

Agriculture Advisory Committee Meeting to be held via Zoom

**Public attendance at committee meetings is prohibited at this time. If you'd like to watch or listen to the live Committee meeting, please email Committees@Penticton.ca 24-hours prior to the commencement of the meeting for the Zoom meeting participation details. You will have an opportunity to ask questions related to the agenda at the end of the meeting.*

**Wednesday, March 17, 2021
at 3:00 p.m.**

1. **Call Regular Committee Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes**
 - 3.1 Minutes of the January 20, 2021 Agriculture Advisory Committee Meeting 1-3
Staff Recommendation:
THAT the Agriculture Advisory Committee adopt the minutes of the January 20, 2021 meeting as presented.
4. **New Business**
 - 4.1 Water Supply Kiosk Design – David Best, Utilities Supervisor Verbal
 - 4.2 ALC Non-Adhering Residential Use, 1520 Randolph Road – Nicole Capewell, Planner II 4-25
Staff Recommendation:
THAT the Agriculture Advisory Committee provide support for "ALR Non-Adhering Residential Use PL2021-8951", for Lot 1 District Lot 204 Similkameen Division Yale District Plan 9651 Except Plan 25786, located at 1520 Randolph Road, to allow for a second dwelling on the property for the purposes of an agricultural farm help dwelling.
 - 4.3 Zoning Amendment Bylaw, 610 Pineview Road – Steven Collyer, Planner II 26-40
Staff Recommendation:
THAT the Agriculture Advisory Committee choose Option 1 or Option 2 to provide a recommendation of support or denial for Council to consider for the rezoning of 610 Pineview Road from 'R1 (Large Lot Residential)' zone and 'A (Agricultural)' zone to 'RD1 (Duplex Housing)' zone and 'RM1 (Bareland Strata Housing)' zone to allow future residential development.
 1. *THAT the Agriculture Advisory Committee supports the Zoning Amendment Bylaw application for 610 Pineview Road.*
OR
 2. *THAT the Agriculture Advisory Committee does not support the Zoning Amendment Bylaw application for 610 Pineview.*
5. **Next Meeting** 41
6. **Public Question Period**
7. **Adjournment**

Agriculture Advisory Committee Meeting

To be held via Zoom
Wednesday, January 20, 2021
at 3:00 p.m.

- Present:** Rod King, Chair
Doug Mathias, Vice Chair
Annelise Simonsen
Paul Gardner
Chris Holler
Jesse Chapman
Darshan Jassar
Erica Stewart
Nick Ibuki
- Council:** Julius Bloomfield, Councillor
- Staff:** Audrey Tanguay, Planning Manager
Steven Collyer, Planner II
Alysa Wardley, Legislative Assistant
- Regrets:** Blake Laven, Director Development Services
Kristi Tatebe
- Guest:** Jamie Seddon

1. **Call to Order**

The Agriculture Advisory Committee was called to order by the Vice Chair at 3:03 p.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee adopt the agenda for the meeting held on January 20, 2021 as presented.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

3.1 Minutes of the October 21, 2020 Agriculture Advisory Committee Meeting

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee adopt the minutes of the October 21, 2020 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 345 Lower Bench Rd – ALR NARU Application – Audrey Tanguay, Planning Manager and Steven Collyer, Planner II

The Planning Manager provided a memo to the Committee from a community member seeking to add an addition to their dwelling which exceeds the Agricultural Land Commission regulations to maximum floor size. The intention is to complete the addition as a conservatory area to include a luxury car showroom, garage, storage, entrance and foyer. The subject property is zoned as 'A - Agriculture' in the City of Penticton Zoning Bylaw which requires a limit of 500 m² to the total floor area. The property is also designated as 'Agriculture' in the Official Community Plan Bylaw which marks the lands primary use as the growth, production, storage and harvesting of agricultural products.

The representative attending from Blackhawk construction provided the committee with additional information that the owners of this property also own the property to the south of 345 Lower Bench Road and are expecting to commence landscaping works to this southern property.

