



City of
Kelowna

A23-0004

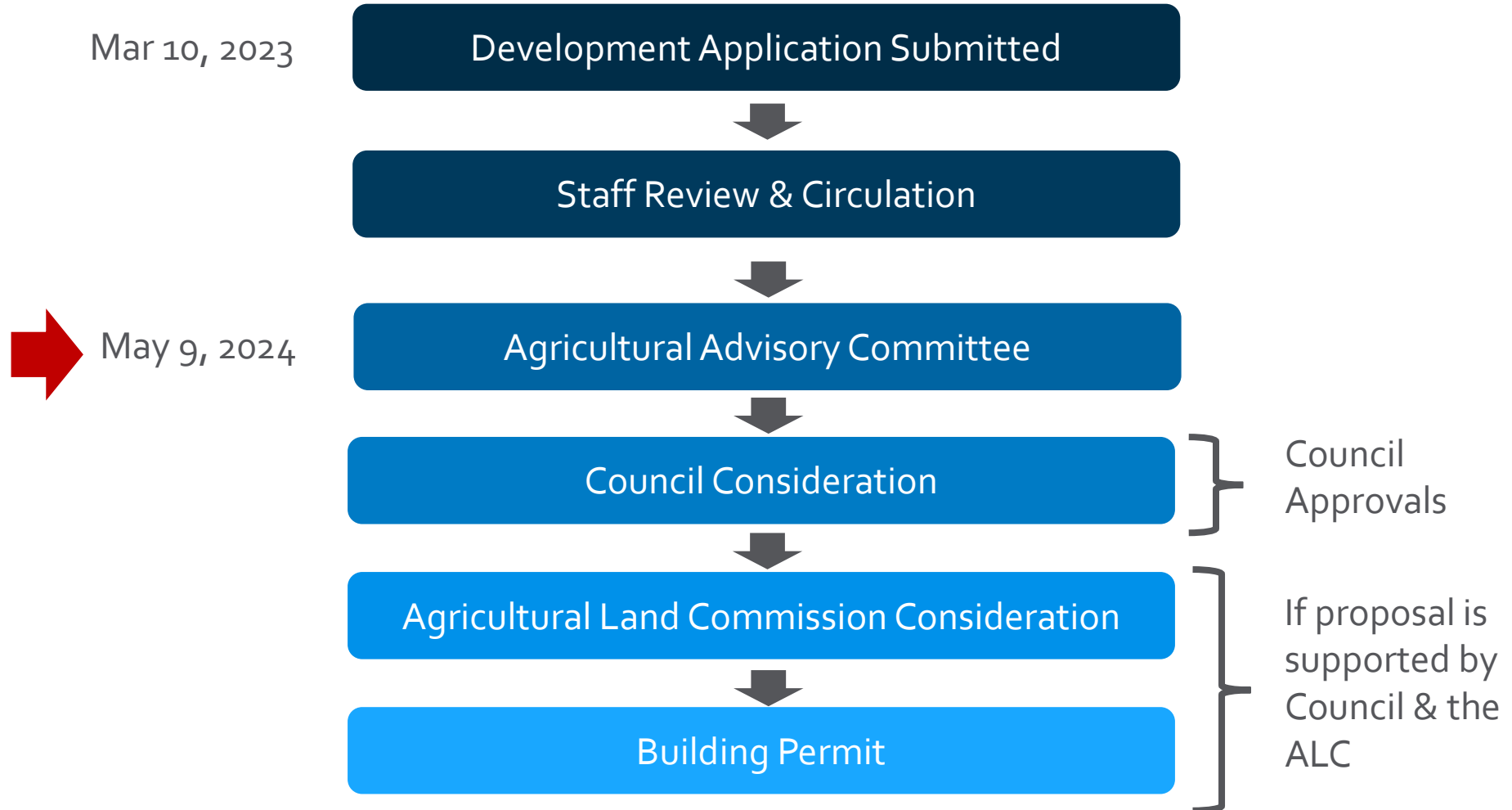
2160 Galiano Rd

ALR Application for a Non-Adhering Residential Use

Proposal

- ▶ To consider 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.

