



**ATTACHMENT A**

This forms part of application  
# A25-0016

Planner Initials **SO**

**Additional Residence #2**  
(ALC Application File No: 104759)  
32m<sup>2</sup> dwelling

**Additional Residence #1**  
(ALC Application File No: 103850)  
90m<sup>2</sup> dwelling within a 215m<sup>2</sup> accessory building

REV.	DATE	DES / CHK	DESCRIPTION
A	24-JUN-20	SPB	ISSUED FOR INFORMATION

**Permit # 1001331**

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**INDIGENOUS ENGINEERING**

INDIGENOUS ENGINEERING SERVICES CORP. KELOWNA, BRITISH COLUMBIA

CLIENT

PROJECT

1425 McCURDY ROAD EAST  
GENERAL LAYOUT  
PLAN VIEW

SCALE: 1:250

IESC-EMIC2-001



**ATTACHMENT B**

This forms part of application # **A25-0016**

Planner Initials **SO**



City of **Kelowna**  
COMMUNITY PLANNING

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 103850  
**Application Type:** Non-Adhering Residential Use within the ALR  
**Status:** Submitted to L/FNG  
**Name:** Matvieshen et al.  
**Local/First Nation Government:** City of Kelowna

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT 2 SECTION 36 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 23935 EXCEPT PLANS KAP53090 AND KAP84358  
**Approx. Map Area** 3.62ha  
**PID** 006-181-406  
**Purchase Date** Jun 1, 2008  
**Farm Classification** Yes  
**Civic Address** 1425 MCCURDY RD E, Kelowna BC  
**Certificate Of Title** Matvieshen title (2024.11.12).pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Michael Matvieshen	Not Applicable	2506811010	michael@sunlogic spower.com	Not Applicable
Shari Matvieshen	Not Applicable	2506811010	michael@sunlogic	Not Applicable

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**ATTACHMENT B**

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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 Michael

Last Name Matvieshen

Organization (If Applicable) No Data

Phone 2506811010

Email michael@sunlogicspower.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). Animal grazing, fruit & vegetable growing in greenhouses (50% lettuce etc 50% berry fruits)

Describe all agricultural improvements made to the parcel(s). Land developed with irrigation, green house edevelopments undertaken since 2009, solar power installed mid 2010s

Describe all other uses that currently take place on the Residential

parcel(s).

**ATTACHMENT B**

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**Land Use of Adjacent Parcels**

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	Fallow Agricultural land
<b>East</b>	Agricultural / Farm	Fallow Agricultural land
<b>South</b>	Residential	Single family home in enclosed lot/ Orchard fruits
<b>West</b>	Agricultural / Farm	Orchard Fruits

**6. Proposal**

<b>Is your proposal for a principal residence with a total floor area greater than 500 m<sup>2</sup>?</b>	No
<b>Is your proposal to retain an existing residence while building a new residence?</b>	Yes
<b>Is your proposal for an additional residence?</b>	Yes
<b>Is your proposal for temporary foreign worker housing?</b>	No
<b>Do you need to import any fill to construct or conduct the proposed non-adhering residential use?</b>	No
<b>What is the purpose of the proposal?</b>	Retro active approval for carriage house built in 2009 under previous CoK Building Permit which has since expired
<b>Is your proposal necessary for farm use? If so, please explain.</b>	The carriage house is accomodation for elderley ailing family Part of the building comprises garage storage for agricultural equipment, the smaller portion of the building is divided into living accomodation.

**Will the proposed residence(s) be clustered with existing residential structures? Please explain.** It sits close to the larger family residence, with 12m of the garage to the residence..

**Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.** The building is over 300m from the lot frontage

**Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location?** The location is at the far end of the lot and is in a position ideal for storage of plant and agricultural vehicles.

**Describe any infrastructure required to support the proposed residence(s) and the approximate area (m<sup>2</sup>) required for that infrastructure** No additional infrastructure is required as the structure is already connected to the existing septic system, and has adequate drieway access.

