



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 66626
Application Type: Non-Adhering Residential Use within the ALR
Status: Submitted to L/FNG
Applicant: Judge
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT A SECTION 9 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 38902 EXCEPT PLAN KAP85942
Approx. Map Area 3.4 ha
PID 008-952-710
Purchase Date May 8, 2020
Farm Classification Yes
Civic Address 2160 GALIANO RD, Kelowna
Certificate Of Title 2160 Galiano Rd - Title .pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Gurpreet Judge	No Data	2508993101	guri.judge@icloud.com	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

ATTACHMENT A
This forms part of application # A23-0004
Planner Initials TC
 City of Kelowna DEVELOPMENT PLANNING

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? Yes

Type Land Owner
First Name Gurpreet
Last Name Judge
Organization (If Applicable) No Data
Phone 2508993101
Email guri.judge@icloud.com

4. Government

Local or First Nation Government: City of Kelowna

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). 2300 (approx.) Cherry trees planted on the land

Describe all agricultural improvements made to the parcel(s). New irrigation system installed through out the Farm land
Fencing on entire land

Describe all other uses that Home and Barn

currently take place on the parcel(s).

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Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Residential	Home and Stable
East	Residential	No agriculture
South	Residential	Dog Eye Hospital, Home and Barn
West	Residential	Home and no agriculture

6. Proposal

Selected Subtype: Principal Residence More Than 500m²

What is the purpose of the proposal?

The main purpose of the proposal is to get approval from ALC in order to build a new principal home of 500 Sq. Meters (size allowed by the ALC) on the upper Eastern portion of the property which is not usable for agricultural purposes. Currently, there is a 1977 Built home on the property and we are proposing to reduce the size of our existing home to 90 Sq. meters and we will decommission the basement and bring it down to 90 M2 (floor plan submitted to City of Kelowna) as per the requirement of the act upon completion of the principal home. Currently, the existing home is our principal home and we would like to continue to live in this existing home until the completion of our new principal home. We are 6 family members , 4 adults and 2 kids, therefore, we need the whole house until we build the new home. We are proposing to make the new principal home's occupancy permit conditional to decommissioning of the existing home to 90 sq. meters.

What is the total floor area (m²) of the proposed principal residence? 500

Describe how the proposal for a principal residence more than 500m² will support agriculture in the short or long term. We are only proposing a principal residence of a maximum of 500 Sq Meters.

Describe the rationale for the proposed location of the principal residence. The proposed location is close to the existing driveway road to the property which is not usable for agriculture. This location does not require another driveway to the new building.

Provide the total area (m²) and a description of infrastructure necessary to support the principal residence. 21780 Sq feet (.50 acres) to build 500 Sq meter principal residence, driveway is already there, gas line is already installed, water line is also in front of the location of the proposed structure as well as power.

Describe the total floor area (m²), type, number, and occupancy of all residential structures currently located on the property. Existing residential structure
230 Sq Meter
used a principal residence

Proposal Map / Site Plan 20221211161420_001.pdf

Do you need to import any fill to construct or conduct the proposed non-adhering residential use? Yes

Soil and Fill Components

Describe the type and amount of fill proposed to be placed. To be determined , We are not sure at this stage.

Briefly describe the origin and quality of fill. TBD

Placement of Fill Project Duration TBD

Volume **Fill to be Placed** 0 m³
Area 0 ha

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Maximum Depth 0 m
Average Depth 0 m

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Site's Current image	IMG_2179.HEIC
Photo of the Application Site	Site's Current image	IMG_2186.HEIC
Photo of the Application Site	Site's Current image	IMG_2185.HEIC
Photo of the Application Site	Site's Current image	IMG_2184.HEIC
Photo of the Application Site	Site's Current image	IMG_2183.HEIC
Photo of the Application Site	Site's Current image	IMG_2181.HEIC

ATTACHMENT A

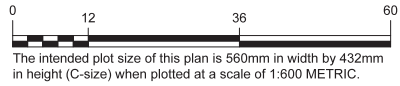
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SITE PLAN OF LOT A, SEC 9, TP 23,
 ODYD, PLAN 38902, EXCEPT PLAN
 KAP85942.



