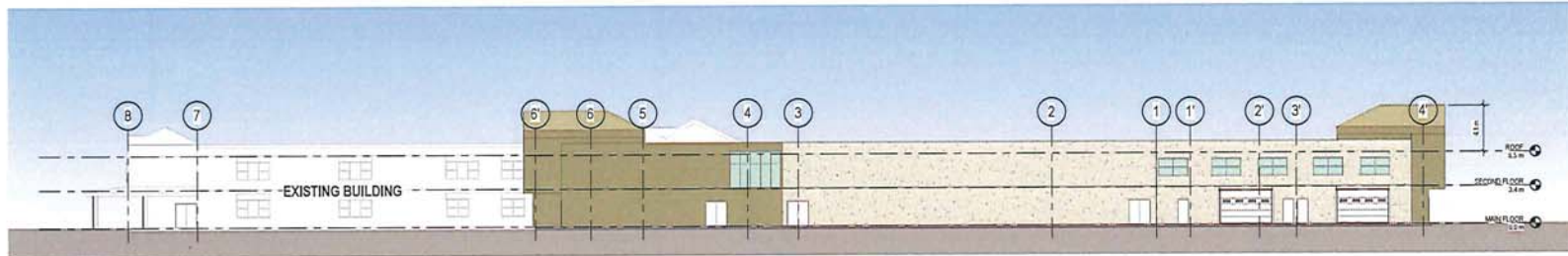
This forms part of application

A20-0005

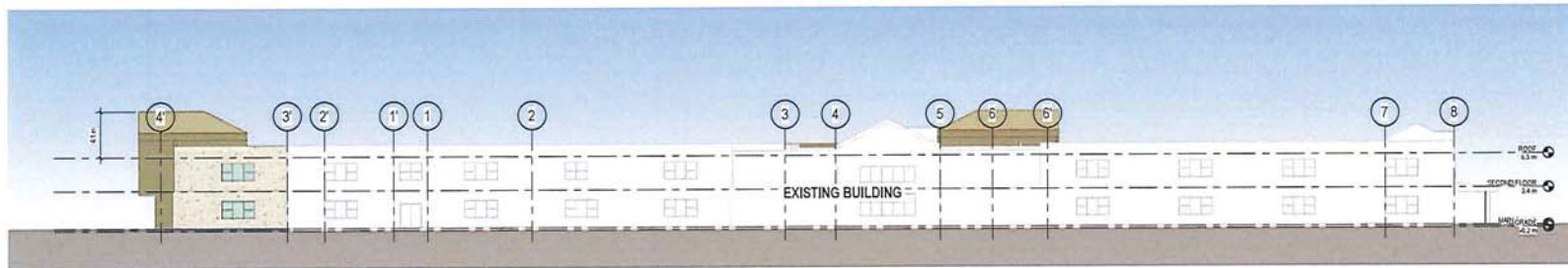


City of
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DEVELOPMENT PLANNING

Planner
Initials **TC**



1 NORTH ELEVATION
SCALE: 1:200



2 SOUTH ELEVATION
SCALE: 1:200

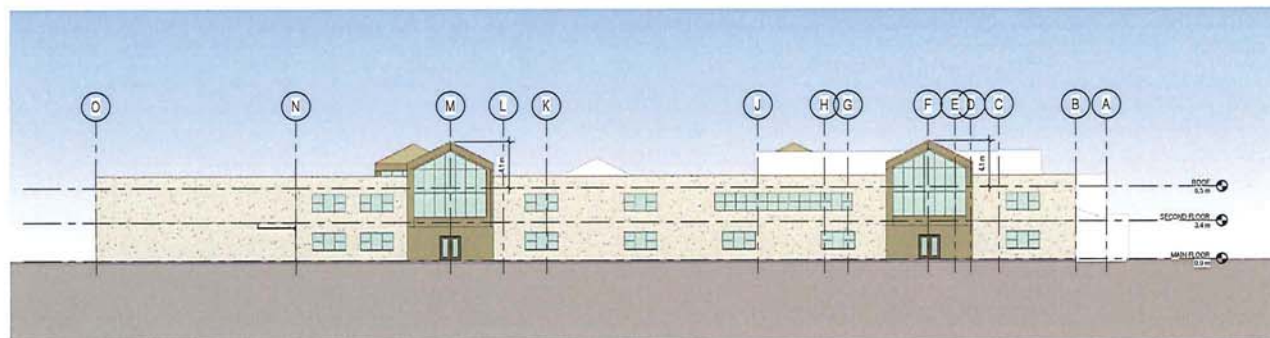
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A20-0005

