



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 103148  
**Application Type:** Non-Adhering Residential Use within the ALR  
**Status:** Submitted to L/FNG  
**Name:** Deleurme et al.  
**Local/First Nation Government:** City of Kelowna

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT A SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 22315  
**Approx. Map Area** 1.09 ha  
**PID** 006-918-891  
**Purchase Date** Nov 30, 2023  
**Farm Classification** Yes  
**Civic Address** 131 Mail Rd Kelowna BC V1V2H2  
**Certificate Of Title** Title Mail Rd.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
	Not Applicable			
	Not Applicable			

ATTACHMENT A

This forms part of application  
# A25-0003

Planner  
Initials

TC

**City of  
Kelowna**  
DEVELOPMENT PLANNING

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### 2. Other Owned Parcels

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

### 3. Primary Contact

Type Land Owner  
First Name  
Last Name  
Organization (If Applicable) No Data  
Phone  
Email

### 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). Currently, Approximately 1800 Christmas trees up to 20 years old. 0.5 hectare parcel whole north side of property(1.3 acres) 5 varieties of Fir. Approx 0.10 hectare parcel fir and white spruce saplings. Planted south/west. See site plan.

Describe all agricultural improvements made to the parcel(s). Since owning in 2023 We have planted approximately 500 fir saplings to replenish and add to Christmas Tree production in 2024. Added irrigation stand pipes to over an acre of trees 2024. Removed multiple dead pine trees under power lines and cleared out old growth that impeded farm irrigation. Our plan is to continue the tree farm operations. As we have expanded

planting.

**Describe all other uses that currently take place on the parcel(s).**

We live on the property, so it has a residential use. 1500 sq foot house. (95 years old approximately) 400 sq foot detached garage with electrical (age unknown) We have operated the Christmas tree farm for the last 2 years we have owned the property. We carry Christmas tree farm insurance and run as a business. Mail Rd Tree Farm.

## Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	nothing farmed. Home at east end of property
East	Agricultural / Farm	We back onto their primary residence, they have apples and pears in front of them. We could theoretically move our home farther east to have residences clustered
South	Agricultural / Farm	Some lavender. Main residence at the east end of property
West	Agricultural / Farm	Grapes

## 6. Proposal

Is your proposal for a principal residence with a total floor area greater than 500 m<sup>2</sup>? No

Is your proposal to retain an existing residence while building a new residence? Yes

Is your proposal for an additional residence? No

Is your proposal for temporary foreign worker housing? No

Do you need to import any fill to construct or conduct the proposed Yes

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**non-adhering residential use?****What is the purpose of the proposal?**

Our proposal is to replace a new home directly behind the current existing home where the current garage is positioned. The new home will remain largely in the same disturbed area that the current home sits and where there is no current agricultural activity. The same driveway will be used. Distance from old house to new residence is approximately 11-15 feet. Old home to be removed upon occupancy of new home. We will not be able to complete our front deck until the existing home is removed. See plan. By allowing us to live in the current home while we build a replacement we can continue to maintain the Christmas tree farm operations and maintain the property as a whole.

**Will the proposed residence(s) be clustered with existing residential structures? Please explain.**

The proposed residence will replace the existing residential structures where they currently are. There are two existing barns at the back of the property (east). If the ALC would like us to cluster the new residence more to the east, closer to the barns we would be open to that option. Those barns are used for storage of farming materials.

**Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.**

No. The existing home and detached garage to be replaced start at 57 meters back from lot line. The new residence would be using this same disturbed area for the new footprint. Further there are Christmas tree saplings planted up to 50 meters from lot line in front of existing residence. See plan proposal. Our footprint has been pre approved by the city of Kelowna. We have squared off the new residence to the south of the property as advised. We have been in constant contact in regards to the guidelines with Tyler Casewell who works in the city planning department.

**Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location?**

The new residence will be largely in the same area of the parcel as the existing home and detached garage being replaced. This makes agricultural sense as we are not interfering with the current Christmas tree Farm plantings and preserving the agricultural land as it is. We would also use the current septic field and just replace it.

