



City of
Kelowna

A25-0004

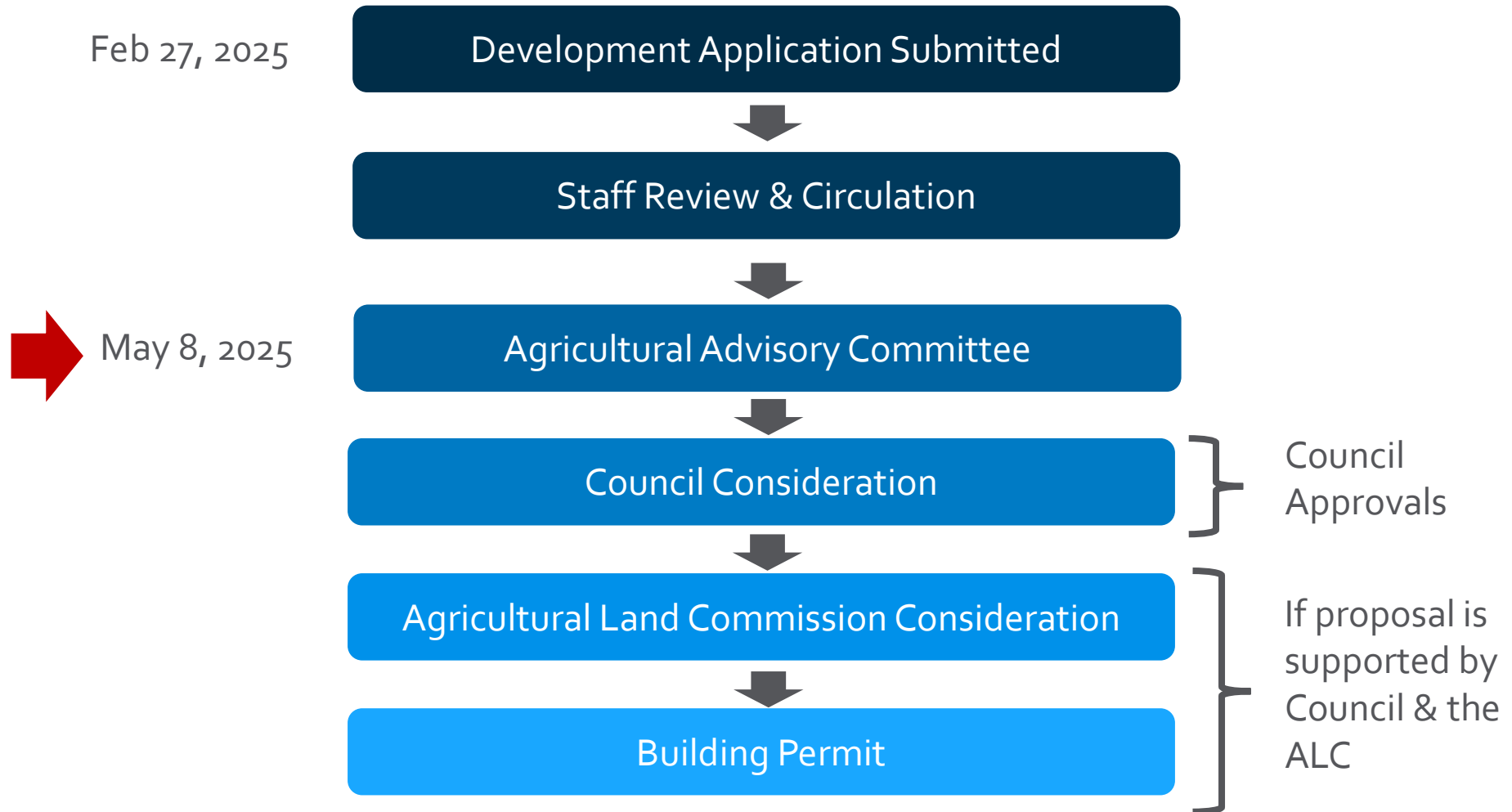
3496 Fitzgerald Rd

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 convert 83.06 m² of the existing dwelling into a secondary residence on the subject property.