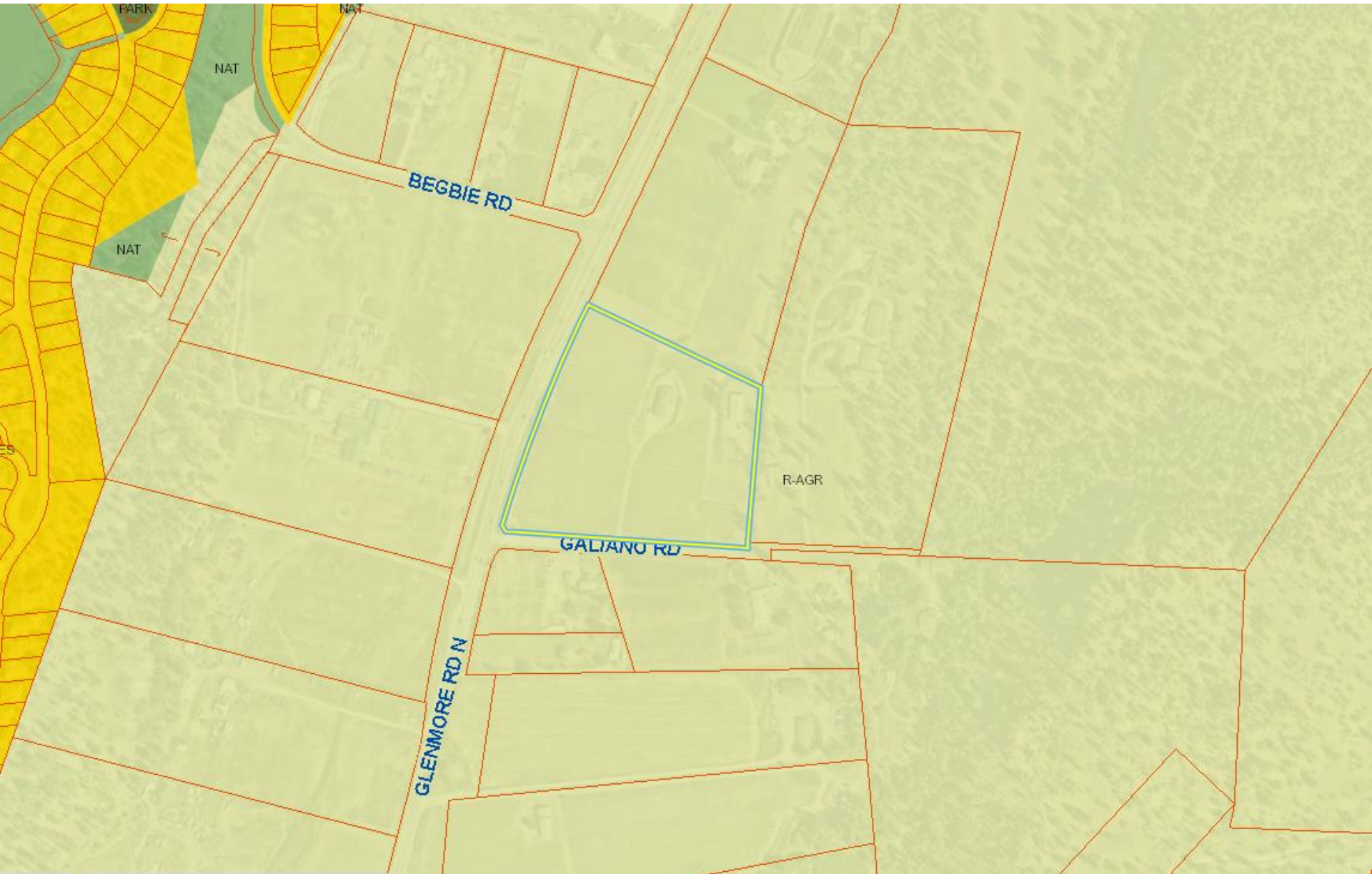
Development Process



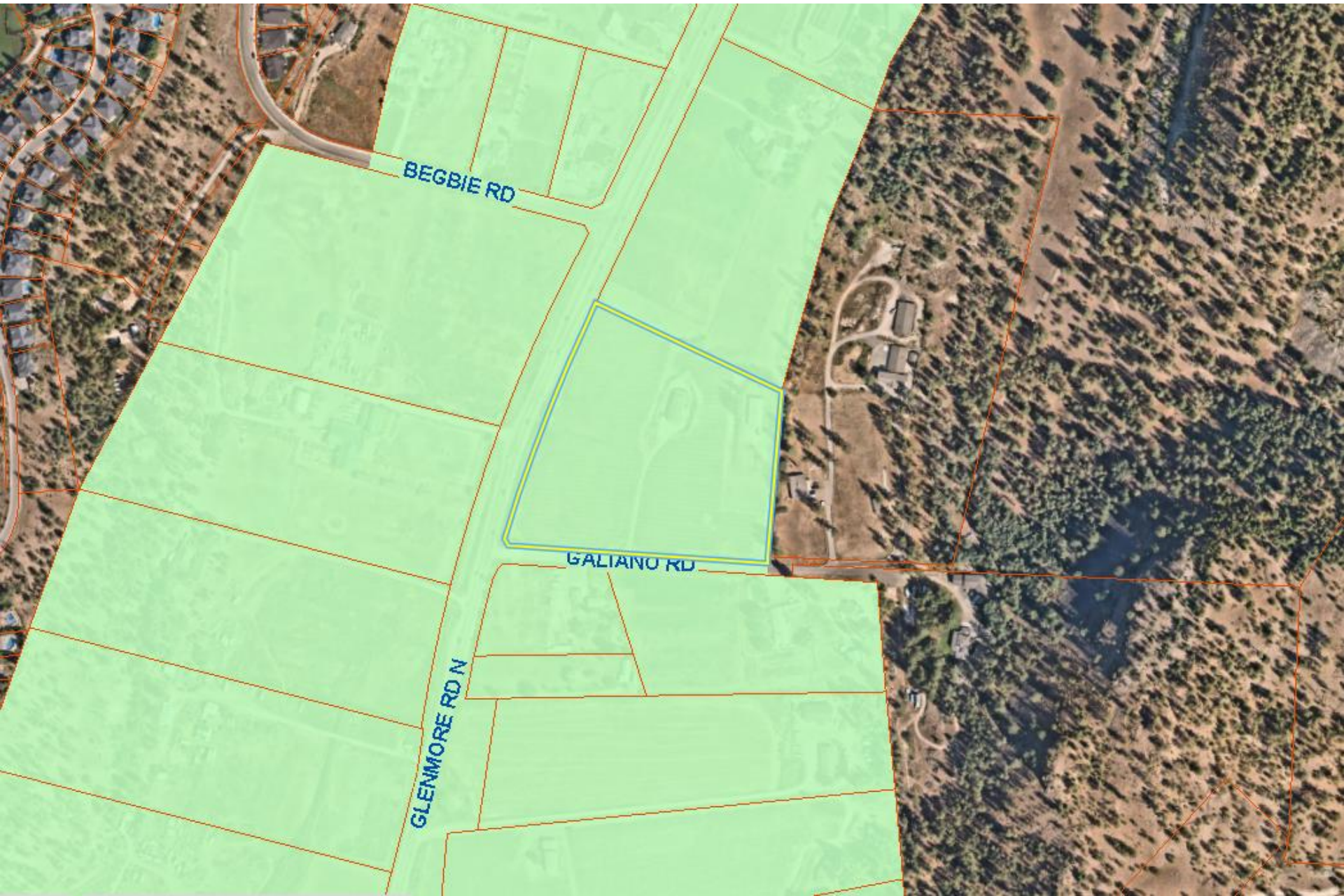
Context Map



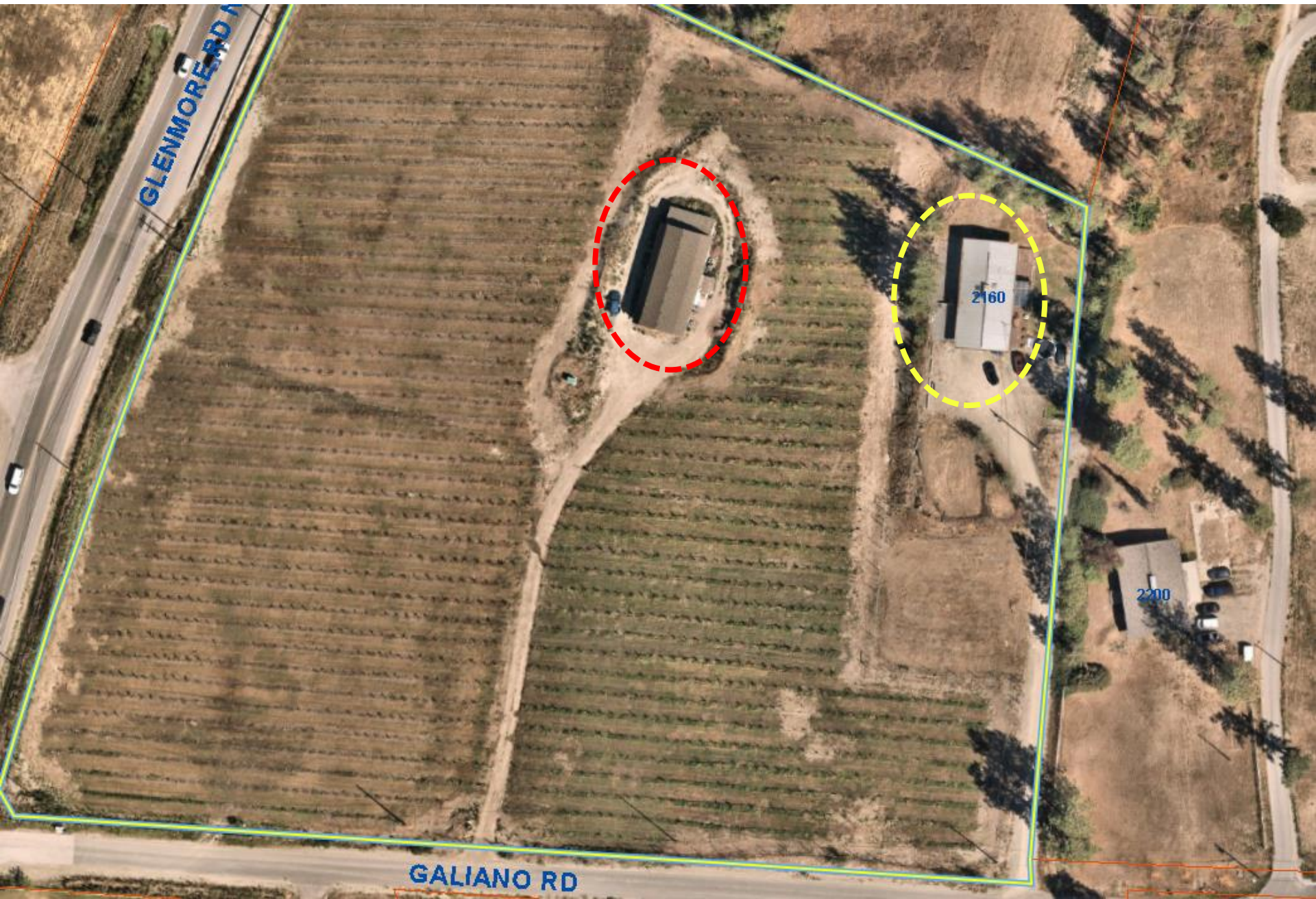
OCP Future Land Use / Zoning



Agricultural Land Reserve