**Describe any infrastructure required to support the proposed residence(s) and the approximate area (m<sup>2</sup>) required for that infrastructure**

We plan to use the same existing driveway, and the same area for septic field to be replaced. The septic field has an approximation of 111m<sup>2</sup>. Roughly. It is currently located in the open area between the residence and the Christmas trees on the north side of the property

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<b>Proposal Map / Site Plan</b>	Mail Rd. Site plan ALC.pdf
<b>Detailed Building Plans</b>	Mail Rd Floor Plan exterior views.pdf


<b>Existing Residence</b>	<b>Total Floor Area</b>	<b>Description</b>
#1	139m <sup>2</sup>	There is a crawl space that is roughly 5 feet deep and 83m2
<b>Proposed Residence</b>	<b>Total Floor Area</b>	<b>Description</b>
#1	464m <sup>2</sup>	The house is a ranch style with no basement. The square footage includes a 1 bedroom Secondary suite over the garage. The garage measures 96 m2. Our draftsman has followed the ALC guidelines for including some of the main house square footage in the garage. We have taken care to build the second story into the roof line. This will keep the house lower to the ground which is good for light purposes. We will make sure the house plans meets all ALC measurement guidelines. We have provided the most up to date plans that we have at this point.

## Soil and Fill Components

### Describe the type and amount of fill proposed to be placed.

The fill we will require is a potential mix of sand and gravel that is suitable for the placement of footings. A 4000sq foot home would require approximately 76 yards of material. We are not digging a basement, therefore the crawlspace will be a depth of 5 feet. Builder advises approximately 6 inches of fill over 4000 square feet.

### Fill to be Placed

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Area	372 ha
Maximum Depth	0.15 m
Average Depth	0.15 m

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	GIS MAP From City of Kelowna -not exact lot line	GIS MAP MAIL RD.pdf