**Proposal Map / Site Plan** 001 LOCATION PLAN.pdf

**Detailed Building Plans** 2025-02-28\_carriage 3.pdf

Existing Residence	Total Floor Area	Description
#1	540m <sup>2</sup>	Single storey residence with basement and double garage. First floor 287m2 basement 256m2

Proposed Residence	Total Floor Area	Description
#1	215m <sup>2</sup>	The building overall covers a floor area of 215m2, however the portion of property which is carriage house is 90m2. Overall dimensions are 27m x 10m single storey with pitched roof.

ATTACHMENT B

This forms part of application  
# A25-0016

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City of  
Kelowna

COMMUNITY PLANNING

# 7. Optional Documents

Type	Description	File Name
	No Data	

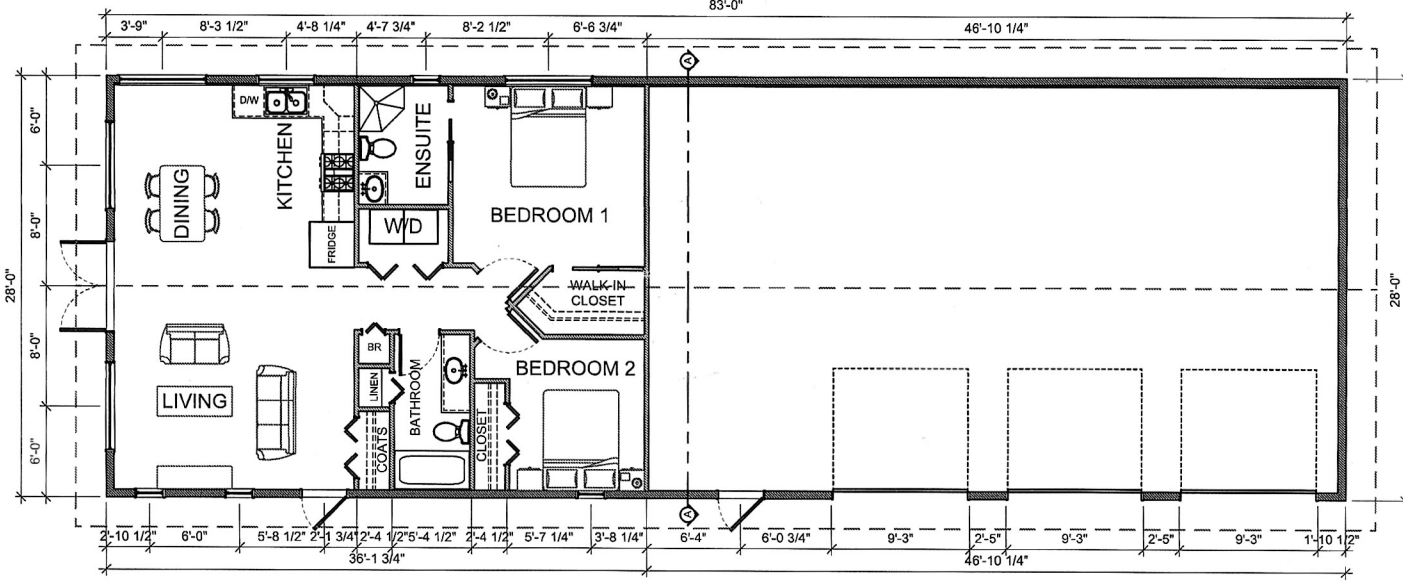
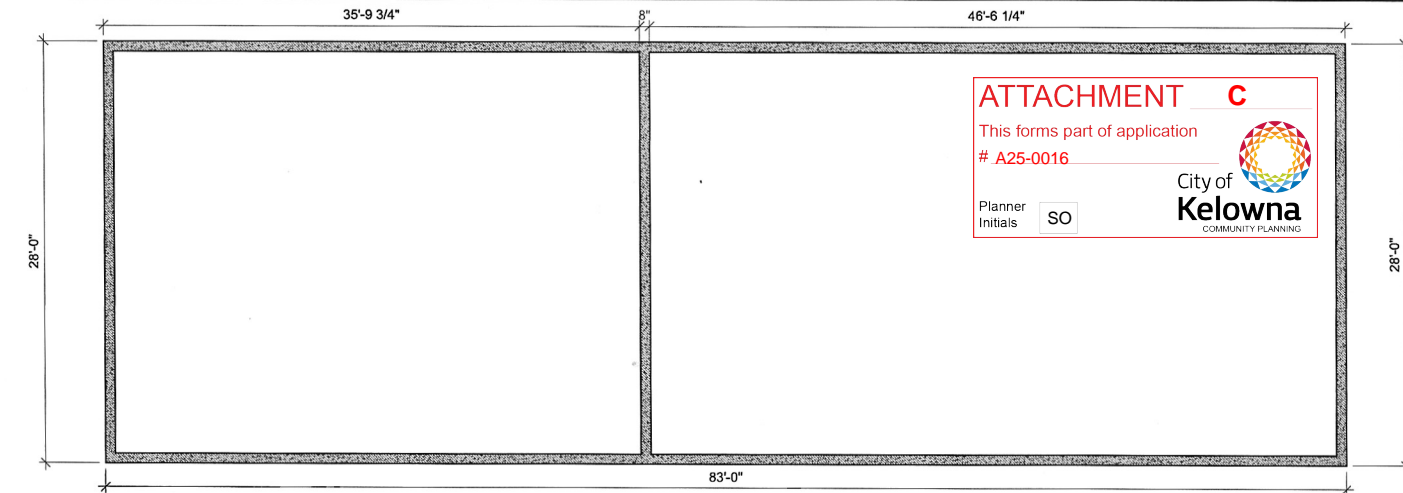
**ATTACHMENT      **B****

