



City of
Kelowna

A24-0011

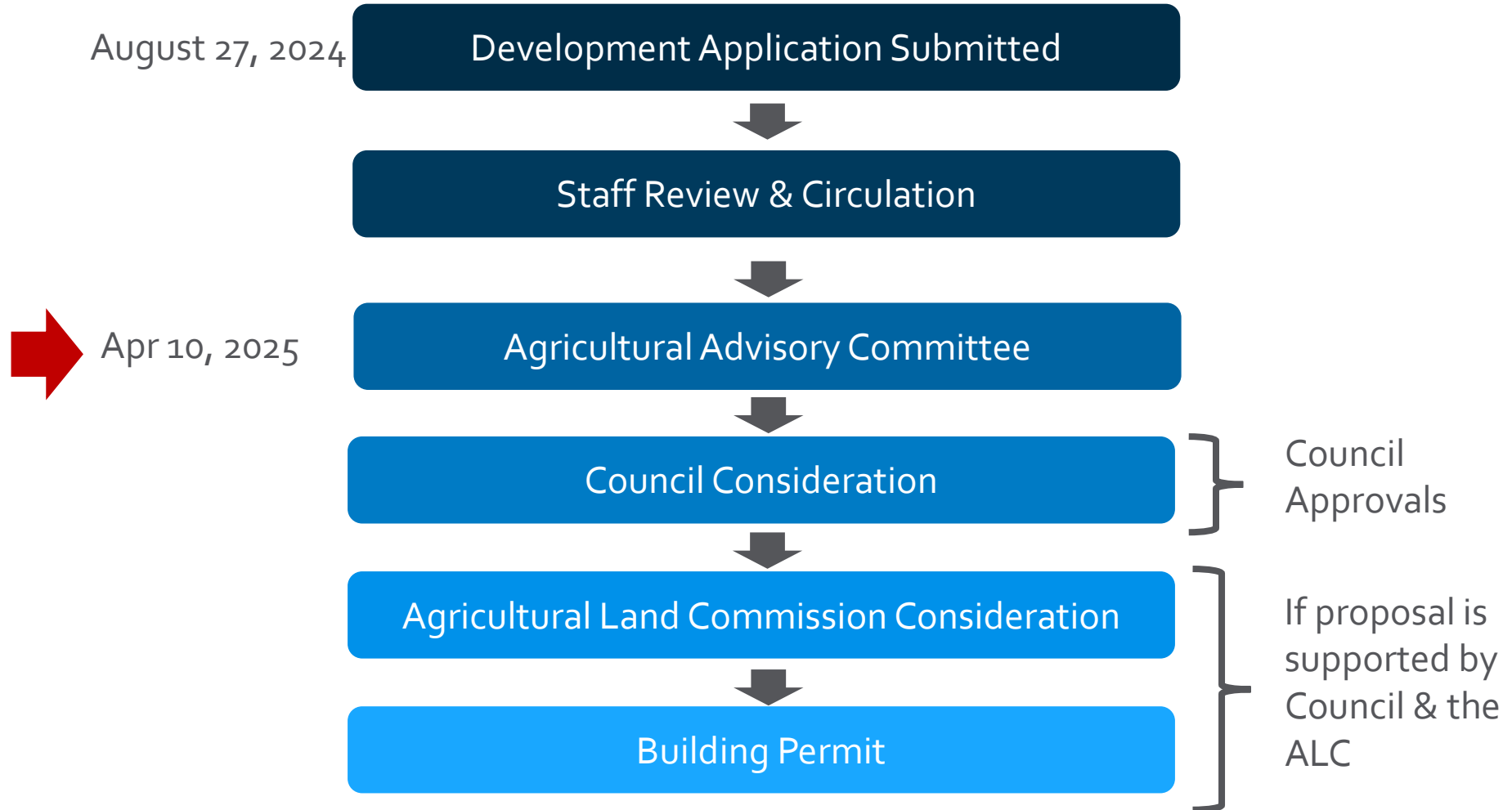
1444-1448 Latta Road

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 permit a 3rd dwelling on the subject property.

