



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 DEVELOPMENT PLANNING

CITY OF KELOWNA MEMORANDUM

ATTACHMENT

B

This forms part of application

A20-0005

Planner
Initials

TC



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

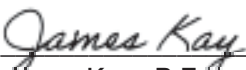
- a) The following requirements are valid for two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to update/change some or all items in this memo once these time limits have been reached.

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

ATTACHMENT C

This forms part of application

A20-0005

Planner
Initials TC



MQN
ARCHITECTS

SITE

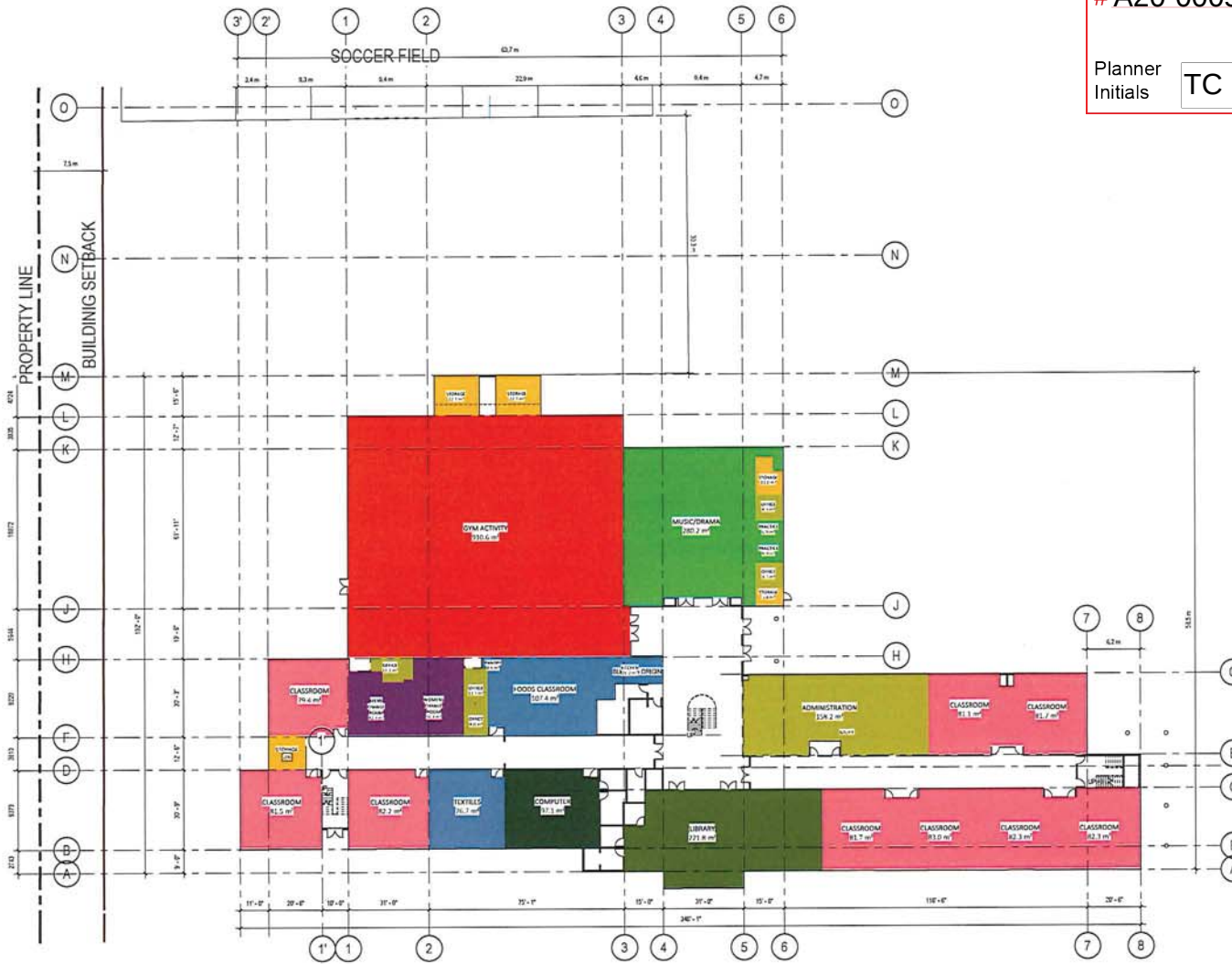
KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

