



City of
Kelowna

A23-0004

2160 Galiano Rd

ALR Application for a Non-Adhering Residential Use

Proposal

- ▶ To support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to maintain 90 m² of the existing dwelling as living space and to live in the existing dwelling, while a new residence is being constructed.

Development Process



Mar 10, 2023

Development Application Submitted



Staff Review & Circulation



May 9, 2024

Agricultural Advisory Committee



Jun 3, 2024

Council Consideration



Council Approvals



Agricultural Land Commission Consideration



If proposal is supported by Council & the ALC

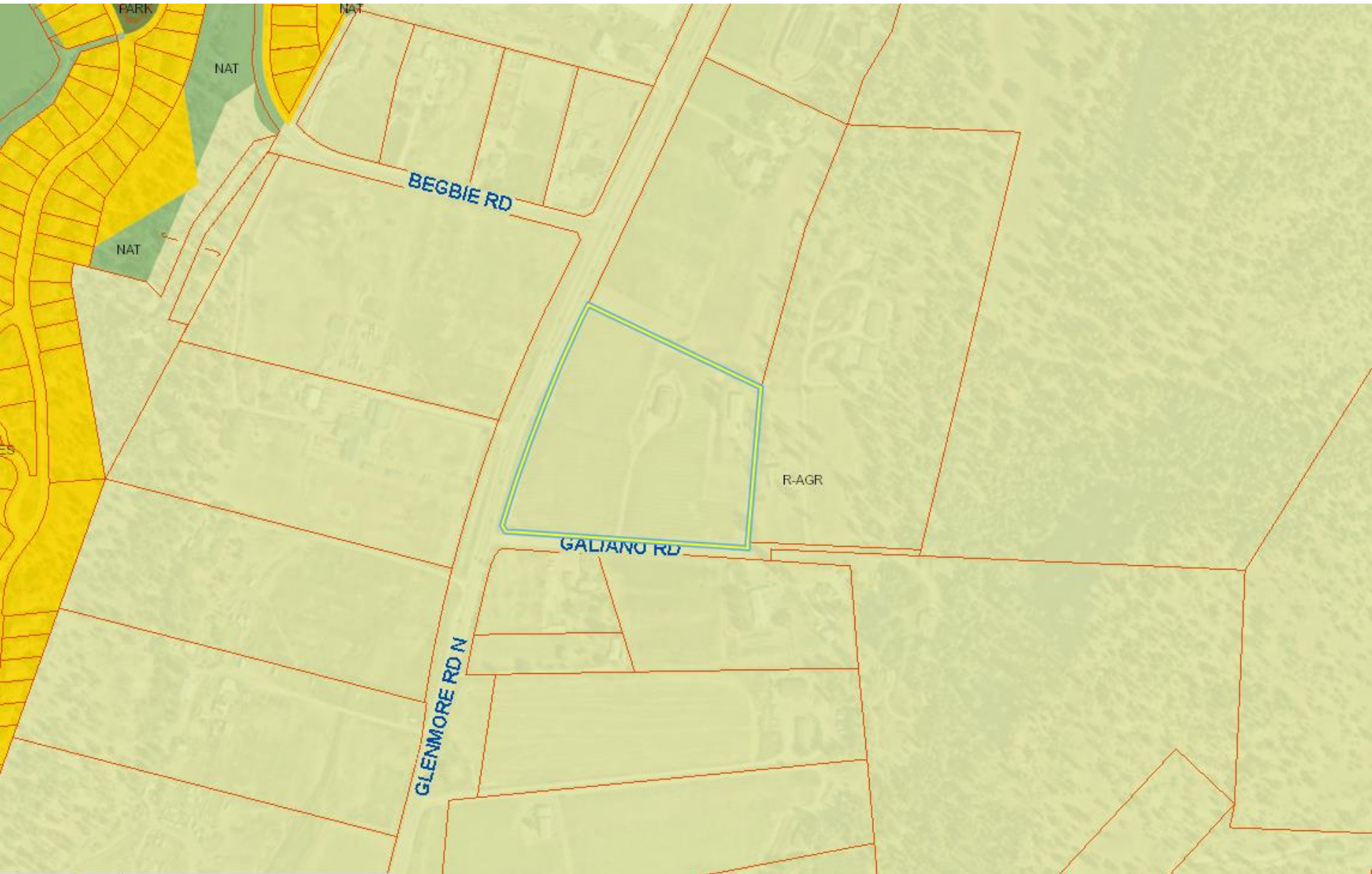


Building Permit

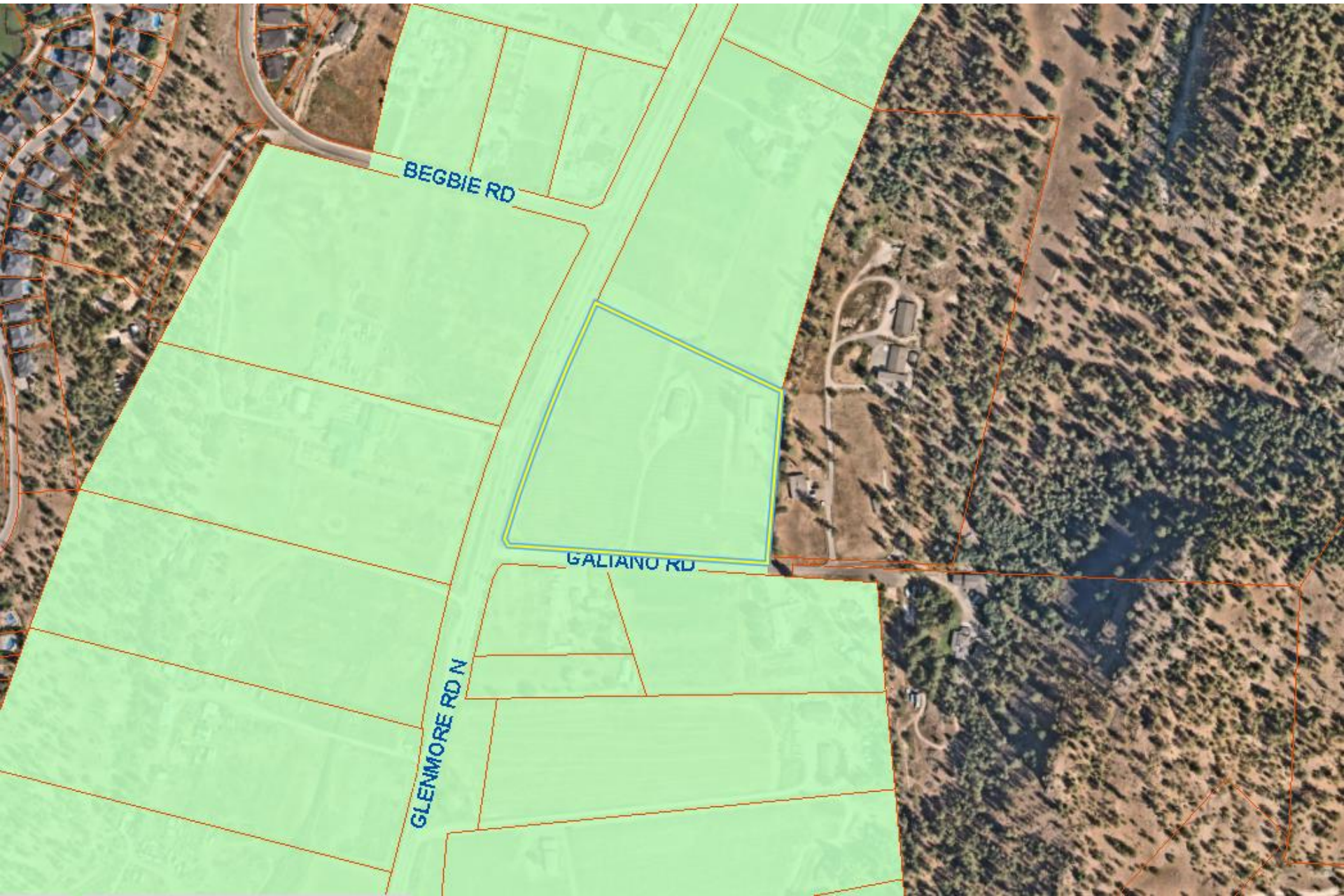
Context Map



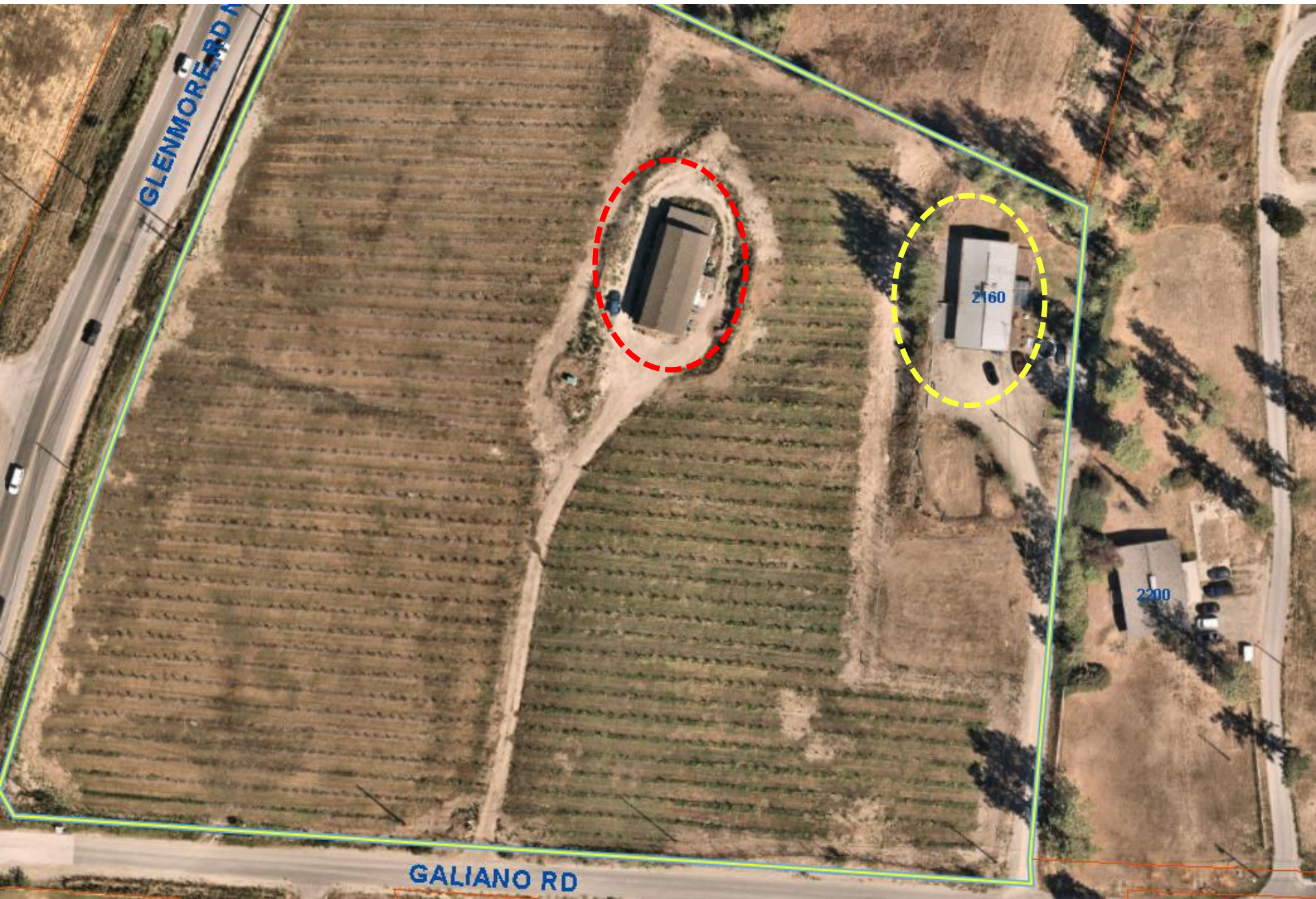
OCP Future Land Use / Zoning



Agricultural Land Reserve



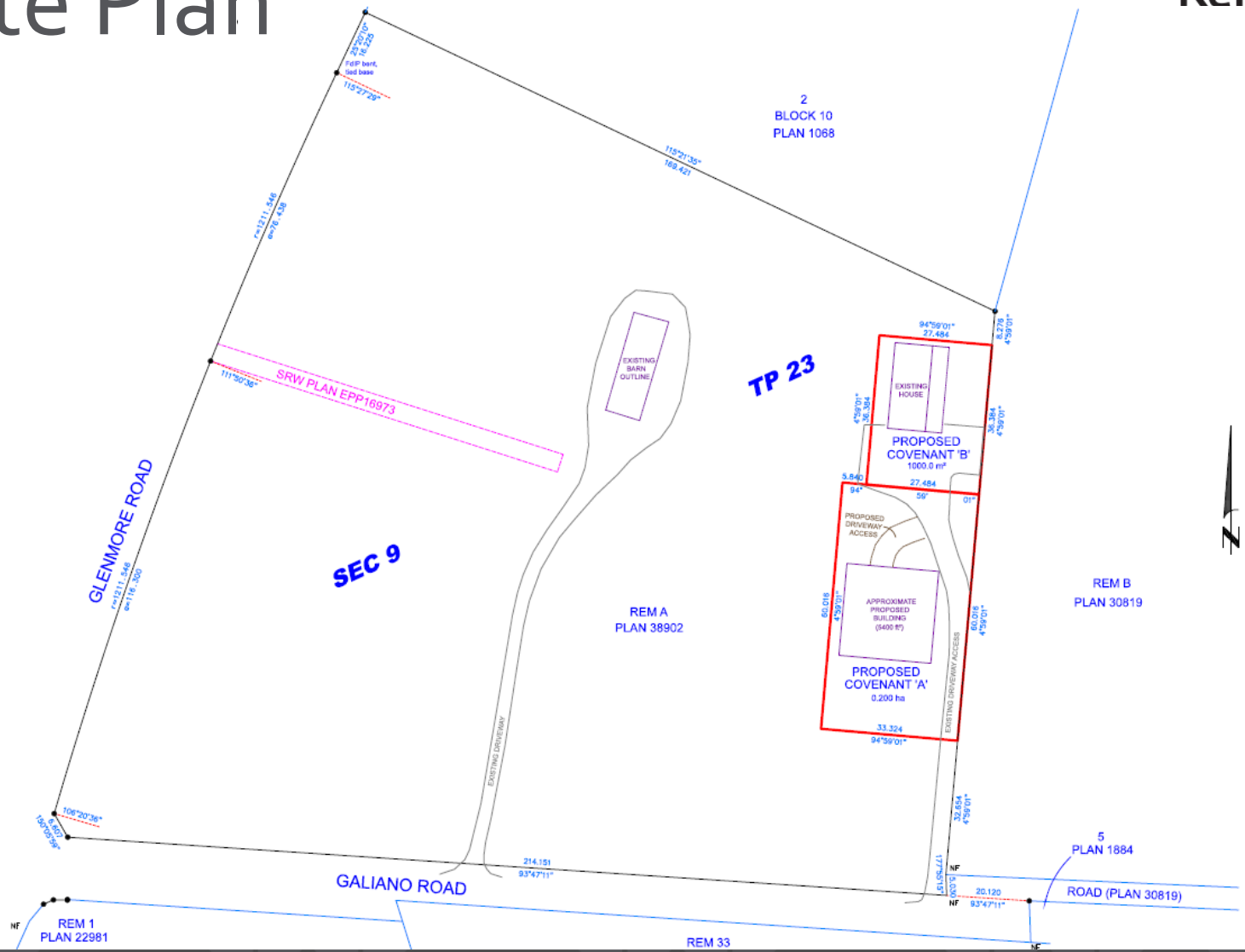
Aerial View



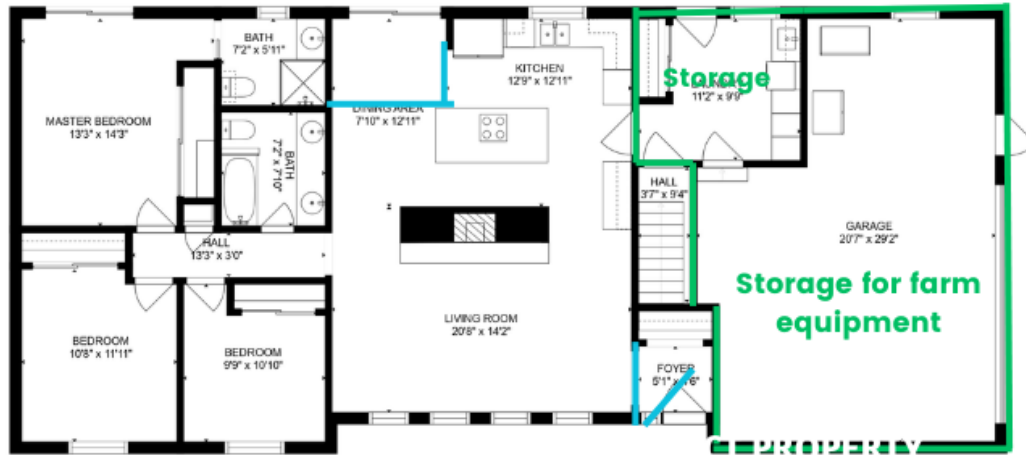
Project Details