It was clarified that the existing property is already exceeding the maximum footprint allowed, however this is acceptable as it was an existing build and the Agricultural Land Commission was created after the bylaws and therefore some of the Agricultural Land Commission regulations may contradict City of Penticton Bylaws.

A Member at Large inquired whether the plans for expansion could be reduced as the area has already been developed significantly and is looking considerably large. There was concern expressed from Members at Large that the developments to this property would inhibit farmers and other agricultural users from using this property in the future. The building is already beyond the scope of what many farmers would be able to buy and plans for the proposed additions seem like they would be further taking away from farmable land.

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee deny the recommendation as presented that the ALR Non-Adhering Residential Use PL2020-8879", to increase the total floor area of a principal residence from 500m² (5,382 sq. ft.) to 1,751.7m² (18,855 sq. ft.), to allow for an addition onto the existing single family dwelling, located at 345 Lower Bench Road.

CARRIED UNANIMOUSLY

Jesse Chapman abstained from voting and declared a conflict of interest.

4.2 2021 Agriculture Advisory Committee Schedule – Alysa Wardley, Legislative Assistant

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee 2021 meetings be held on January 20, February 17, March 17, April 21, May 19, June 16, July 21, August 18, September 22, October 20, November 17 and December 8 at City Hall or via Zoom at 3:00 p.m. unless otherwise specified.

CARRIED UNANIMOUSLY

5. **Next Meeting**

The next Agriculture Advisory Committee meeting is tentatively scheduled to be held on February 17, 2021 at 3:00 p.m.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Agriculture Advisory Committee adjourn the meeting held on January 20, 2021 at 3:56 p.m.

CARRIED UNANIMOUSLY

Certified Correct:

Alysa Wardley
Legislative Assistant

Memo to Committee

Date: March 17, 2021 **File No:** RMS/1520 Randolph Road
To: Agriculture Advisory Committee
From: Nicole Capewell, Planner II
Address: 1520 Randolph Road
Subject: **ALC Non-Adhering Residential Use (NARU) PL2021-8951**

Staff Recommendation

THAT the Agriculture Advisory Committee provide support for “ALR Non-Adhering Residential Use PL2021-8951”, for Lot 1 District Lot 204 Similkameen Division Yale District Plan 9651 Except Plan 25786, located at 1520 Randolph Road, to allow for a second dwelling on the property for the purposes of an agricultural farm help dwelling.

Proposal

The applicant(s) are intending to construct a second dwelling on the subject property to provide an agricultural farm help dwelling. The property is subject to the Agricultural Land Reserve Use Regulation, and approval is required from the local government and the Agricultural Land Commission for a second dwelling to be constructed. The applicant(s) have provided an application that includes details of the farm operations that occur on the property.

Background

The subject property is located at 1520 Randolph Road, at the corner of Naramata Road and Randolph Road (Figure 1). The property is currently zoned as Agriculture, and is designated within the City’s Official Community Plan as Agriculture and Rural Residential. The majority of the property is located within the Agricultural Land Reserve (ALR), although a southeast portion of the property is not located within the ALR (Figure 2).