DRAWING: A101.1
PROJECT: 19357
DATE: 2019/11/21
SCALE: 1 : 480

ATTACHMENT C

This forms part of application
A20-0005

Planner
Initials TC



Department Legend

- ADMINISTRATION
- FINE ARTS
- GENERAL INSTRUCTION
- GENERAL STORAGE
- GYM ACTIVITY
- GYM ANCILLARY
- HOME ECONOMICS
- MEDIA/TECH CENTRE
- MULTIPURPOSE

1 MAIN FLOOR - EXISTING
SCALE 1:240

MQN
ARCHITECTS

MAIN FLOOR - EXISTING BUILDING

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

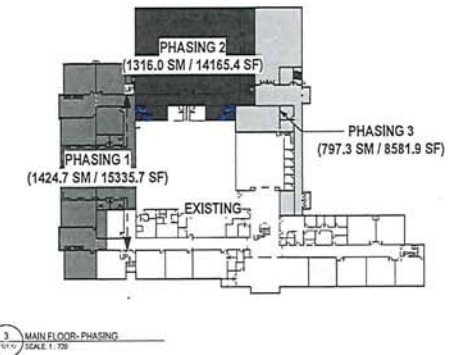
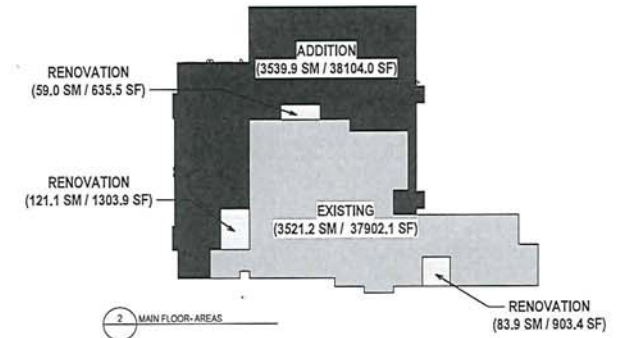
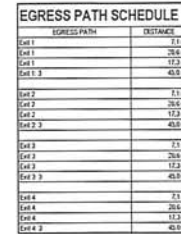
DRAWING: A101.3
PROJECT: 19357
DATE: 2019/11/21
SCALE: 1:240