Development Process

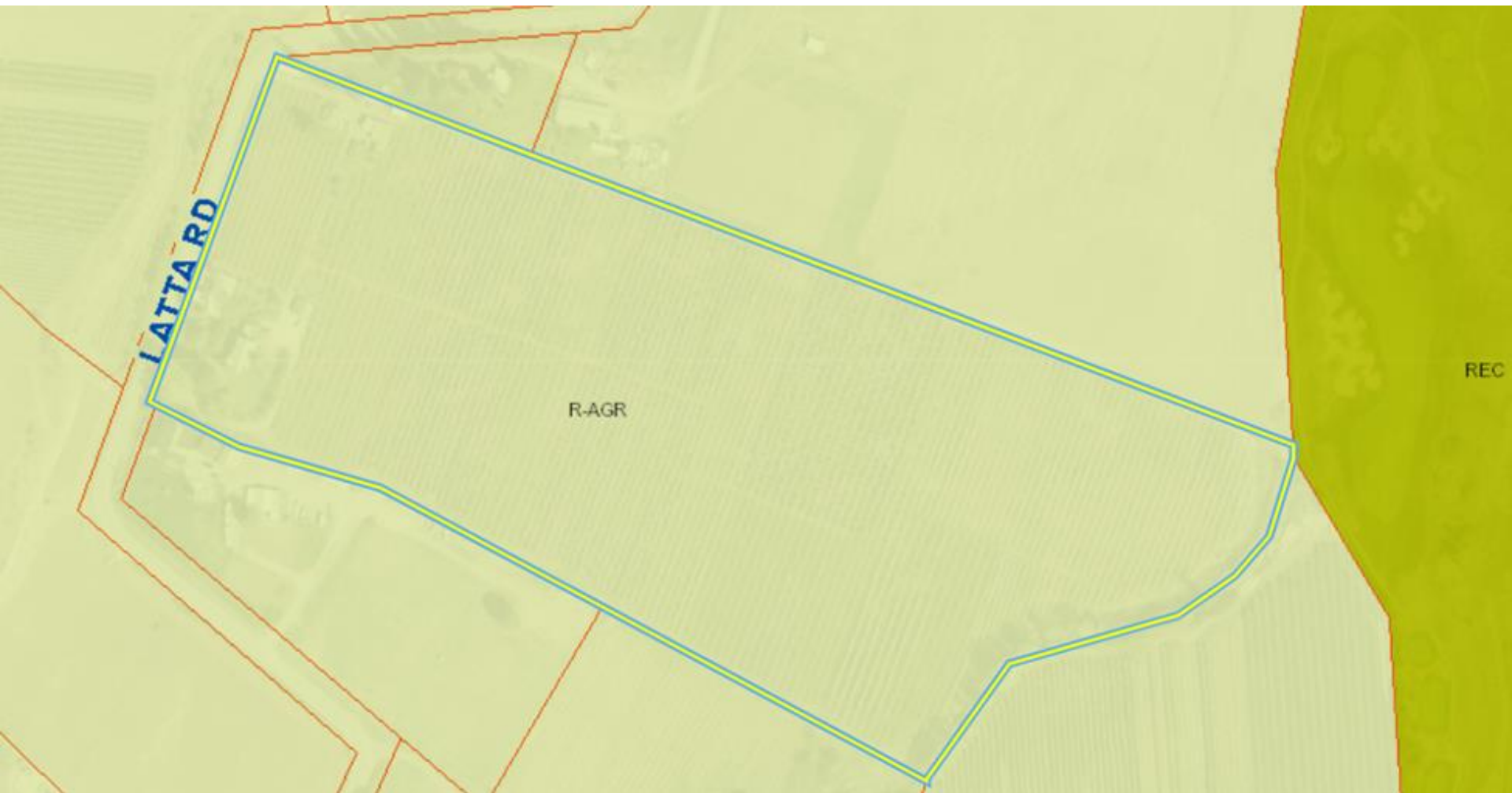


Context Map



City of Kelowna

OCP Future Land Use

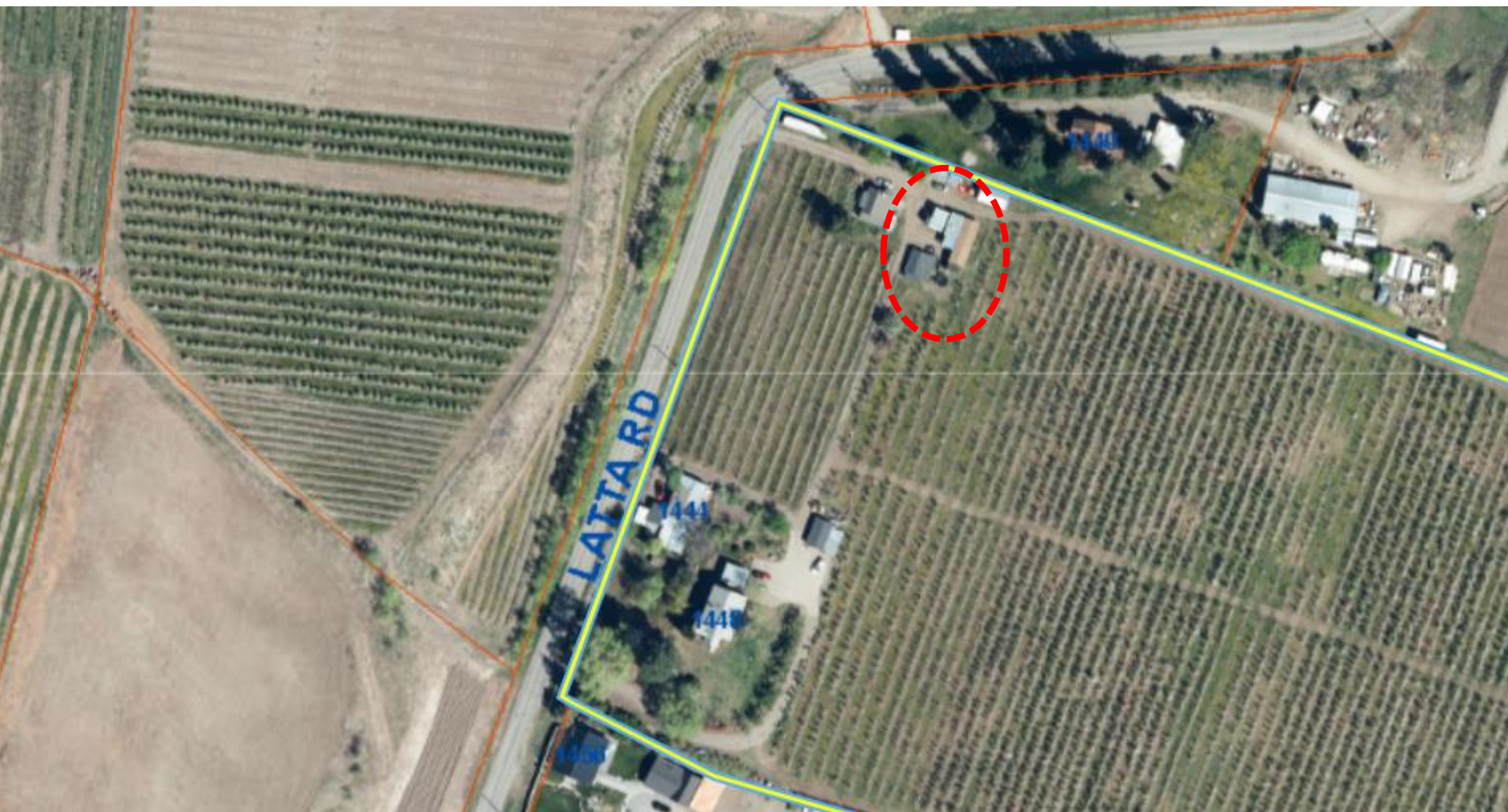


Agricultural Land Reserve



City of Kelowna

Aerial View

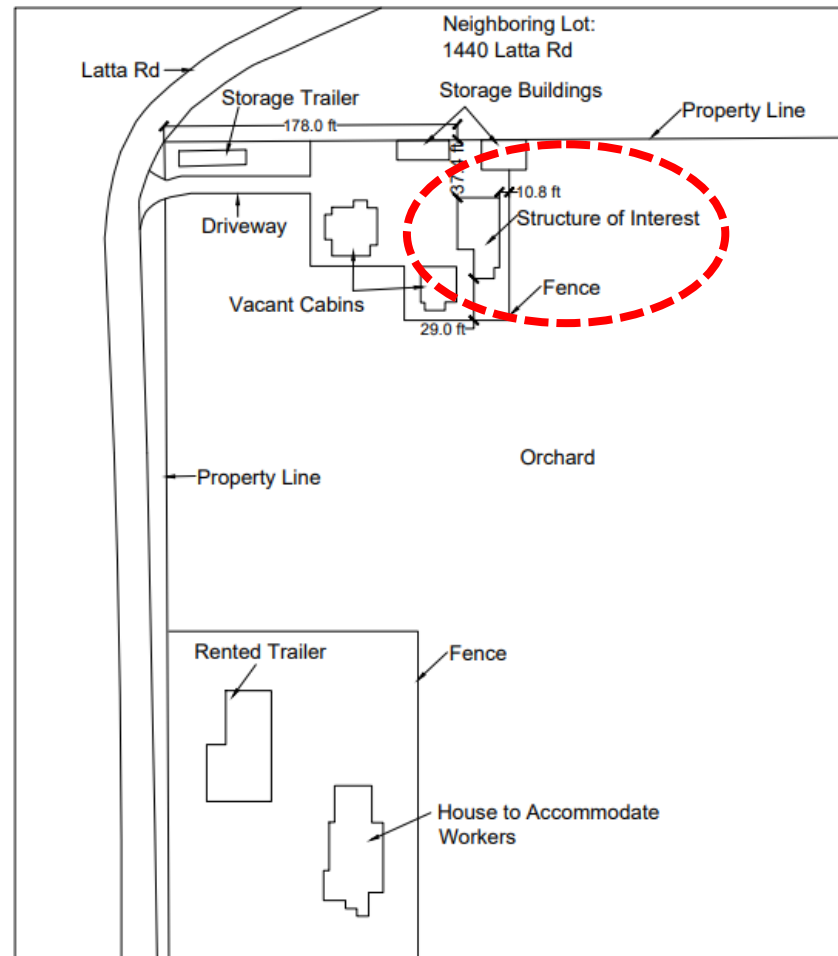


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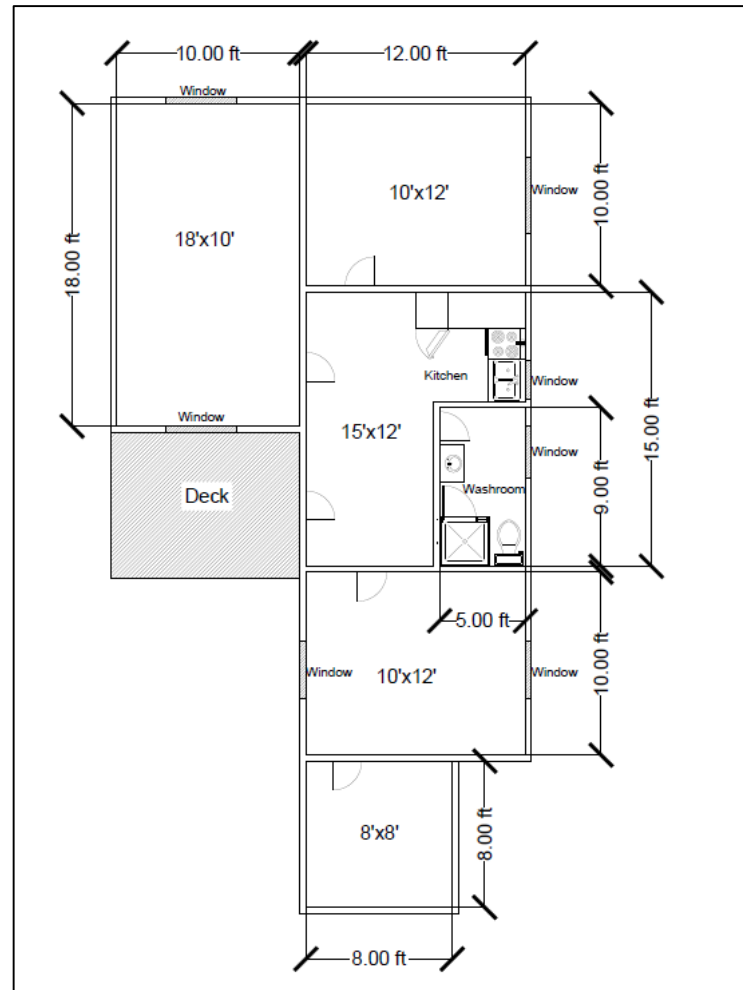
Project Details

- ▶ The applicant is seeking approvals to allow for a 3rd residential dwelling on the subject property.
 - ▶ Permanent maintenance employee currently resides in proposed 3rd dwelling
 - ▶ Proposed 3rd dwelling is approximately 35m²
 - ▶ Final occupancy of the new building would not be permitted without compliance with BC Building Code
 - ▶ There are currently two legal dwellings on site
 - ▶ A primary dwelling currently being used to house 5 seasonal agricultural workers
 - ▶ A secondary mobile home occupied by tenants

Site Plan



Floor Plan



Development Planning

- ▶ Staff consider Non-Adhering Residential Use Permit Applications if they meet the policies the OCP;
 - ▶ Housing in Agricultural Areas (90 m² and property over 1.0ha)

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