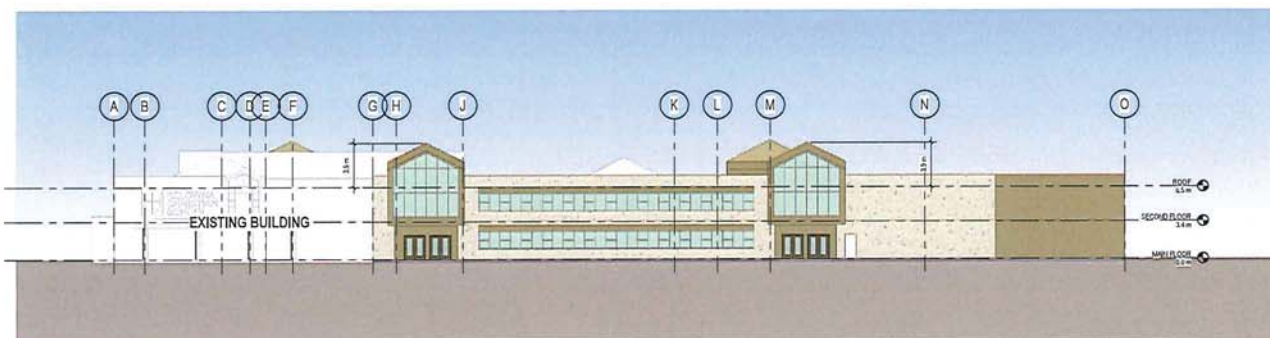


City of
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DEVELOPMENT PLANNING

Planner
Initials **TC**



1 WEST ELEVATION
SCALE: 1:200



2 EAST ELEVATION
SCALE: 1:200

MQN
ARCHITECTS

ELEVATION

KELOWNA CHRISTIAN SCHOOL
2870 Benvenuto Rd., Kelowna, BC

DRAWING: A101.13

PROJECT: 19357
DATE: 2019/11/21
SCALE: 1:200

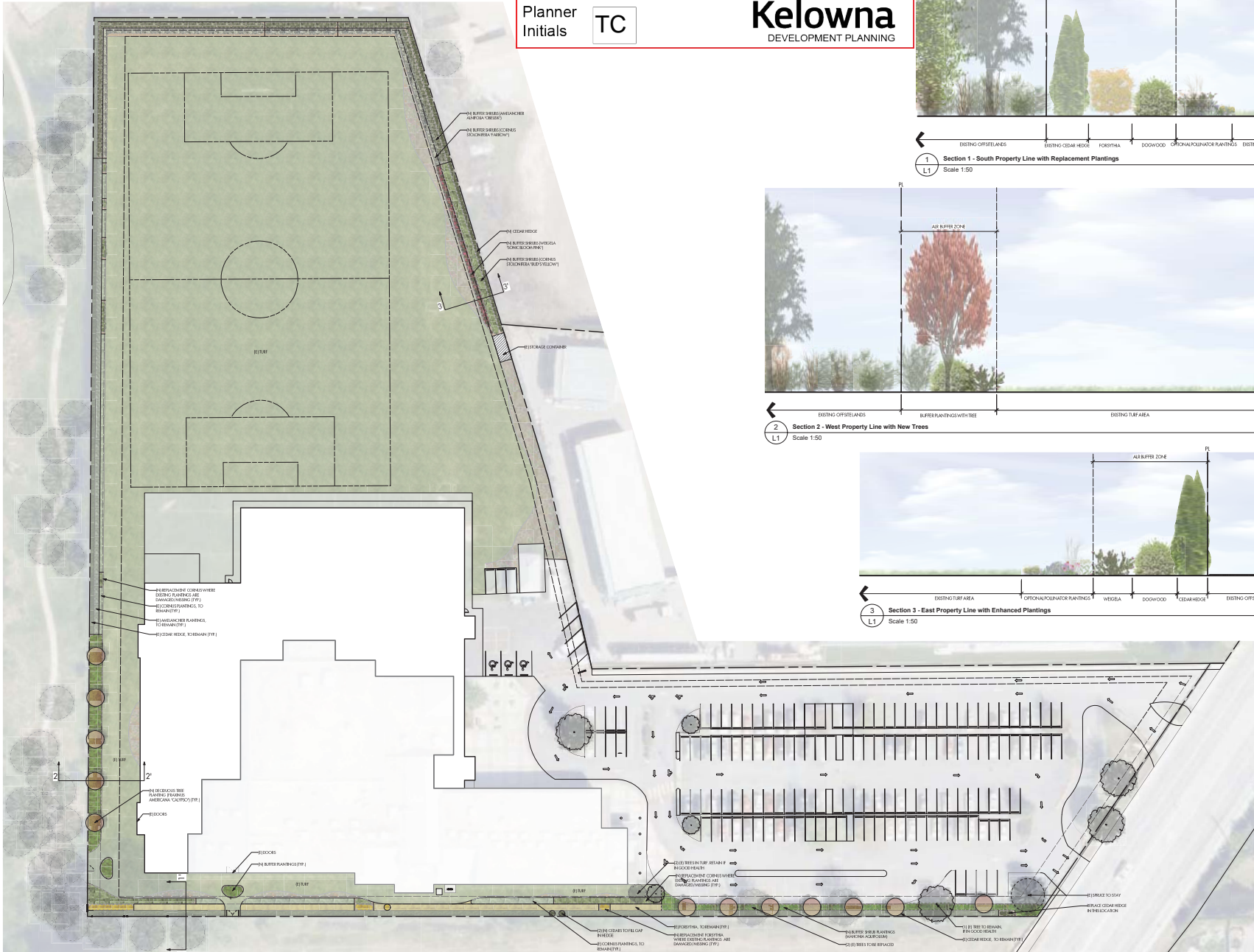
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A20-0005