MQN
ARCHITECTS

City of Kelowna
DEVELOPMENT PLANNING

TC



KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

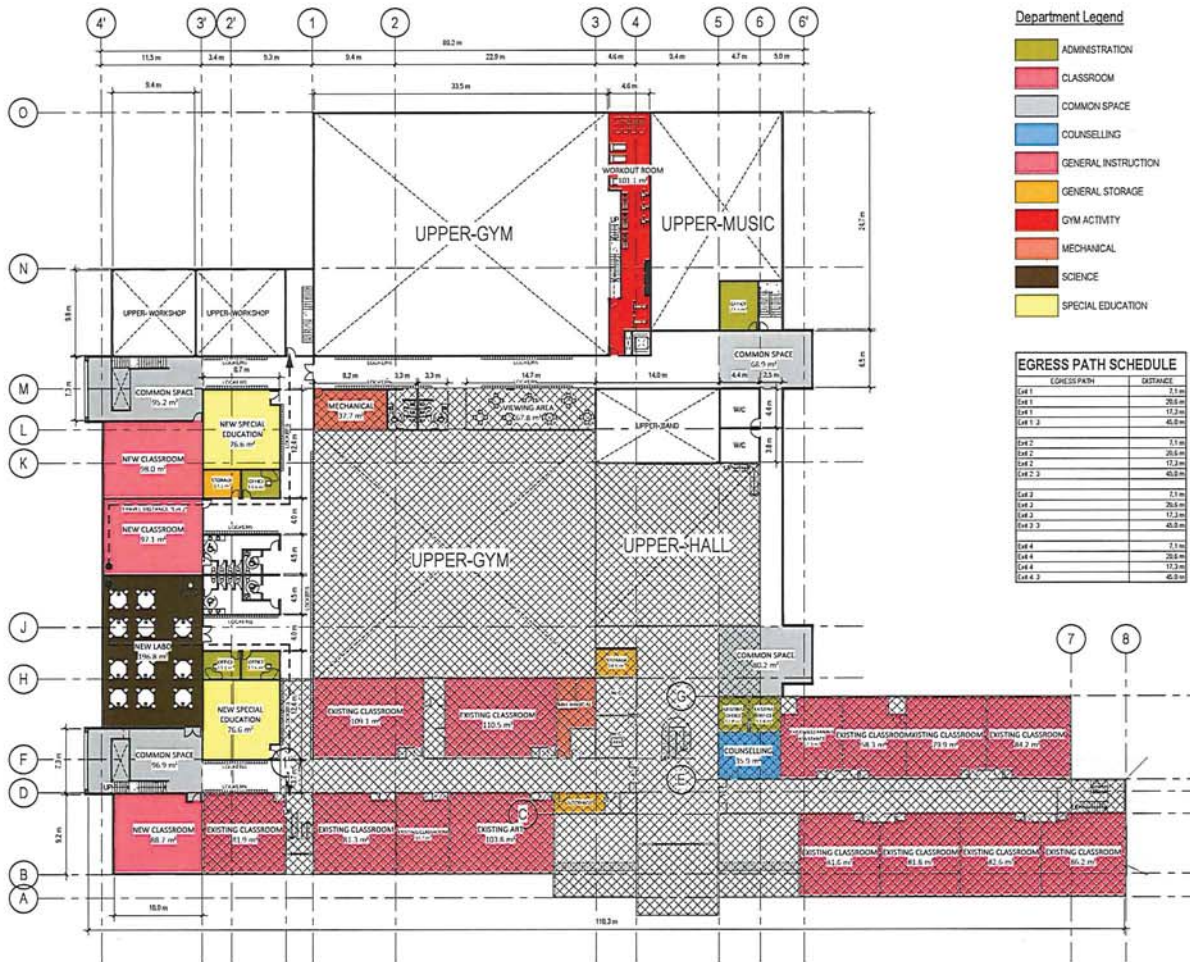
PROJECT: 19357
DATE: 2019/11/21
SCALE: As indicated

