



June 3rd, 2021

City of Kelowna Agriculture Committee

Application to convert an existing two storey farm building from a farm building with two levels to a farm building with a residence on the upper level (for immediate family working on the farm) and the lower level to remain for farm use exclusively.

The farm operation has altered since Covid and transitioned to online rather than an on-site agri-tourism operation. Although Covid accelerated this change in the business, it was a planned modification to the business operations as the farm has been adversely impacted by recent fires several times, and in 2018 had begun preparing for the transition to an e-commerce operation – initially planned to occur in 2022.

Currently two families are living in the main residence. The McFaddens are now in their 60's and their daughter and her husband help with the farm operation. There are 3 options available to make this transition and allow this family to continue farming land that has been in their family since the 1950's.

1. Renovate the existing home to accommodate two families.
2. Convert the existing farm building to have a residence on the upper level and continue operations on the lower level.
3. Build a modular home on the property.

Option 2 is the preferred option as it does not require any land to be removed from production and is the least costly of the 3 options. It is on one level and can allow the McFaddens to 'Age-in-Place' in their senior years. It is also a solution that can easily be returned to its original purpose if the farm was sold and another operator wanted to reinstate on-site farm sales.

The application submitted via the ALC portal supplies the information requested by the ALC, in our opinion, this request adheres to the guidelines and requirements of the ALC for family members working on the farm to be permitted a second residence.

I am supplying drawings of the conversion here for the City of Kelowna Agriculture Committee to review.

Please Note: there is an error on the dimensions of the building on the ALC portal (they have been contacted to allow this to be corrected). This existing building size is 60' x 34' - 2040 square feet (on each level) or 189.5 square metres (not 622 square metres as on the ALC portal)

Respectfully submitted,

Andrea & David McFadden

ATTACHMENT B

This forms part of application

A21-0006



City of
Kelowna
COMMUNITY PLANNING

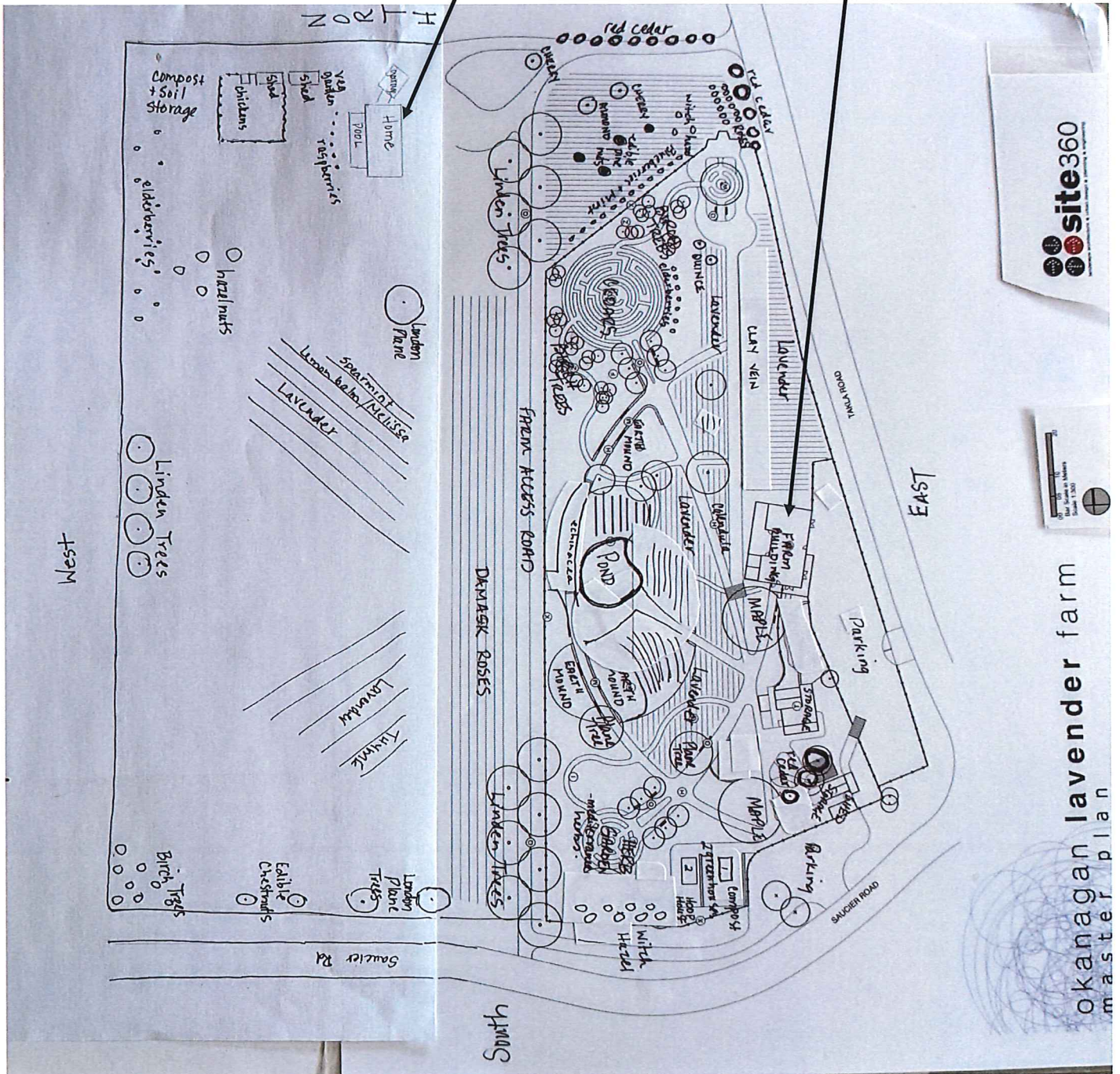
Planner
Initials

WM

McFadden Farm Map
4380 Takla Road, Kelowna, BC

Existing family home

Existing farm building for proposed
additional residence conversion.



okanagan lavender farm
master plan



CITY OF KELOWNA

MEMORANDUM

Date: May 3, 2021
File No.: A21-0006
To: Land Use Planning Manager (AK)
From: Development Engineering Manager (JK)
Subject: 4380 `Takla Rd Plan KAP74909 Lot 1 Non-Adhering Residential Use

Development Engineering has the following comments at this point in time with regard to this Application for the proposed Additional Residence for Farm Use.

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

The requirements for setback and Building Code related issues must be considered. Development Engineering will defer comment on those and other issues to Building & Permitting.

Domestic water and fire protection.

The subject property is within the former service area of South East Kelowna. On-site servicing including the utilisation of existing or proposed services as well as fire protection requirements will be reviewed by Building & Permitting.

Sanitary Sewer.

This subject property is currently not within the City service area. Sanitary sewage is handled by on-site wastewater disposal system(s). The existing on-site system(s) are not shown on the submitted Site Plan. The application will be reviewed by a Licenced Wastewater Practitioner and Building & Permitting.

Access and Parking

Adequate on-site parking shall be provided with an area that will allow vehicles to turn-around and exit the property in a forward direction. The current access driveway at the intersection of Saucier Rd and Takla Rd is contrary to Bylaw 7900 and therefore must be removed.

A handwritten signature in blue ink that reads "Ryan O'Sullivan".

Ryan O'Sullivan
Development Engineering Manager
JF