



A21-0006

4380 Takla

Application to the ALC for Non-Adhering Residential Use

# Proposal

- ▶ To consider an application to the ALC for a Non-Adhering Residential Use, at 4380 Takla Rd, to convert the upper floor of the existing building to a second dwelling.

# Development Process

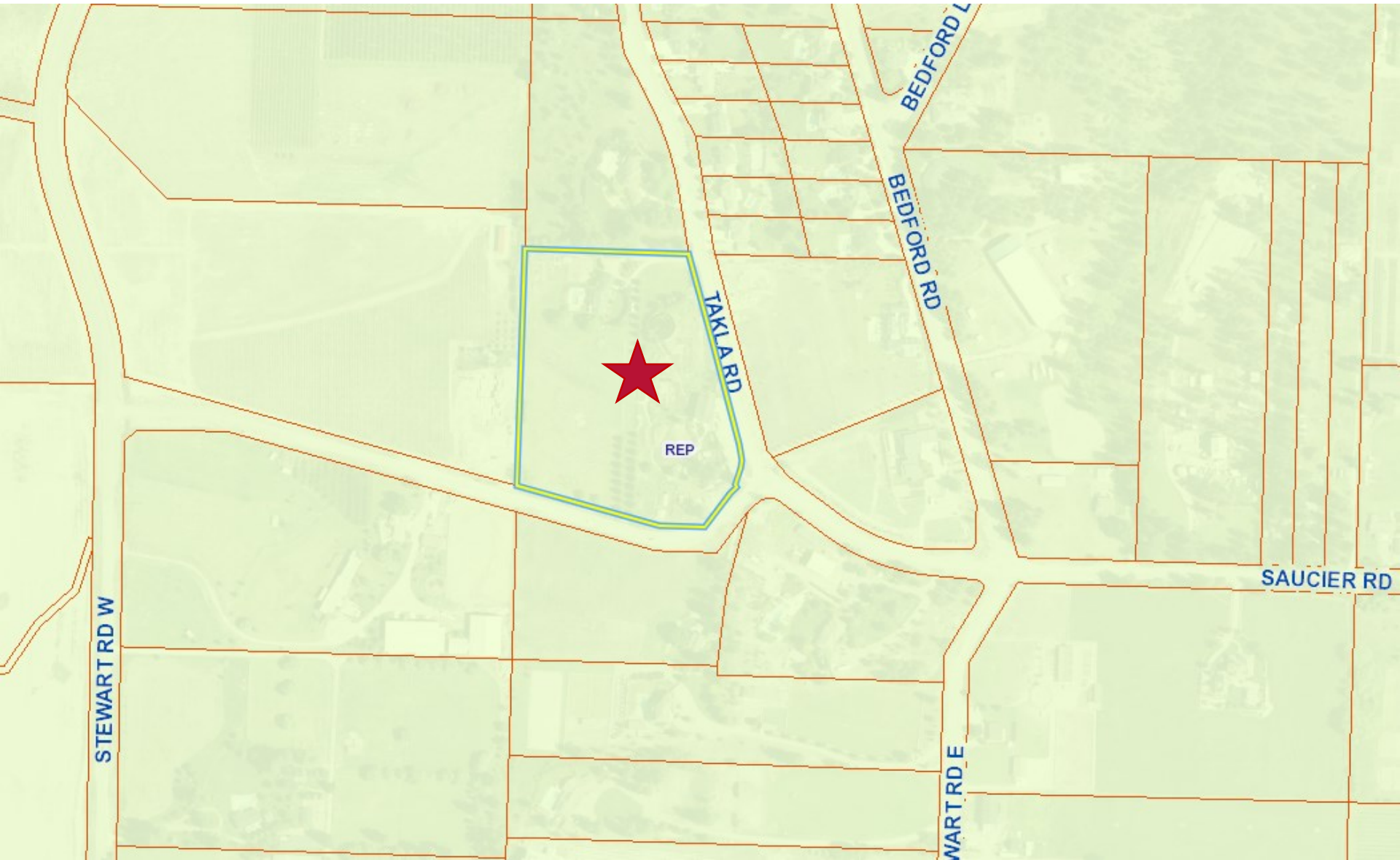


# Context Map



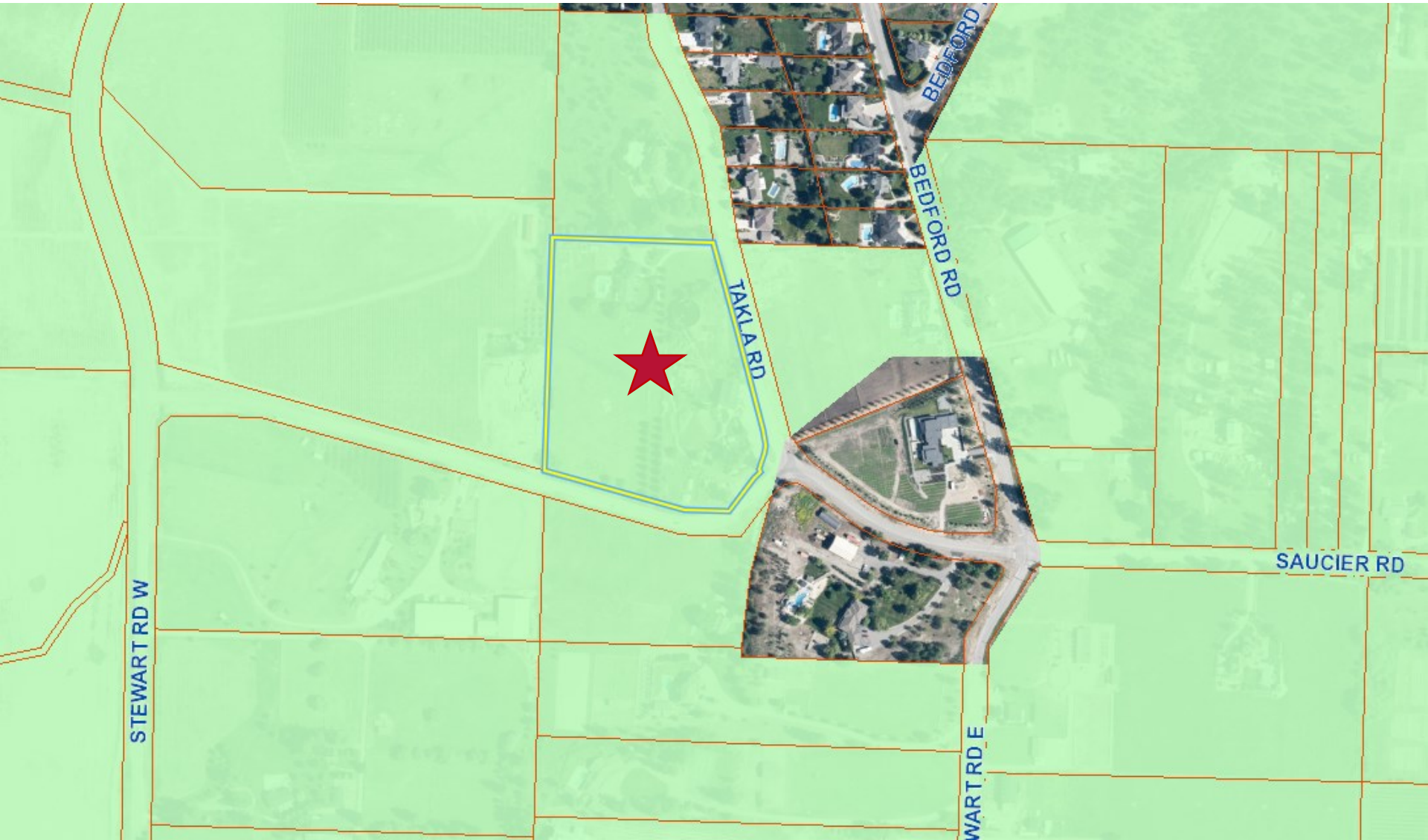
City of Kelowna

# OCP Future Land Use / Zoning



City of Kelowna

# Agricultural Land Reserve



City of Kelowna

# Background

- ▶ Owned and operated by the McFadden family since the 1950's
- ▶ Currently used for growing and processing of culinary herbs, and medicinal aromatic plants.
- ▶ Existing accessory building size and use
  - ▶ Two floors, approx. 4040 ft<sup>2</sup> total
  - ▶ Used for drying room, staff kitchen, office space and storage.

# Project/technical details

- ▶ Proposal to convert the upper floor to a dwelling for farm help
- ▶ Covid and farm operations do not require top level of accessory building any longer
- ▶ Maintain agriculture function of the lower level
- ▶ Dwelling would be to accommodate extended family to continue to farm the property



# Subject Property Map



# OCP Policy

- ▶ The City of Kelowna Official Community Plan (OCP) policy on Farm Help Housing states accommodation for farm help on the same agricultural parcel will be considered only where:
  - ▶ Agriculture is the principal use on the parcel.
  - ▶ The applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm.
  - ▶ The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary; and,
  - ▶ TFWH (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.

# Staff Recommendation

- ▶ Staff recommend that this application be supported by Council.
  - ▶ Agriculture is the principal use
  - ▶ Scale of the farm operation demonstrates need for farm help
  - ▶ Use of the existing building limits impact on farmable lands



## *Conclusion of Staff Remarks*