ATTACHMENT C

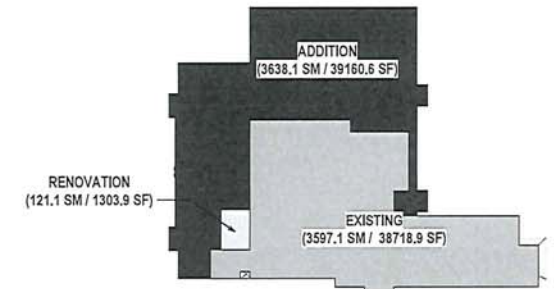
This forms part of application

A20-0005

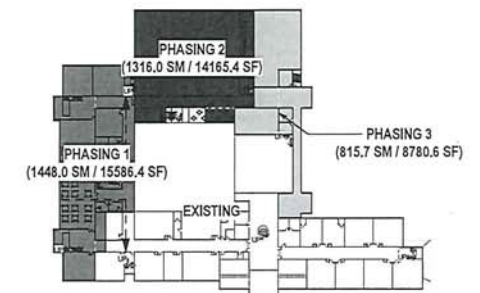
Planner
Initials TC



1 SECOND FLOOR-RENOVATION
SCALE 1:250



2 SECOND FLOOR-AREAS
SCALE 1:100



3 SECOND FLOOR-PHASING
SCALE 1:100

MQN
ARCHITECTS

SECOND FLOOR - RENOVATION

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

DRAWING: A101.6
PROJECT: 19357
DATE: 2019/11/21
SCALE: As indicated

ATTACHMENT C

This forms part of application

A20-0005

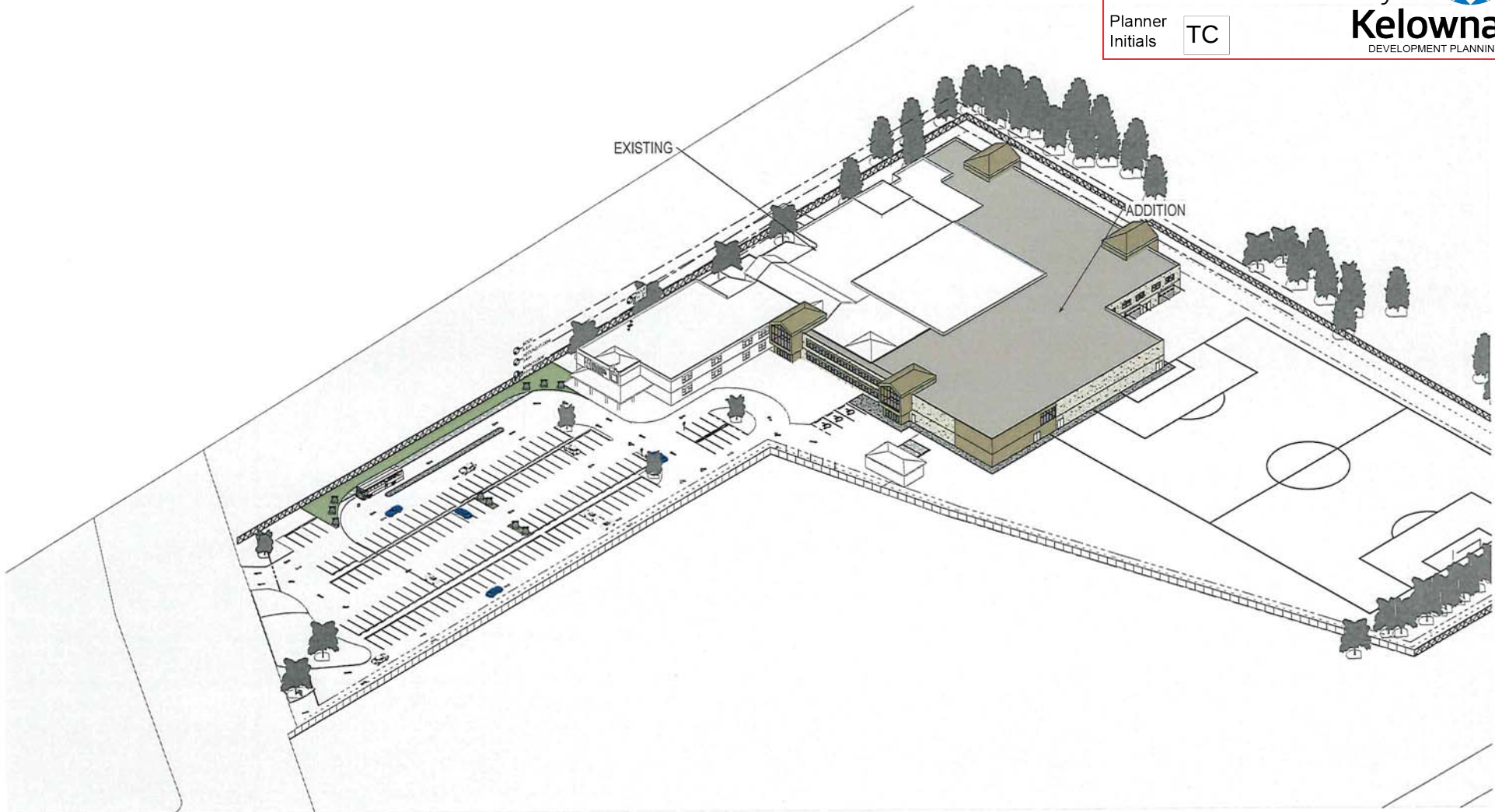
Planner
Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



