

COMMITTEE REPORT



Date: April 10, 2025
To: Agricultural Advisory Committee
From: Development Planning Department
Address: 131 Mail Rd
File No.: A25-0003
Zone: A1 – Agriculture

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to live in the existing dwelling, while a new residence is being constructed.

2.0 Development Planning

The subject property, located on Mail Rd near the intersection with Sexsmith Rd, is 1.07 hectares (2.65 acres) in size. The applicant seeks permission to occupy the existing dwelling while constructing a new one. The current dwelling, built around 1930, measures 139 m² and will be demolished before the new dwelling's final occupancy. The proposed new principal dwelling will be 499.9 m², just under the permitted maximum size of 500 m². It will be situated directly behind the existing home, utilizing the same driveway to minimize the impact on farmable land.

The property features an active agroforestry operation with approximately 1,800 Christmas trees planted across the site. The north side of the parcel includes five varieties of fir in a 0.5-hectare area and an additional 0.1 hectares of fir and spruce saplings. Since acquiring the property in 2023, the applicant has planted 500 additional fir saplings and installed irrigation.

If the proposal is approved by Council and the Agricultural Land Commission, a Farm Residential Footprint covenant is required to be registered on Title prior to the issuance of a new Building Permit. The covenant area would Homeplate the residential uses including the principal dwelling, and all residential accessory buildings. Prior to Building Permit occupancy of the new principal dwelling, a Demolition Building Permit will be required to be completed.

3.0 Subject Property & Background

3.1 Site Context

Zoning and land use adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	A1 – Agriculture	Yes	Agriculture

South	A1 – Agriculture	Yes	Agriculture / Rural Residential
East	A1 – Agriculture	Yes	Agriculture
West	A1 – Agriculture	Yes	Agriculture

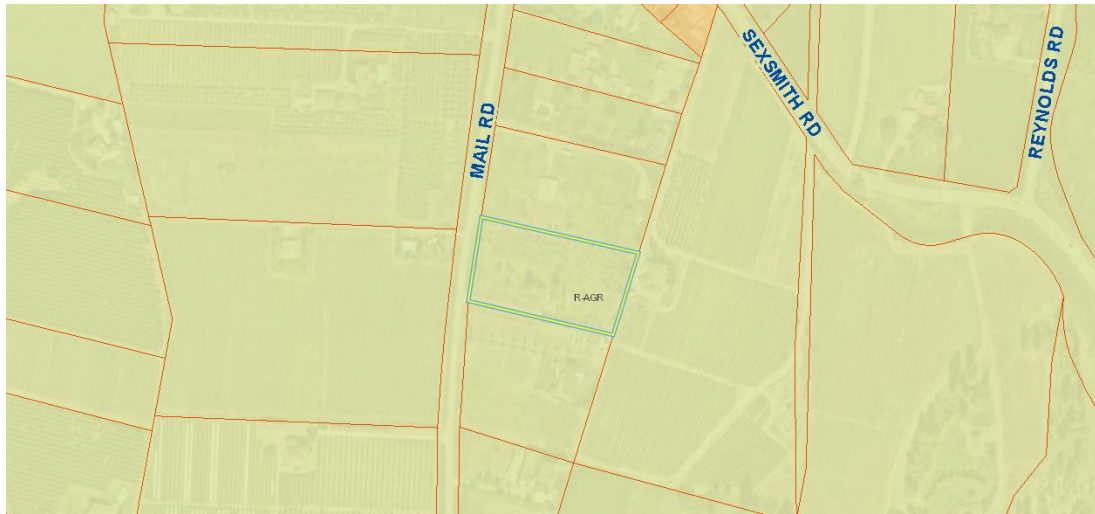
Subject Property Map



ALR Map



Future Land Use Map



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 8.1. Protect and preserve agricultural land and its capability.	
Policy 8.1.10. Homeplating.	Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage. <i>The proposed location of the new dwelling will be in close proximity to the existing dwelling. These are not adjacent to the road frontage but are accessed via a driveway that runs parallel with the south property line away from the active agriculture.</i>

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager
Approved for Inclusion: Nola Kilmartin, Development Planning Department Manager

Attachments:

Attachment A – ALC Application File No: 103148
Attachment B – Site Plan
Attachment C – Conceptual Drawing Package