This forms part of application  
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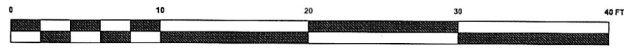


City of **Kelowna**  
COMMUNITY PLANNING



# FOUNDATION & MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" MAIN FLOOR AREA: 954 SQ.FT.



PROJECT NAME  
**MATVIESHEN CARRIAGE HOUSE**

ARCHITECTURE  
**FOUNDATION & MAIN FLOOR PLAN**



DATE: 2009-07-15  
REVISION:  
**DESIGN PRESENTATION**

SCALE:  
**1/8" = 1'-0"**  
TOTAL ENCLOSURE



## COMPLIANCE AGREEMENT

### DISPUTE ADJUDICATION SYSTEM BYLAW NO. 10475

I Shari Lynn MATVIESHEN, of 1425 McCurdy Rd. E., Kelowna, BC V1P 1B4, acknowledge receipt of Bylaw Notices No. KN0004382, KN0004383, KN0004384, KN0004385, and KN0004386, and wish to enter into this Compliance Agreement whereby I agree to fulfill the conditions below, in exchange for a reduced penalty on Bylaw Notices No. KN0004382, KN0004385, and KN0004386 and the withdrawal of Bylaw Notices No. KN0004383, and KN0004384.

Specifically, I agree to pay the reduced penalty of \$350.00 on or before the date of execution of this Compliance Agreement. I further agree to comply with the following terms and conditions of this Agreement:

1. On or before March 15, 2013, I will submit to Land Use Management Department an explanation as to how the property is being used for Farm Use;
2. On or before March 28, 2013, I will confirm with Building & Permitting Branch the Farm Help accommodation status of my property for the purposes of permitting the dwelling unit within the accessory structure;
3. On or before March 28, 2013, the appropriate application will be made relating to the construction or decommissioning of the dwelling unit within the accessory structure and I will complete any required renovations or removal of the facilities as directed by the building inspector, call for a final inspection and ensure the building permit or decommissioning permit for 1425 McCurdy Road E., Kelowna, B.C., is final and closed.

I understand that this Agreement is binding upon me for one year from the date of this Agreement.