EXISTING

ADDITION



MQN
ARCHITECTS

3D VIEW-ADDITION

KELOWNA CHRISTIAN SCHOOL
2870 Benvoulin Rd, Kelowna, BC

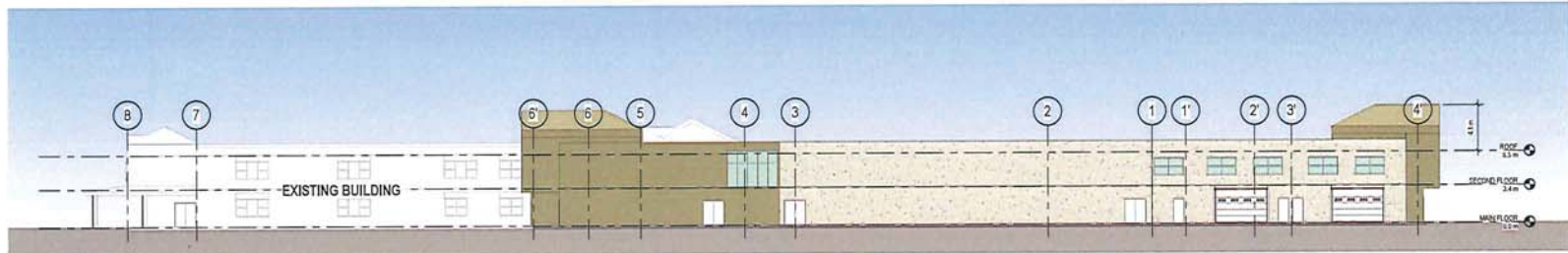
DRAWING: A101.8
PROJECT: 19357
DATE: 2019/11/21
SCALE:

ATTACHMENT C

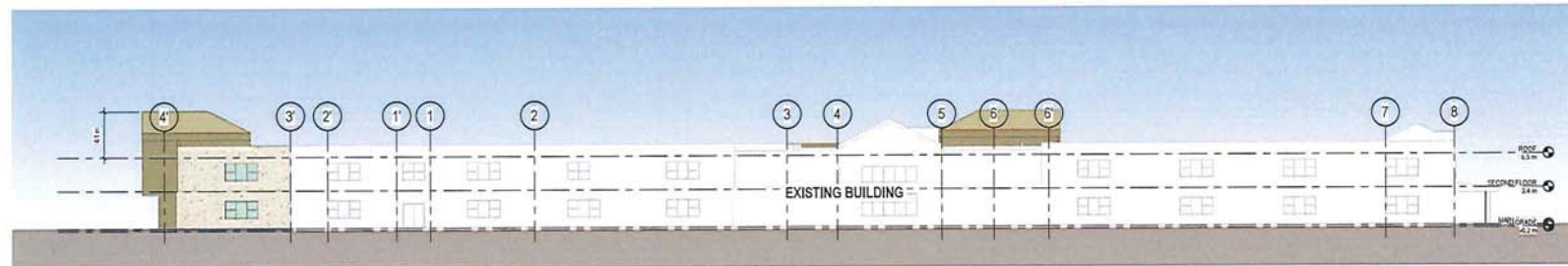
This forms part of application

A20-0005

Planner
Initials TC



1 NORTH ELEVATION
SCALE 1:200



2 SOUTH ELEVATION
SCALE 1:200

MQN
ARCHITECTS

ELEVATION

KELOWNA CHRISTIAN SCHOOL
2570 Benvenuto Rd, Kelowna, BC

DRAWING: A101.12

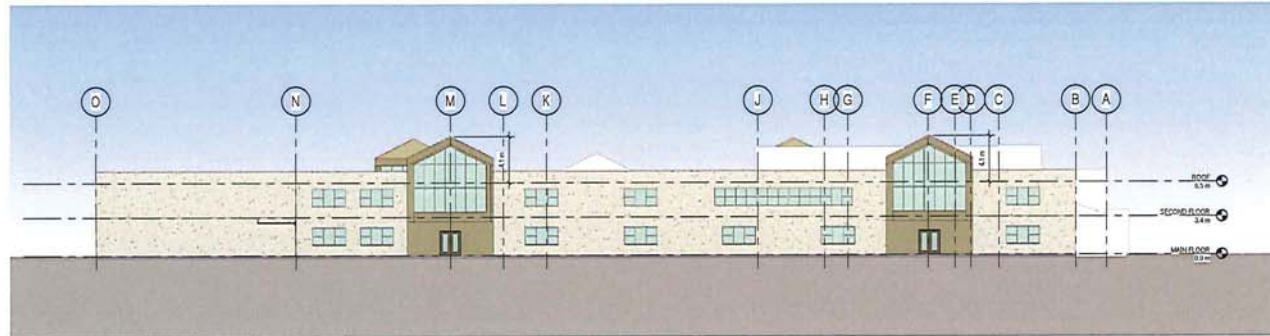
PROJECT: 19357
DATE: 2019/1/21
SCALE: 1:200