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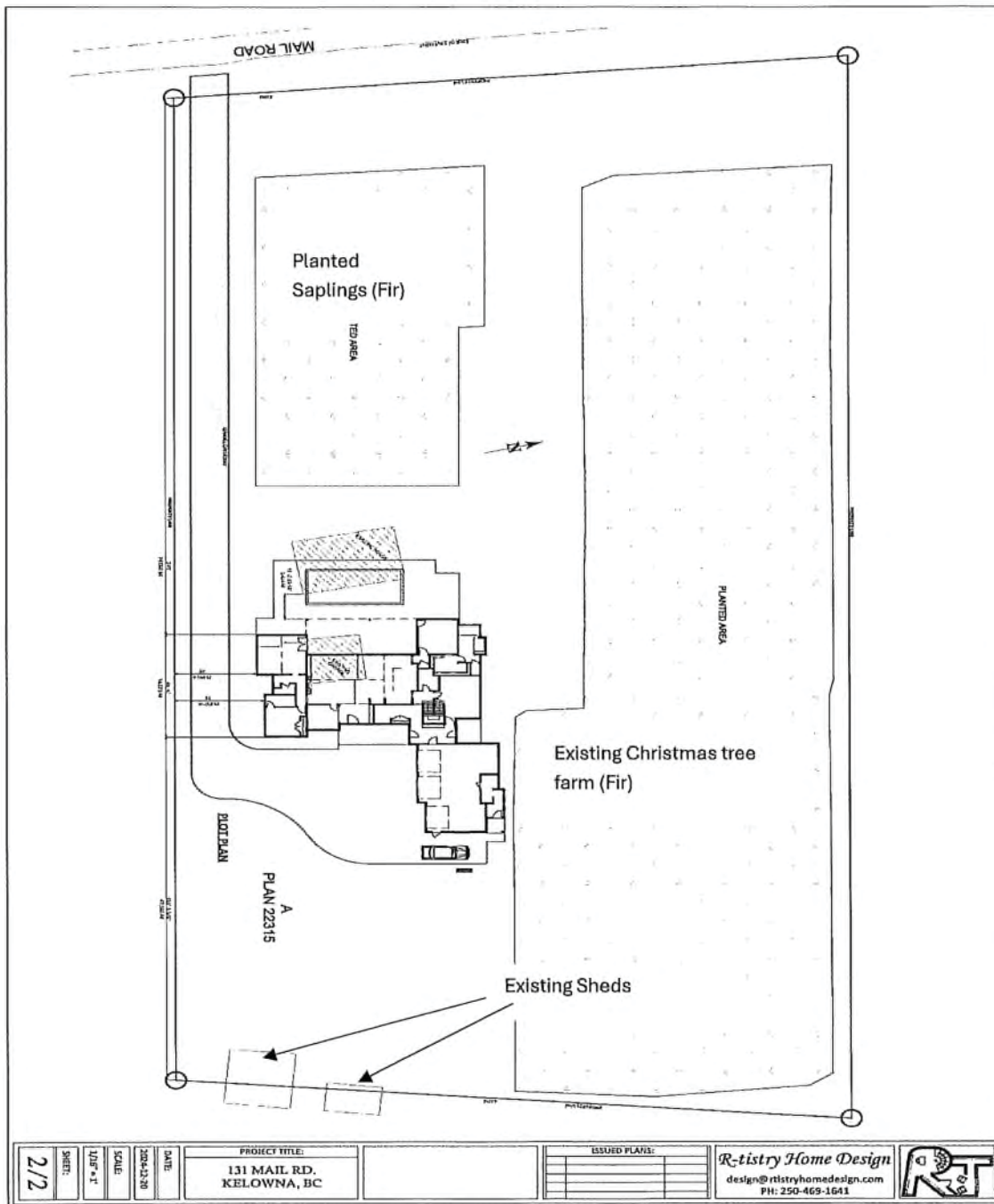
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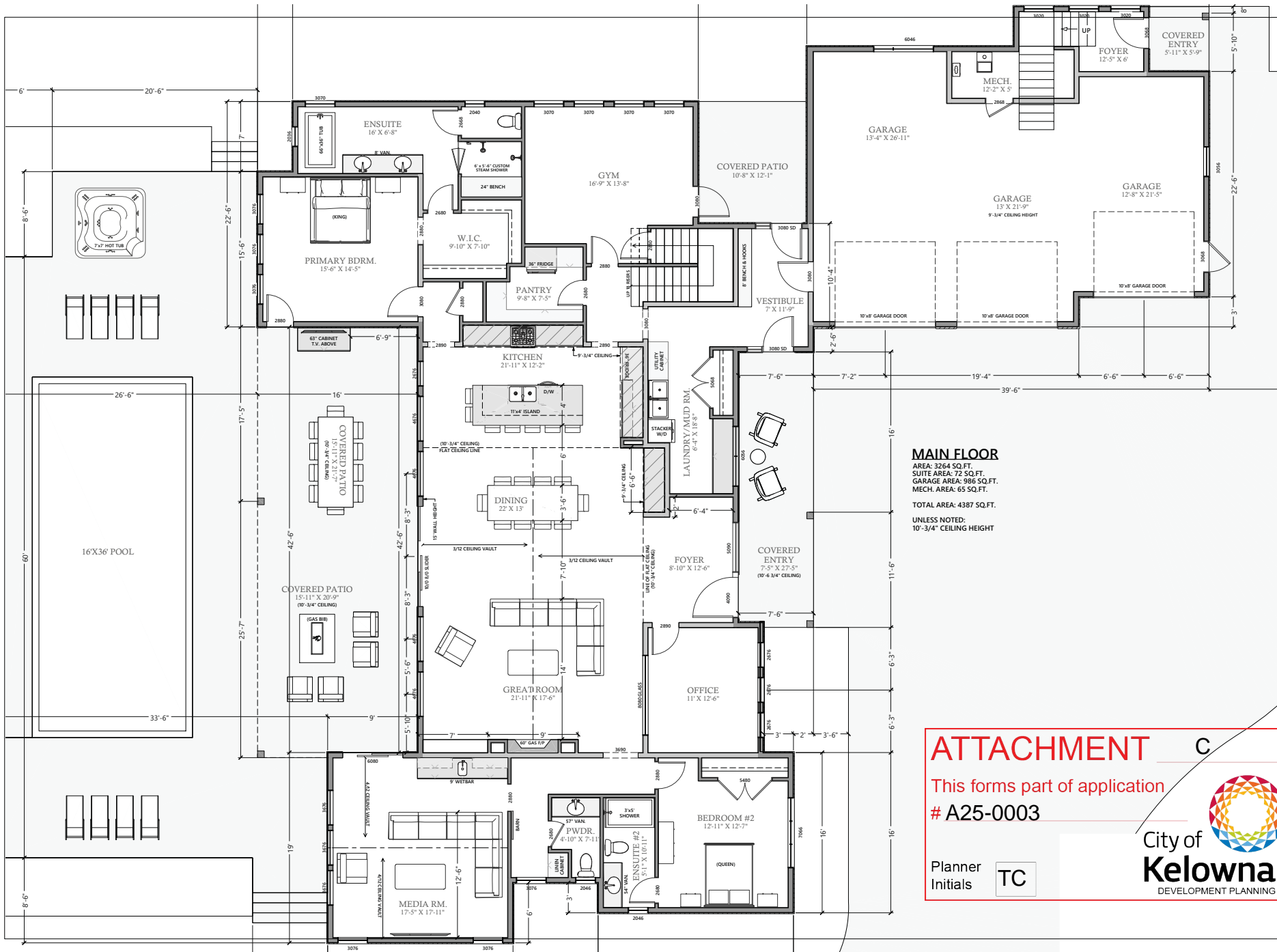


## ATTACHMENT B

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**MAIN FLOOR**  
 AREA: 3264 SQ. FT.  
 SUITE AREA: 72 SQ. FT.  
 GARAGE AREA: 986 SQ. FT.  
 MECH. AREA: 65 SQ. FT.  
 TOTAL AREA: 4387 SQ. FT.  
 UNLESS NOTED:  
 10'-3/4" CEILING HEIGHT