I also understand that if I breach a term of this Agreement, or fail to observe or perform the above terms and conditions, the Screening Officer may rescind this Agreement. I understand that if this Agreement is rescinded, I will have 14 calendar days to dispute the Screening Officer's decision by contacting the Registry and requesting an Adjudication Hearing. If I do not dispute this decision in that time, the full penalty stated in the Bylaw Notice(s) of \$ 700.00 will be immediately due and payable and subject to all fees and penalties as if the Bylaw Notice was not disputed.

*Shari Lynn Matvieshen*  
Signature of Bylaw Notice Recipient

March 14, 2013  
Date

*Heidi Fleming*  
Signature of Screening Officer

March 14, 2013  
Date

*Mary Rose*  
Signature of Bylaw Enforcement Officer



**ATTACHMENT E**

This forms part of application  
# A25-0016

Planner Initials



City of Kelowna  
COMMUNITY PLANNING

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 104759  
**Application Type:** Non-Adhering Residential Use within the ALR  
**Status:** Submitted to L/FNG  
**Name:** Matvieshen et al.  
**Local/First Nation Government:** City of Kelowna

## 1. Parcel(s) Under Application

### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT 2 SECTION 36 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 23935 EXCEPT PLANS KAP53090 AND KAP84358  
**Approx. Map Area** 3.62ha  
**PID** 006-181-406  
**Purchase Date** Jun 1, 2008  
**Farm Classification** Yes  
**Civic Address** 1425 McCurdy Road East, Kelowna BC  
**Certificate Of Title** Matvieshen title (2024.11.12).pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Michael Matvieshen	Not Applicable	2506811010	michael@sunlogic spower.com	Not Applicable
Shari Matvieshen	Not Applicable	2506811010	michael@sunlogic	Not Applicable

spower.com

**ATTACHMENT E**

This forms part of application  
# A25-0016

Planner Initials



City of Kelowna  
COMMUNITY PLANNING

## 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: Third-Party Agent

First Name: Stephen

Last Name: BURNS

Organization (If Applicable): Indigenous Engineering Services

Phone: 7785833885

Email: stephen@indigenousengineering.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). Animal grazing, fruit & vegetable growing in greenhouses (50% lettuce etc 50% berry fruits)

Describe all agricultural improvements made to the parcel(s). Land developed with irrigation, green house edevelopments undertaken since 2009, solar power installed mid 2010s

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

parcel(s).

**ATTACHMENT E**

This forms part of application  
# A25-0016

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**City of Kelowna**  
COMMUNITY PLANNING

### Land Use of Adjacent Parcels

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	Fallow Agricultural land
<b>East</b>	Agricultural / Farm	Fallow Agricultural land
<b>South</b>	Residential	Single family home in enclosed lot/ Orchard fruits
<b>West</b>	Agricultural / Farm	Orchard Fruits

## 6. Proposal

<b>Is your proposal for a principal residence with a total floor area greater than 500 m<sup>2</sup>?</b>	No
<b>Is your proposal to retain an existing residence while building a new residence?</b>	No
<b>Is your proposal for an additional residence?</b>	No
<b>Is your proposal for temporary foreign worker housing?</b>	No
<b>Do you need to import any fill to construct or conduct the proposed non-adhering residential use?</b>	No
<b>What is the purpose of the proposal?</b>	Property is constructed and require retroactive permission. Property is used as a relaxation lounge and canteen facility for temporary workers, and as a sick bay if necessary.
<b>Will the proposed residence(s) be clustered with existing residential</b>	No

structures? Please explain.

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



**Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location?** The building is over 300m from the lot frontage

**Describe any infrastructure required to support the proposed residence(s) and the approximate area (m<sup>2</sup>) required for that infrastructure** No additional infrastructure is required as the structure has adequate driveway access to the existing main drive into the wider lot.


**Proposal Map / Site Plan** base-PLAN.pdf

**Detailed Building Plans** Description of building.docx

Existing Residence	Total Floor Area	Description
#1	540m <sup>2</sup>	Single storey residence with basement and double garage. First floor 287m <sup>2</sup> basement 256m <sup>2</sup>
#2	215m <sup>2</sup>	A carriage building overall covers a floor area of 215m <sup>2</sup> , however the portion of property which is carriage house is 90m <sup>2</sup> . Overall dimensions are 27m x 10m single storey with pitched roof.