- ▶ The applicant is seeking approvals to allow for the construction of a new dwelling, while remaining in the existing dwelling during construction.
 - ▶ The proposed new dwelling would be permitted up to 500 m² in size.
 - ▶ Final occupancy of the new building would not be permitted without a decommissioning or demolition of existing dwelling.
- ▶ The existing dwelling will be decommissioned prior to final occupancy to meet the maximum allowable size of 90 m².
- ▶ A Farm Residential Footprint covenant is required to be registered on Title prior to the issuance of any new Building Permit.

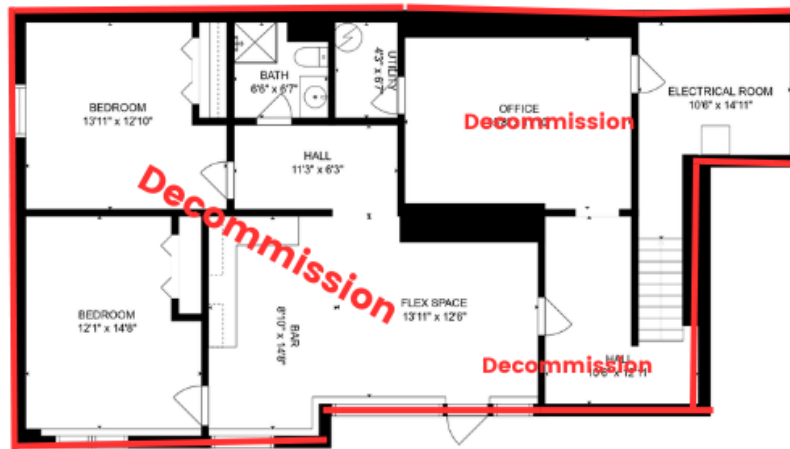
Site Plan



Floor Plan



FLOOR 2



Development Planning

- ▶ Staff consider Non-Adhering Residential Use Permit Applications if they meet the below OCP policies;
 - ▶ Homeplating;
 - ▶ Housing in Agricultural Areas
 - ▶ 90 m² and property over 1.0ha;
 - ▶ No negative affects to on-site or adjacent agricultural uses.
- ▶ A Farm Residential Footprint covenant to be registered prior to issuance of Building Permit

AAC Recommendation

- ▶ Application went to the Agricultural Advisory Committee on May 6th, 2024;
 - ▶ AAC Recommended that Council support the application.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Non-Adhering Residential Use Permit Application.
 - ▶ Meets intent of Zoning Bylaw and OCP;
 - ▶ Does not utilize productive agricultural lands or harm adjacent farm operations;
 - ▶ Residential uses are contained in a contiguous area.
- ▶ Recommend the application be forwarded to ALC for consideration.



Conclusion of Staff Remarks