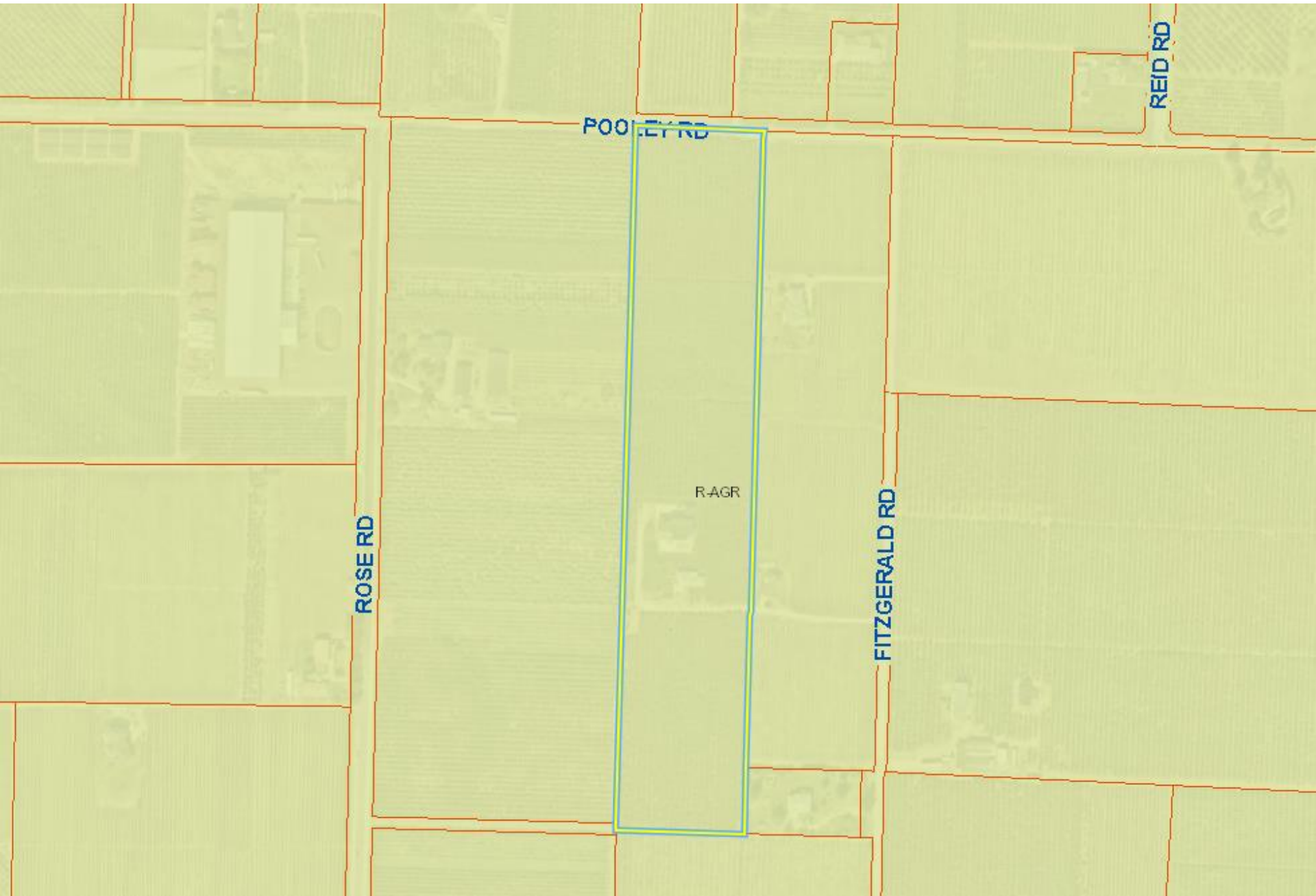
Development Process



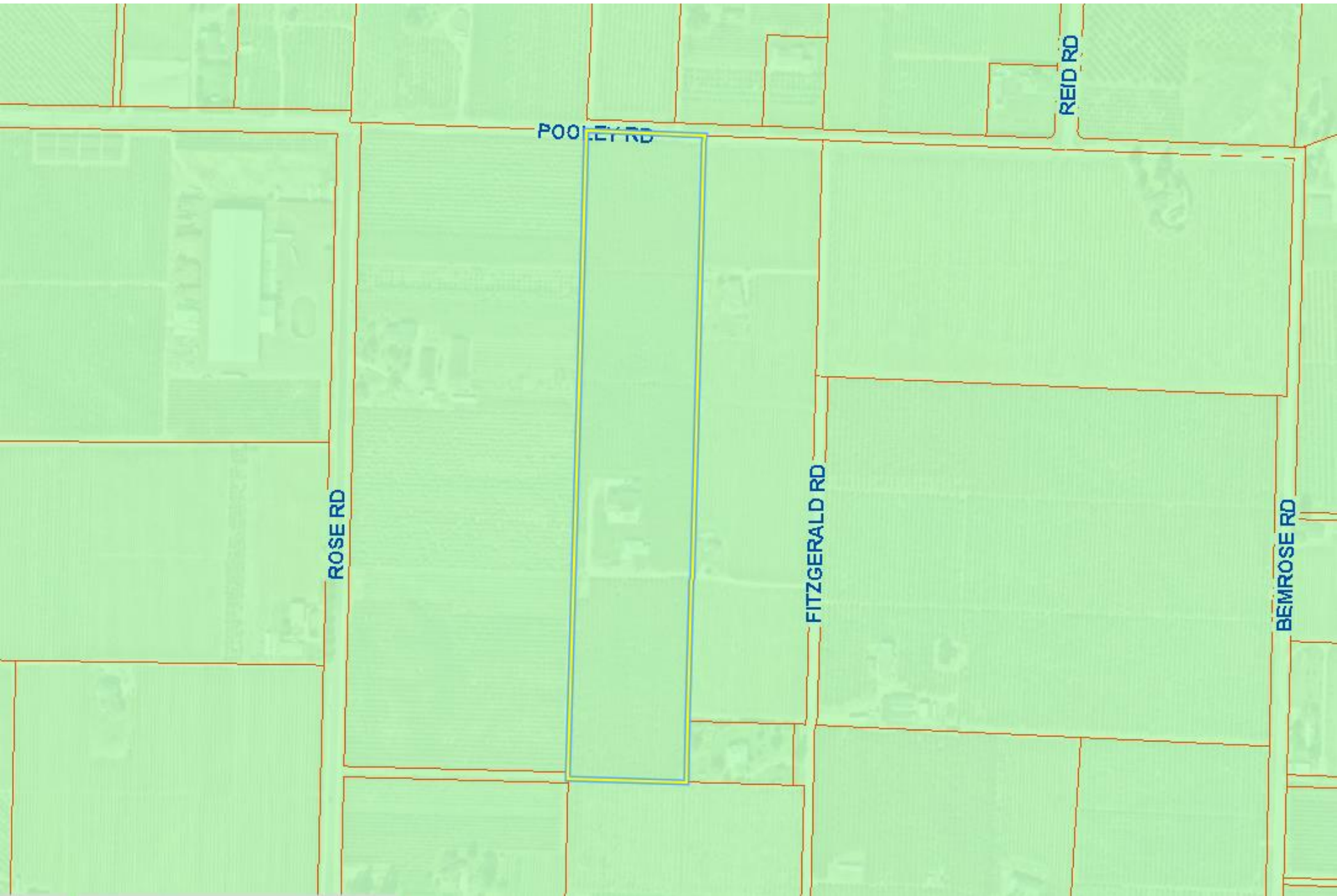
Context Map



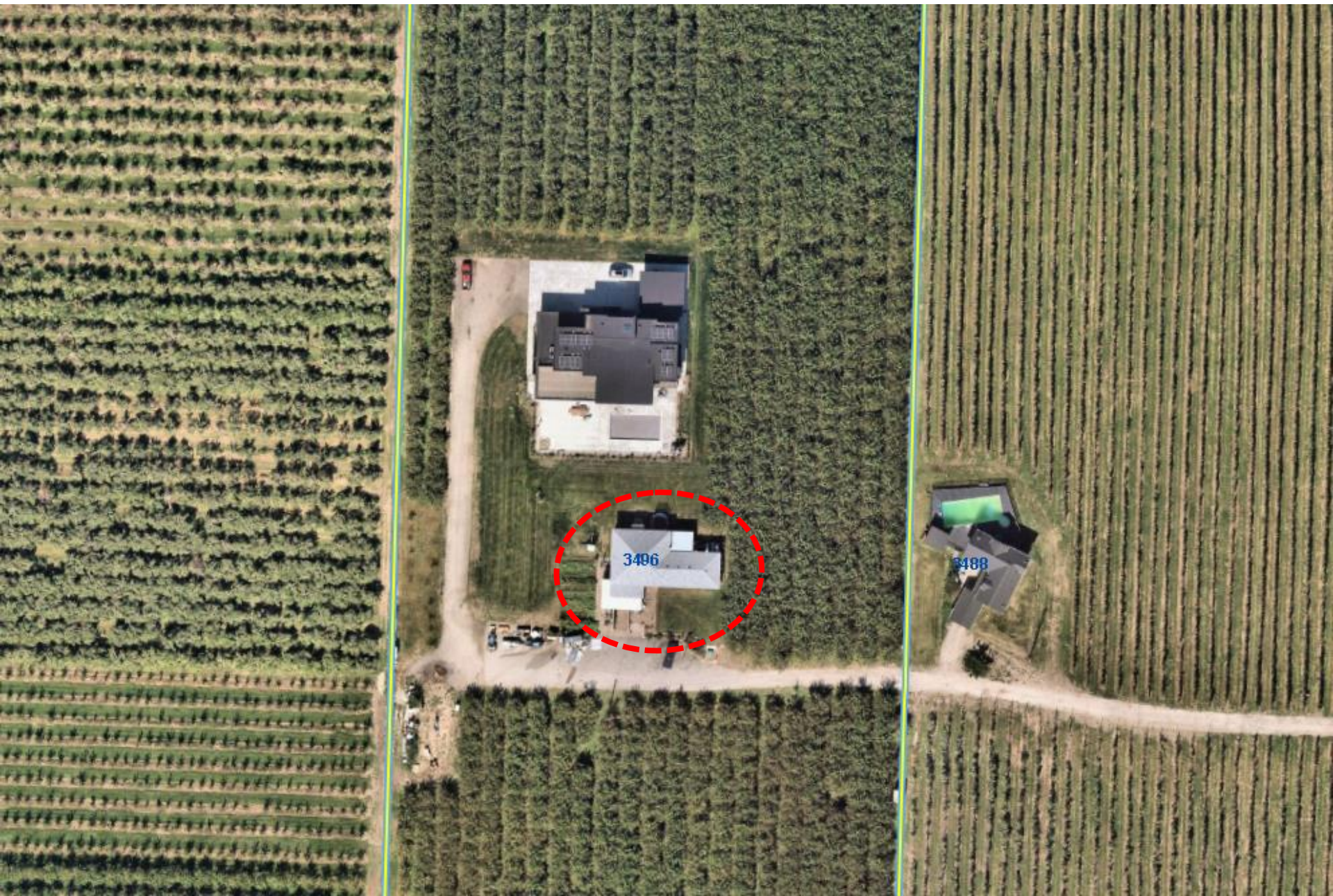
OCP Future Land Use



Agricultural Land Reserve



Aerial View



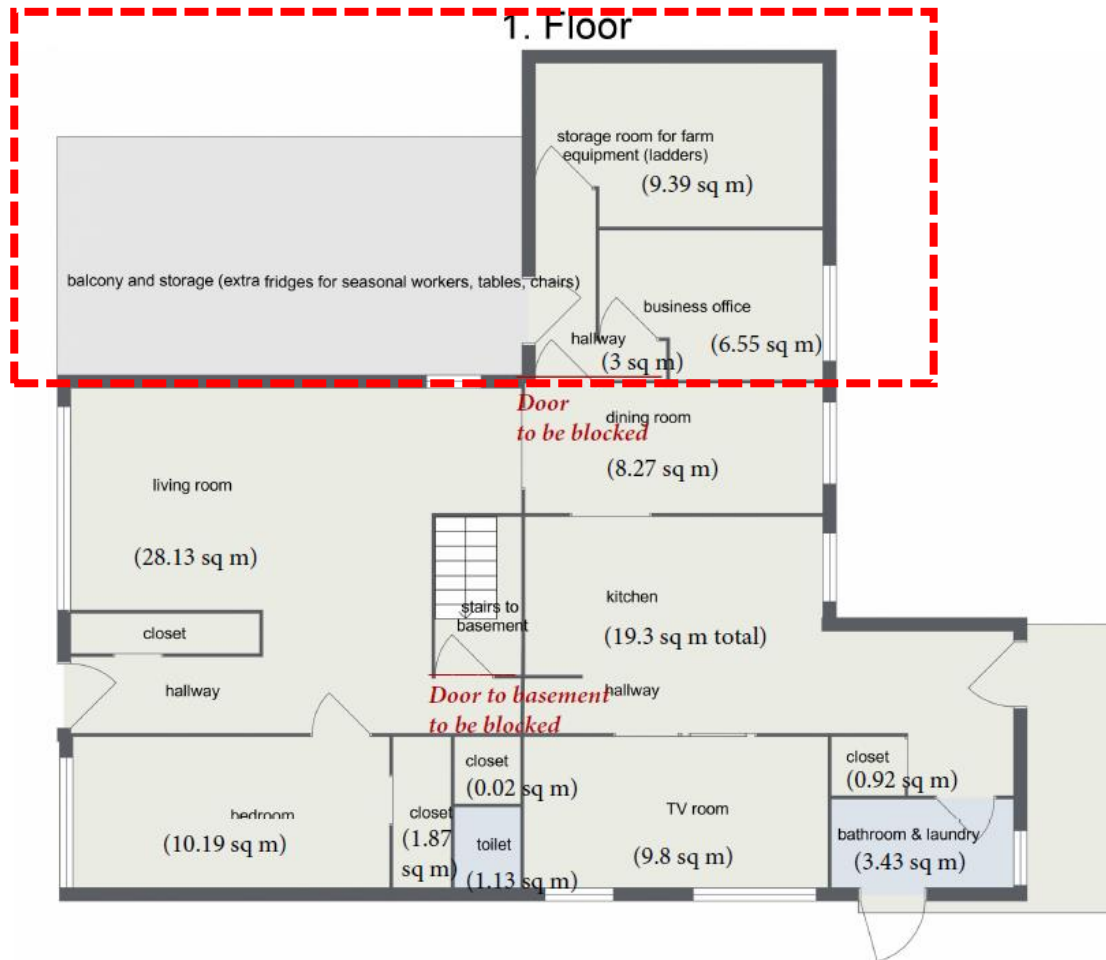
Project Details

- ▶ The applicant is seeking approvals to allow for the conversion of the existing dwelling into a secondary residence.
 - ▶ The proposed new dwelling would be 83.06 m² in size;
 - ▶ The remaining 18.94 m² would be used for the farm operation;
- ▶ A Farm Residential Footprint covenant is required to be registered on Title prior to the issuance of any new Building Permit.

Background

- ▶ A previous Non-Adhering Residential Use Permit was approved by Council and the ALC in 2020;
 - ▶ This was to allow for a delayed decommissioning of the main residence and to allow for the residence to be converted into farm storage and a fruit stand;
 - ▶ This has not been completed, and the existing residence does not have final occupancy;
- ▶ The current Non-Adhering Residential Use Permit will allow for an avenue to come into compliance.

Floor Plan



Development Planning

- ▶ Staff consider Non-Adhering Residential Use Permit Applications if they meet OCP policies;
 - ▶ Homeplating;
 - ▶ 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