Proposed Residence	Total Floor Area	Description
#1	32m <sup>2</sup>	The proposed/existing building which already has a building permit has a 32m <sup>2</sup> floor area in two separated rooms.

# 7. Optional Documents

Type	Description	File Name
	No Data	<div data-bbox="1038 306 1465 499" style="border: 1px solid red; padding: 5px;"><p data-bbox="1043 306 1380 342"><b>ATTACHMENT E</b></p><p data-bbox="1043 359 1321 384">This forms part of application</p><p data-bbox="1043 390 1161 415"># A25-0016</p><div data-bbox="1043 453 1166 491"><p data-bbox="1043 453 1102 491">Planner Initials</p><div data-bbox="1123 453 1166 491" style="border: 1px solid black; padding: 2px; display: inline-block;">SO</div></div><div data-bbox="1289 359 1465 491"><p data-bbox="1289 415 1465 491">City of <b>Kelowna</b> COMMUNITY PLANNING</p></div></div>

**ATTACHMENT F**

This forms part of application  
# **A25-0016**

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# 1425 McCurdy Road East

## **BUILDING PERMIT COMPLIANCE**



Indigenous Engineering Services  
236-8900 Jim Bailey Road  
Lake Country BC

# ATTACHMENT F

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# A25-0016

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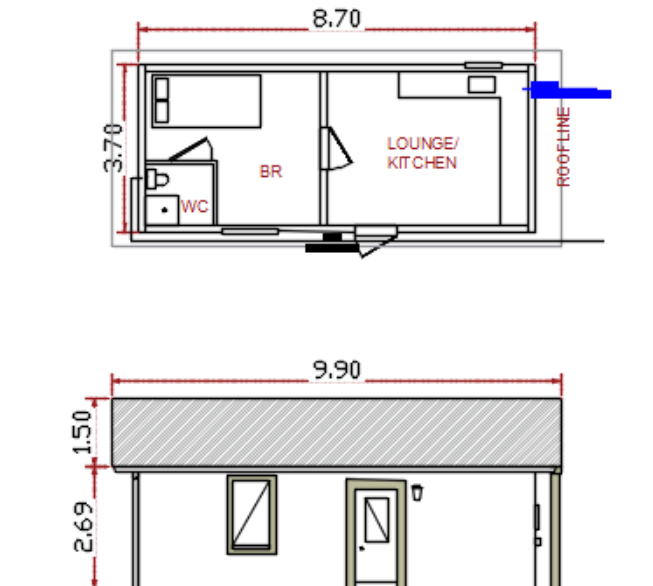


Dear Sirs,

1425 McCurdy Road E, Kelowna Ref # 701884

## Farm Use Building

The property includes a separate building which was constructed some years ago under a building permit from the City. The unit is 3.7m x 8.7m with an overhanging pitched roof, on a slab floor with no basement. Originally this was a general farm building as per the original Building Permit, but more recently has been used as a 1<sup>st</sup> Aid/Muster Station, a temporary day use staff lounge with facilities for beverages and snacks, and is used for very occasional overnight temporary rest area for staff members



The building is fully serviced with electricity and telecomms, and a BMID water connection. The internal walls created are simply room dividers with no structural purpose.





It is proposed that this property remains in use as staff lounge area and 1<sup>st</sup> Aid Station, and as such it operates functionally as a farm use building. We appreciate there are some deficiencies as listed in your letter, and these will be addressed to make the accommodation more suitable for its temporary usage.

**Stephen Burns, P.Eng, PMP**

**Sr. Civil Engineer**

**Phone:** 778-583-3885

**Website** [indigenousengineering.com](http://indigenousengineering.com)

**E-mail:** [stephen@indigenousengineering.com](mailto:stephen@indigenousengineering.com)

**ATTACHMENT F**

This forms part of application

# **A25-0016**

Planner  
Initials **SO**

City of  
**Kelowna**  
COMMUNITY PLANNING