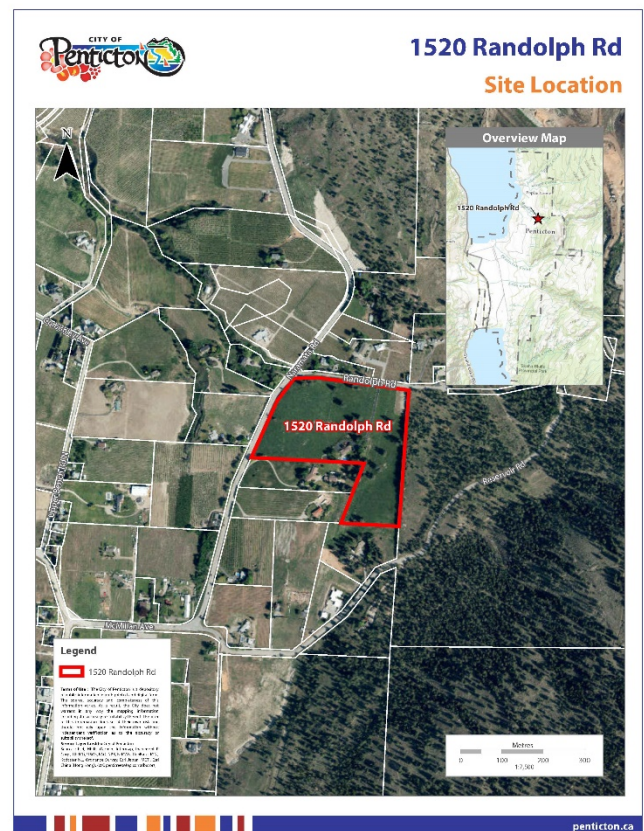


Figure 1 - Property Location Map

The property is being used for farm operations, and continues to maintain farm status under the BC Assessment Act. The applicant has provided an overview of the farm operations within their Letter of Intent (Attachment 'D'), which is a cattle (cow/calf) operation. Additionally, the letter indicates the extent of work that is required on the property, and further explanation as to why the need for an onsite farm help dwelling exists.

At this time, the applicant has provided information on the desired footprint size and location of the proposed farm help dwelling. The applicant has identified and is requesting a maximum footprint size of 180m² (1,937 sq. ft.) for the proposed agricultural farm help dwelling, giving enough space for bedrooms and/or office space for the farm help and their family, if needed. The applicant has also identified that in the future an additional carport would be added to the structure for the purposes of farm equipment storage and maintenance, which is permitted within Zoning and ALC Regulations (without additional approvals).

The applicant has identified a preferred location for the structure, which is located within the ALR portion of the property. Locating the structure within the ALR requires ALC approval, however this location was selected for the following reasons:

1. It is an area of the property that is not currently used for the farm operations.
2. This location is near the roadway where servicing would come from. Locating the structure close to the roadway will minimize disturbance to farmed areas.
3. The driveway required to access to the proposed structure will be minimal due to the close proximity to the roadway.

The applicant's have provided a site plan showing an alternative location for the proposed structure (located outside the ALR), which would cause further disturbance to the farm operations. In providing the servicing and driveway access to the alternative location, the disturbance would be increased, by dividing the current pastures. Additionally, the land outside of the ALR is quite steep, making construction much more challenging. The applicant has used approximate area calculations to help demonstrate the two options (Attachment 'G'). In the preferred location, ~0.09 acres is required for the proposed works. However, in the alternative location, ~0.44 acres is required for an extended driveway and building footprint.

Technical Planning Committee

The proposal was brought to the Technical Planning Committee, where no significant concerns arose. Due to the limited nature of the plans at this time, comments were minimal. Future applications were identified to the applicant, including Development Permit and Building Permit requirements, should the ALC NARU Application be successful. The applicant has been made aware of all Zoning Bylaw regulations for the