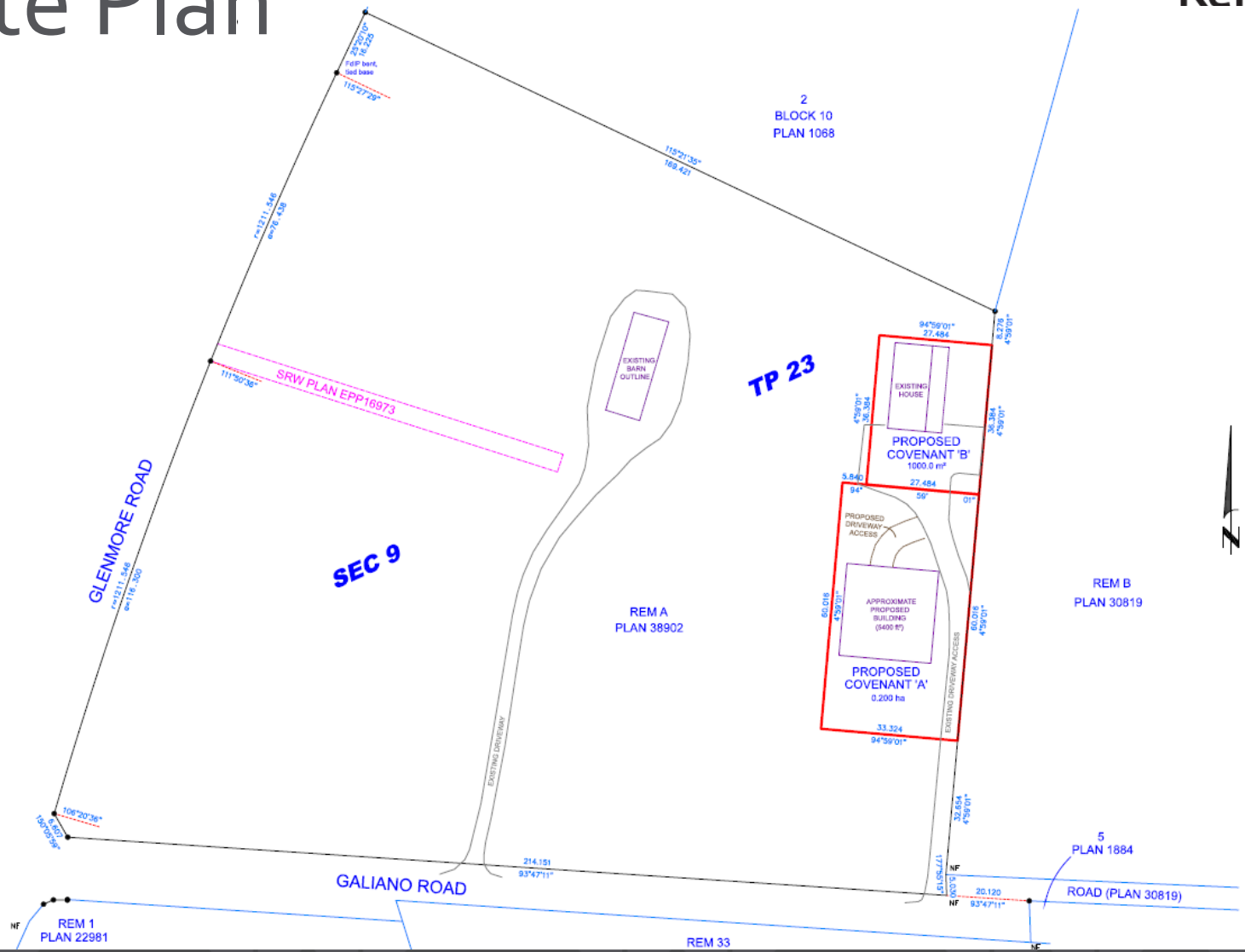
Aerial View



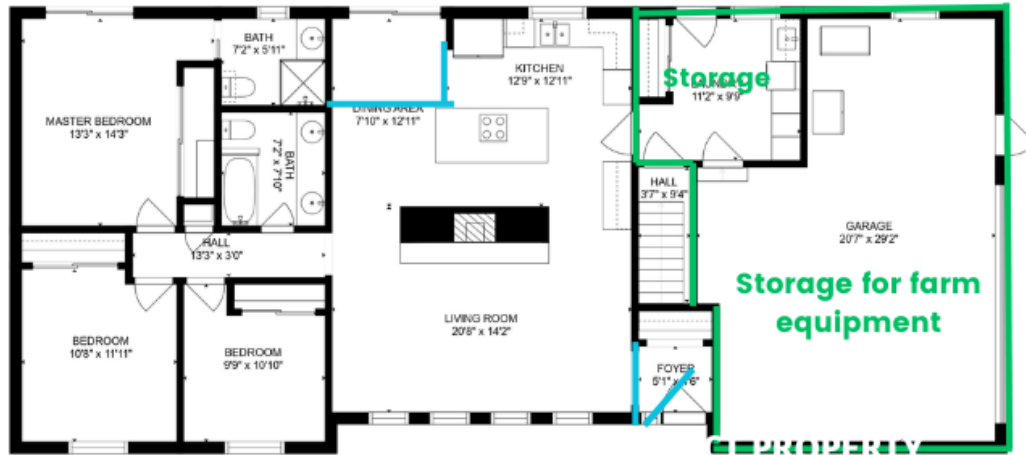
Project Details

- ▶ 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.

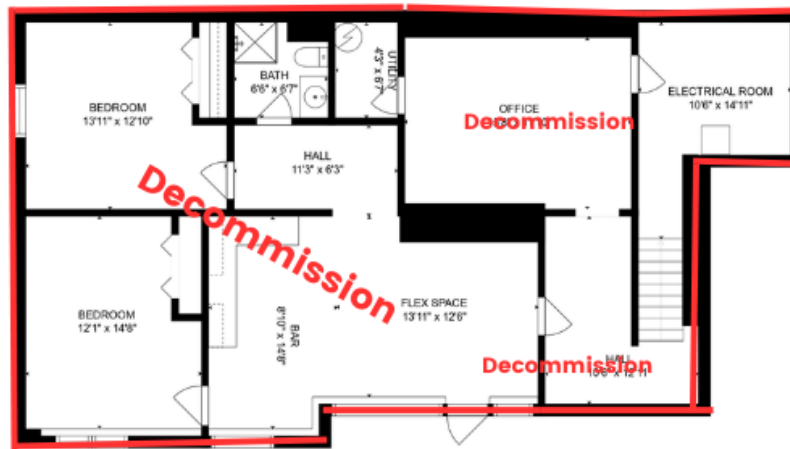
Site Plan



Floor Plan



FLOOR 2



Development Planning

- ▶ Staff consider Non-Adhering Residential Use Permit Applications if they meet the policies the OCP;
 - ▶ Homeplating;
 - ▶ Housing in Agricultural Areas (90 m² and property over 1.0ha)
- ▶ A Farm Residential Footprint covenant to be registered prior to issuance of Building Permit

AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Application will be forwarded to ALC should Council support it.



Conclusion of Staff Remarks