

use and the family has had significant agricultural operations on the property since the 1950's. Utilizing the existing building reduces potential additional impact to available agricultural land on the property.

4.0 Proposal

4.1 Background

The subject property has been owned and operated by the McFadden family since the 1950's as an apple orchard, vineyard and more recently herbs and aromatic plants. Since 2010 the agricultural operation has focused on herbs and associated plants with the two-level accessory building constructed to aid in the business. The bottom floor has the staff kitchen, herb drying room, storage, and office space. The upper floor has a commercial kitchen and retail space.

4.2 Project Description

The subject property is 3.35 ha in size, is located on Takla Road, near the intersection Saucier Road and in the Southeast Kelowna City Sector. The property is currently being used for the growing and processing of culinary herbs, medicinal and aromatic plants. The current farm building has two floors with the lower level containing the drying room, staff kitchen, office space and storage. Prior to Covid the farm operated an on-site retail store, tours, and workshops. Due the changing circumstances the operation has switched primarily to online commerce and does not require the use of the upper level.

4.3 Site Context

The subject property is located in the City's Southeast Kelowna Sector. The Future Land Use is REP – Resource Protection is zoned A1 – Agriculture and it is within the Agricultural Land Reserve. The property is approximately 8.0 acres in size with its primary access from Takla Road. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 - Agriculture	Agriculture
East	A1 - Agriculture	Agriculture
South	A1 - Agriculture	Agriculture/Rural Residential
West	A1 - Agriculture	Agriculture

Subject Property Map: 4380 Takla Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Development Engineering Memo dated May 3, 2021.

7.0 Application Chronology

Date of Application Received: April 4, 2021

Agricultural Advisory Committee: June 10, 2021

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on June 10, 2021 and the following recommendation was passed:

THAT the Agricultural Advisory Committee recommend to Council that Application No. A21-0006 for the non-adhering residential use permit for the conversion of an existing accessory building into a secondary dwelling for farm help, located at 4380 Takla Road, Kelowna, B.C., be supported.

Anecdotal comments were that the Agricultural Advisory Committee (AAC) liked that this application is conserving land by using an existing building. However, the Committee raised concern that in the future and under new ownership another residence may be added and recommended a Restrictive Covenant be put in place to limit any potential future residence.

Report prepared by: Wesley Miles, Planner Specialist
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Terry Barton, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A – Rationale Letter
Attachment B – Site Plan
Attachment C – Development Engineering Memo