# ATTACHMENT C

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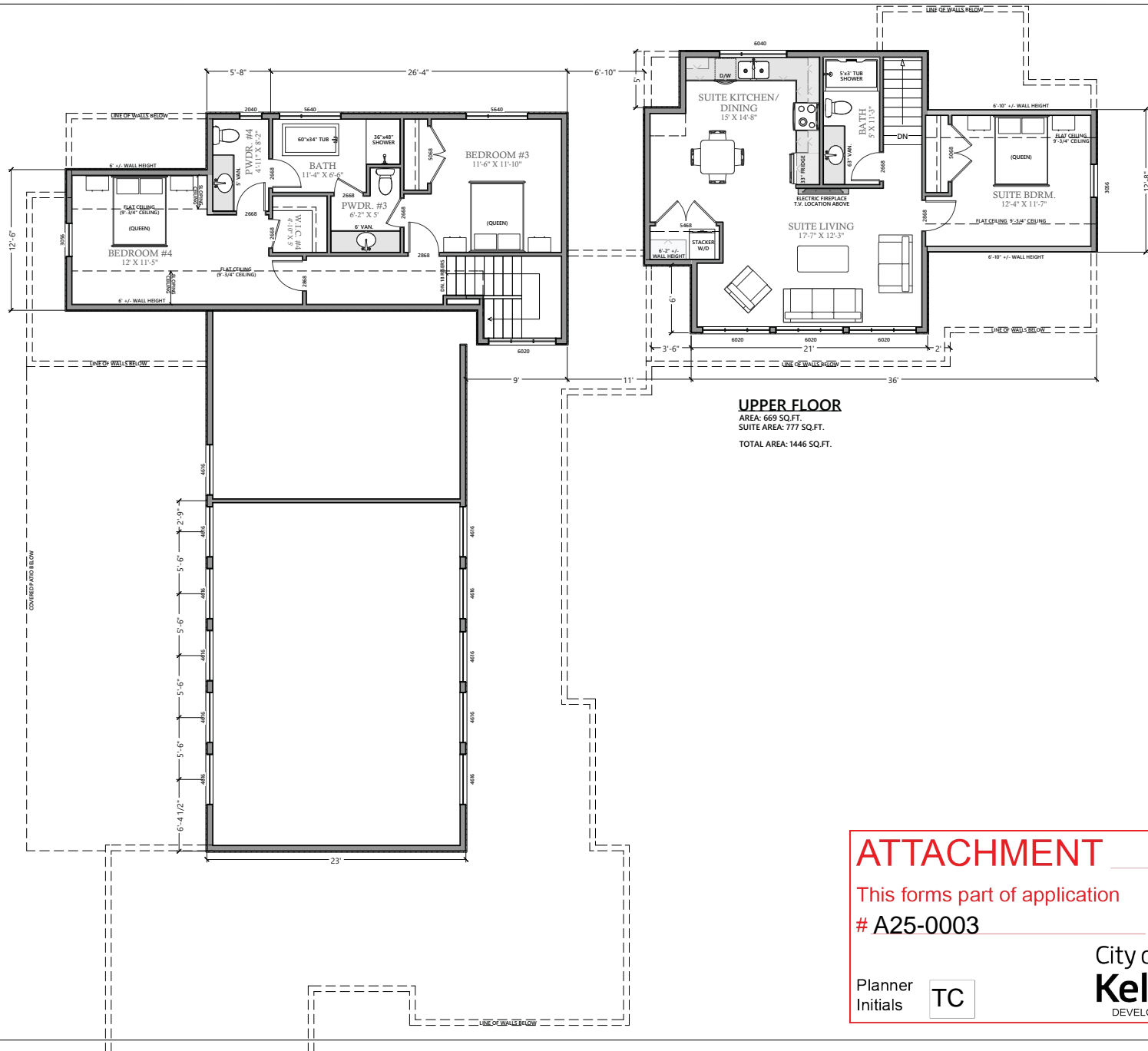
**R-tistry Home Design**  
 design@rtistryhomedesign.com  
 PH: 250-469-1641

ISSUED PLANS:


PROJECT TITLE:  
 131 MAIL RD.  
 KELOWNA, BC

DATE:	2025-01-29
SCALE:	1/4" = 1'
SHEET:	1/2





# ATTACHMENT

## C

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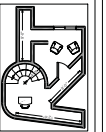
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DATE:
2025-01-29

SCALE:
1/4" = 1'

SHEET:
2/2