PID: 008-952-710
 CIVIC ADDRESS: 2160 GALIANO ROAD
 CLIENT: JUDGE

LEGEND

- Denotes Standard Iron Post Found
- Denotes iron post searched and Not Found

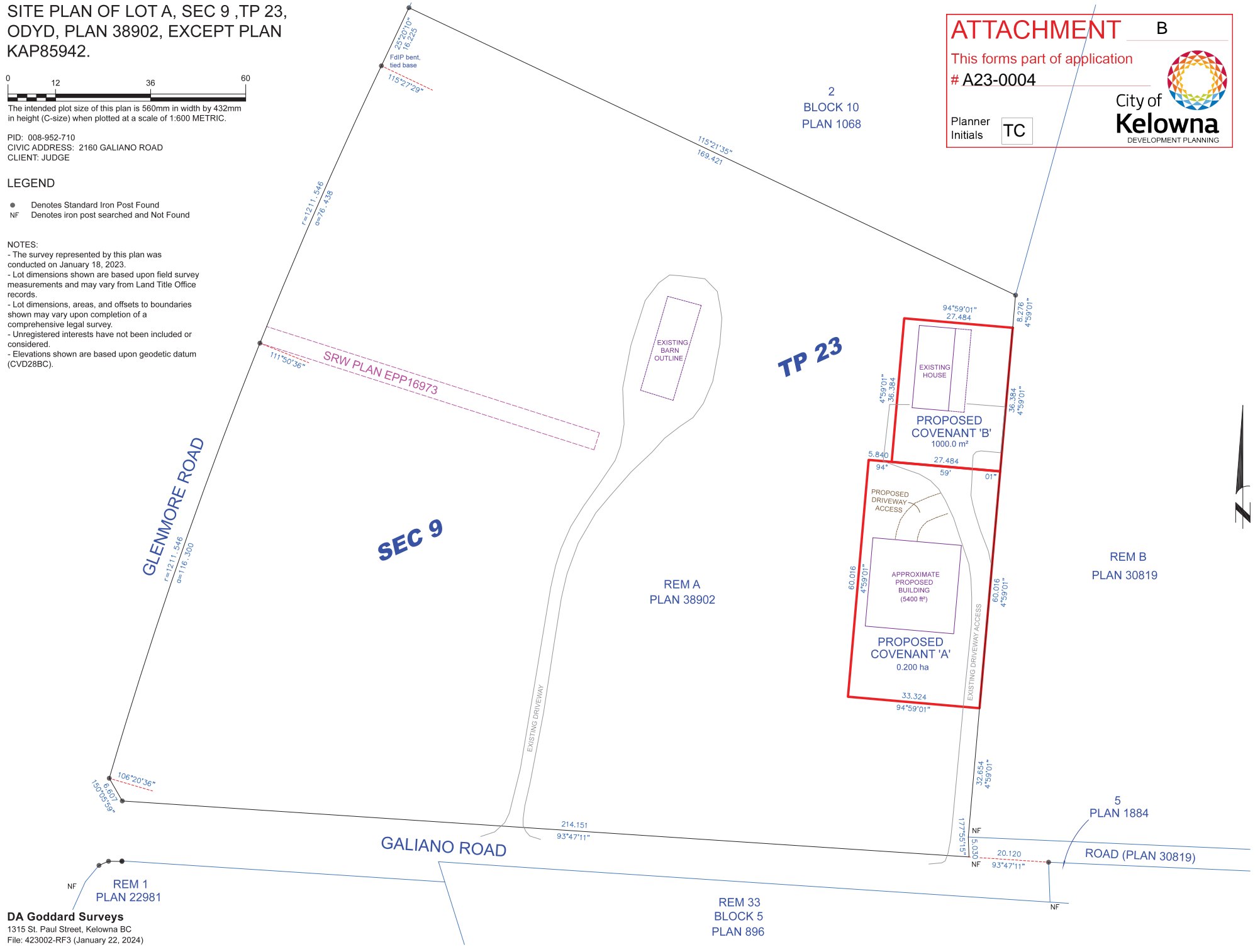
NOTES:

- The survey represented by this plan was conducted on January 18, 2023.
- Lot dimensions shown are based upon field survey measurements and may vary from Land Title Office records.
- Lot dimensions, areas, and offsets to boundaries shown may vary upon completion of a comprehensive legal survey.
- Unregistered interests have not been included or considered.
- Elevations shown are based upon geodetic datum (CVD28BC).

ATTACHMENT B

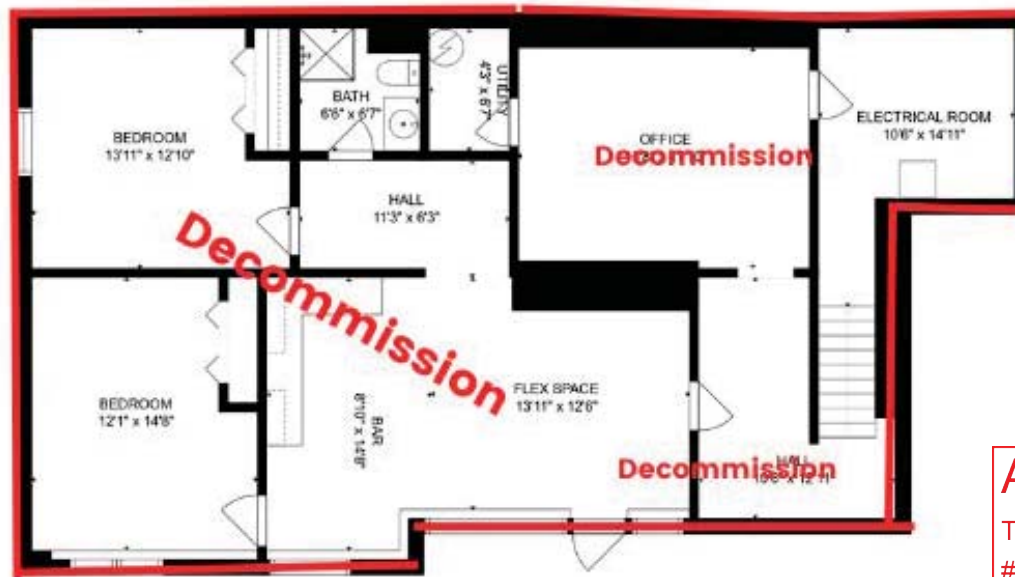
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FLOOR 2



FLOOR 1

ATTACHMENT C

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GROSS INTERNAL AREA
 FLOOR 1: 1325 sq. ft, FLOOR 2: 1380 sq. ft
 EXCLUDED AREAS: , GARAGE: 507 sq. ft
 TOTAL: 2705 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.