



Development Services
City Hall, 1435 Water Street
Kelowna, BC V1Y 1J4
P: 250 469-8960 | F: 250 862-3314
www.kelowna.ca

June 18, 2009

COPY

Mr. Alvin Whittle
P.O. Box 29107
RPO Okanagan Mission
Kelowna, BC
V1W 4A7

Dear Mr. Whittle:

Re: 4079 June Springs Road, Kelowna, BC. – Additional Agricultural Dwelling

This letter will confirm my understanding of the discussions I have been involved with regarding this property over the past two years. I understand the parcel of land is 6.63 acres and apart from the location of the dwelling units it will be used as a plant nursery. The nursery business you are developing and operating will involve intensive use of the land on a regular basis each year and you will require additional farm help to properly operate the nursery.

These circumstances would support the need for one Additional Agricultural Dwelling for farm worker accommodation as well as the one Single Family Dwelling for the use of the principle resident on the land. These matters have been reviewed and agreed to by the Land Use Department and the Development Services Department of the City of Kelowna.

This letter will be retained by the City in the street file for this property as a reference document for use at the time an application for construction is being considered by staff. I would suggest you retain a copy for yourself as well.

Yours truly,

Ron Dickinson
Director Development Services

/tr

cc: Shelley Gambacort
Director Land Use Management

Nature Works Landscape & Design
PO Box 29107 RPO Okanagan Mission
Kelowna, BC V1W 4A7

Attachment 2: Site Photographs



Photo 1: View from June Springs Road



Photo 2: View of Plant Nursery



Photo 3: View of Plant Nursery



Photo 4: north elevation of proposed carriage house



Photo 5: west elevation of proposed carriage house

CITY OF KELOWNA

MEMORANDUM

Date: November 16, 2016
File No.: Z16-0065
To: Subdivision, Agriculture & Environment (BD)
From: Development Engineering Manager (SM)
Subject: 4077 – 4079 June Springs Rd Lot 77 Plan 1247

The Development Engineering comments and requirements regarding this application to rezone from A1 to A1C are as follows:

The requirements for the conversion of an existing accessory building used for farm worker accommodation to a carriage house must be considered. Development Engineering will defer comment on those and other issues to Building & Permitting.

Domestic Water and Fire Protection.

The subject property is within the service area of the South East Kelowna Irrigation District). The developer is required to make satisfactory arrangements with the South East Kelowna Irrigation District for these items. On-site servicing including the utilisation of existing or proposed services will be reviewed by Building & Permitting.

Sanitary Sewer.

This subject property is currently not within the City service area. Sanitary sewage will need to be handled by an on-site sewage disposal system. On-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.

Steve Muenz, P.Eng.
Development Engineering Manager

JF

Attachment 4:

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Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8626
kelowna.ca

Development Services
1435 Water Street
Kelowna, BC V1Y 1J4
250-469-8960
kelowna.ca

Owner's Authorization Form

APPLICATION NUMBER: _____ - _____

PROPERTY INFORMATION

Municipal Address(es): 4077 & 4079 June Springs Rd.

Legal Description(s): _____

Project Description: Rezoning Application A1 → A1C

Registered Owner Name(s): Jamie D Coats

Address: _____

City: _____ Province: _____ Postal Code: _____

Telephone: _____ E-mail Address: _____

Please be advised that I/we, the registered owner(s) of the above mentioned property(ies),

(select one)

☐ will apply for all applications related to the above mentioned project.

☒ authorize the following agent to apply for all applications related to the above mentioned project on my/our behalf:

Agent Name:		Agent Company:	
Lance + Shanti Handley			
Mailing Address:			
PO BOX 29107 RPO Okanagan Mission Br.			
City:	Prov:	Postal Code:	
Kelowna	BC	V1W 4A7	
Telephone:		Cell:	
250 469 0589 /		250 869 6291	
Email Address:			
shantihandley@gmail.com / natureworks@shaw.ca			

I/We agree to immediately notify the City of Kelowna, in writing, of any changes regarding this information.

Owner's Name(s) (printed): Jamie D. Coats

Owner's Signature(s):  Date: Dec 05/16

Attachment 5:

December 2, 2016

Dear Concerned Party:

Please be advised that we the residents of the neighbourhood in question support the rezoning of our neighbour's property at 4077 and 4079 from A1 to A1c to legalize continued use of the two single family dwellings permitted in 2007 & 2009.

Name	Address & Phone	Signature
GEORGE STALEY	4039 JUNE SPRINGS RD ^{250 861 4245}	G.D. Staley
RICHARD LAMBERT	4025 JUNE SPRINGS RD	[Signature]
Tom & Shirley Wilson	4080 June Springs Rd	[Signature]
David Scherale	4090 June Springs rd	[Signature]
Karen St Pierre	4130 June Springs Rd	[Signature]
John Lamichela	4115 Seabrook Rd	[Signature]
ARNIE RATH	4198 McLain RD	Arnie Rath
Denise Aiello	4172 McLain Rd	Denise Aiello

December 2, 2016

Dear Concerned Party:

Please be advised that we the residents of the neighbourhood in question support the rezoning of our neighbour's property at 4077 and 4079 from A1 to A1c to legalize continued use of the two single family dwellings permitted in 2007 & 2009.

Name

Address & Phone

Signature

[illegible]