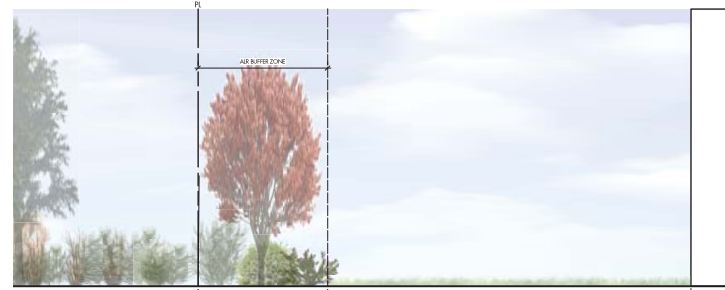


City of
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DEVELOPMENT PLANNING

Planner Initials **TC**



Section 1 - South Property Line with Replacement Plantings
Scale 1:50



Section 2 - West Property Line with New Trees
Scale 1:50



Section 3 - East Property Line with Enhanced Plantings
Scale 1:50

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE
303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE
KELOWNA CHRISTIAN SCHOOL
Kelowna, BC

CONCEPTUAL AIR BUFFER PLAN

REVISED BY / REVISION	DATE
2020.05.05 - Update	
2020.12.23 - Update	

PROJECT NO.	202004
DESIGNED BY	MM
DRAWN BY	MM
CHECKED BY	MM
DATE	SEP 23, 2020
SCALE	1:500
PAGE NO.	04/04



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY
This drawing is for review only. It is not a final design. All changes must be made in writing and approved by the client before construction begins.

CITY OF KELOWNA MEMORANDUM

ATTACHMENT	F
This forms part of application # A20-0005	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

Date: April 4, 2020
File No.: A20-0005
To: Land Use Planning Manager (WM)
From: Development Engineering Manager (JK)
Subject: 2870 Benvoulin Rd.

Development Engineering has the following comments at this point in time with regard to this application to amend the existing non-farm use to permit the construction of an addition onto the existing school.

Potential requirements are provided for information only and are subject to the policies in effect at the time when a formal building permit application is made by the owners.

1. General

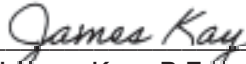
- a) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

2. Site Related Issues

- a) The property currently has three driveways. The City requires one of the three driveways to be closed and replaced with barrier curb, sidewalk and landscaped boulevard. The City would prefer the middle driveway to be removed.

3. Sanitary Sewer.

- a) This subject property currently has a sanitary sewer main and easement running along the north and east property line. This must be kept clear with no encroaching structures. Currently there looks to be one shed that has already encroached onto the easement.
- b) Vehicle access to the manholes and main along the SROW must not be restricted in any way.
- c) Any trees impacting the sanitary main will need to be removed.
- d) There will be no additional sewer services for this addition.
- e) The owners should be aware of the future (2050) location of a wastewater treatment facility on 1509-1639 Byrns Rd.



James Kay, P.Eng.
Development Engineering Manager
AS