ATTACHMENT C

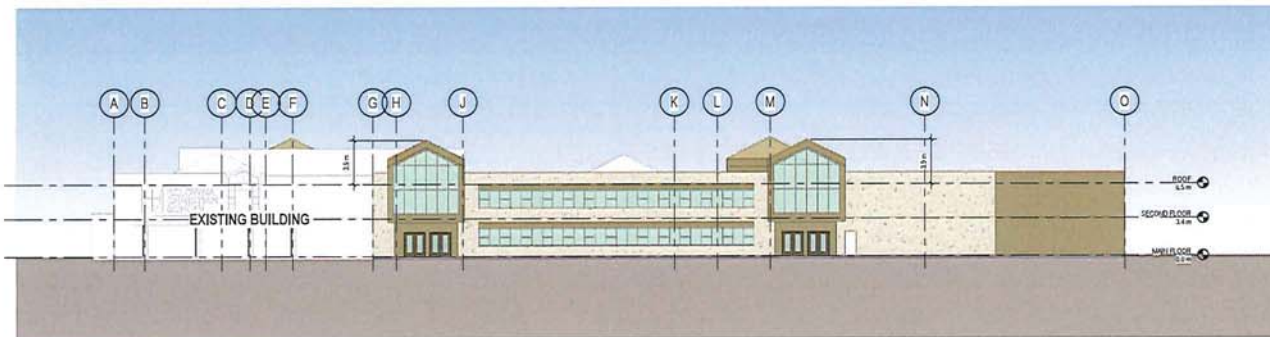
This forms part of application

A20-0005

Planner
Initials TC



1 WEST ELEVATION
SCALE: 1:200



2 EAST ELEVATION
SCALE: 1:200

IMQN
ARCHITECTS

ELEVATION

KELOWNA CHRISTIAN SCHOOL
2870 Benvenuto Rd, Kelowna, BC

DRAWING: A101.13

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



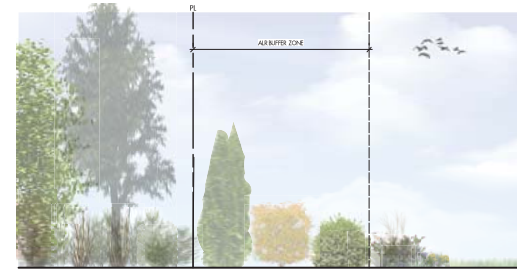
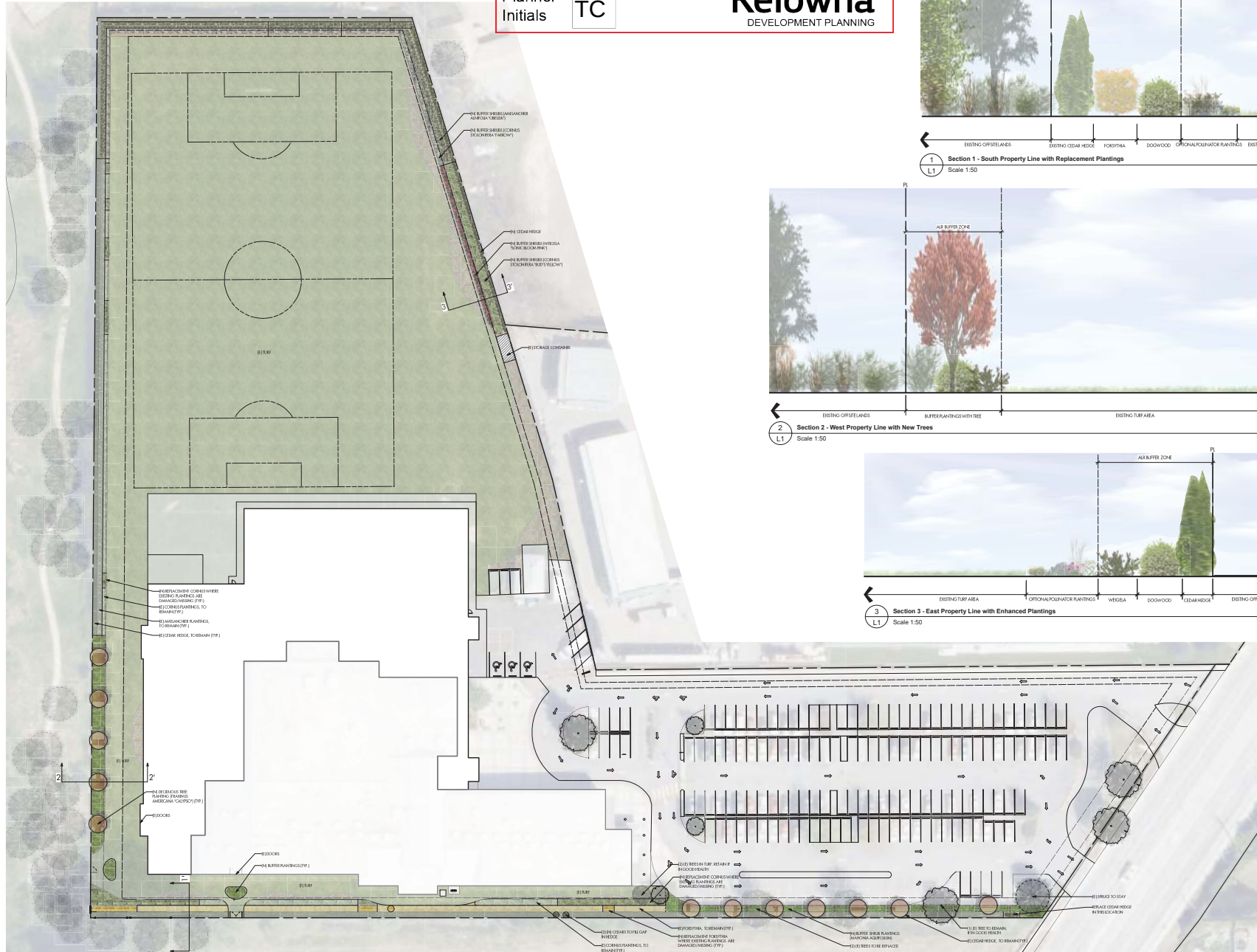
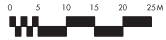
ATTACHMENT D

This forms part of application

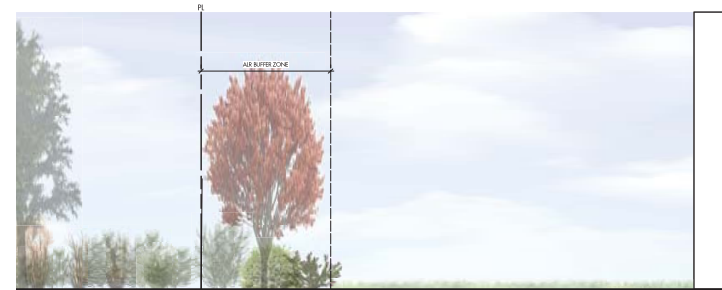
A20-0005

Planner
Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



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

DRAWING TITLE
**CONCEPTUAL AIR
BUFFER PLAN**

DATE	BY	FOR
2020.05.05	Design	Review
2020.12.23	Design	Review

PROJECT NO.	202006
DESIGNER	DA
DRAWN BY	DA
CHECKED BY	DA
DATE	2020.05.05
SCALE	1:500
PAGE NO.	0001

SCALE



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY
This drawing is for review only. It is not a final design. All design decisions should be made in consultation with the client and the design team. No construction should be undertaken without permission.