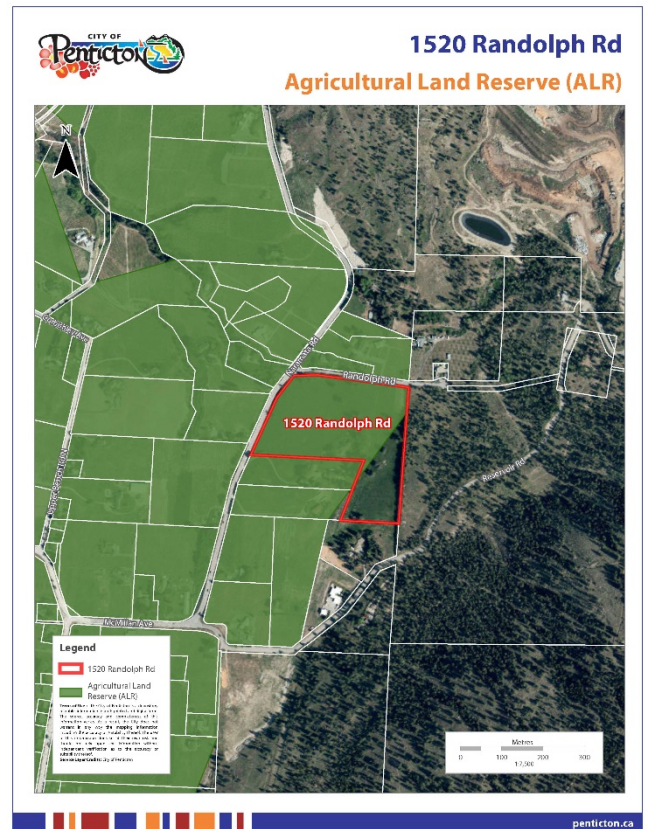


Figure 2 - ALR Boundary Map

proposed works, and will be required to show conformance at the time of permit application. There are no concerns at this time that the applicant will have issues achieving these requirements.

Analysis

ALC Legislation

Effective February 22, 2019, the *Agricultural Land Commission Act* (ALCA) was amended and the ALR Use Regulation was created. The following changes were made, which directly impacted the subject property and the proposed development for 1520 Randolph Road:

1. Generally, land in the ALR may have no more than one residence per parcel: ALCA, s. 20.1(1)(a), subject to certain grandfathering exemptions. In addition, the Commission may approve an application for an additional residence if necessary for farm use: ALCA, s. 25(1.1).
2. More information can be found within the ALC Information Bulletin No. 05 – Residences in the ALR (https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/information-bulletins/information_bulletin_5_residences_in_the_alr.pdf).

Since these updates, local governments may not approve or permit construction or alteration of an additional residence on ALR land unless the residence is approved by the Commission (ALC) on application or is permitted under the ALR Use Regulation: ALCA, s. 18.

OCP Policy

The subject property is designated as Agriculture and Rural Residential within the Official Community Plan Future Land Use Map (Figure 3). Both OCP designations provide support for agricultural and residential uses, with 1-2 units being permitted on a single lot. The proposal is supported by both OCP designations, although the proposed location of the structure is located within the Rural Residential designation on the property (See OCP Map – Attachment ‘B’).

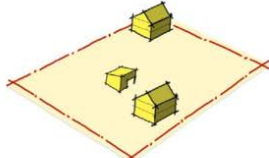
Land Use	Description	Building Type(s)	Uses	Height / Density	Zone(s)
 <p>Agriculture</p>	Allows for growing, producing, harvesting, storage, processing and sale of agricultural produce.	<ul style="list-style-type: none"> • Agricultural buildings • Detached houses 	<ul style="list-style-type: none"> • Agricultural • Residential 	<ul style="list-style-type: none"> • 1-2 units per parcel 	<ul style="list-style-type: none"> • A
 <p>Rural Residential</p>	Rural areas with single-detached houses on large lots with modified services (e.g., septic systems, wells) (including bareland stratas)	<ul style="list-style-type: none"> • Single detached houses with secondary suites or carriage houses 	<ul style="list-style-type: none"> • Residential • Agriculture 	<ul style="list-style-type: none"> • 1 or 2 units per single lot • 1 hectare minimum lot size • Generally up to 2 ½ storeys to reflect 30' maximum in Zoning Bylaw 	<ul style="list-style-type: none"> • RC
<p>Site-Specific Rural Residential Policy Statement: 3200 Evergreen Drive (Wiltse South Block) - limited to a maximum of 2 single-family residences in the Rural Residential area.</p>					

Figure 3 - OCP Designations

The following OCP Goals and Policies also support the proposed development:

OCP Goal	Support, Protect and Enhance Agriculture
4.5.1	Support, protect and enhance agriculture as a central component of Penticton's economy.
OCP Policy	Work with the ALC to ensure that agricultural activities remain the primary use on lands within the ALR, and encourage active farming uses of those lands. Proposed compatible non-farm uses and non-soil based agriculture should be comprehensively reviewed to ensure there are no negative impacts on agriculture viability and operations.
4.5.1.2	

Zoning Bylaw

The subject property is currently zoned 'A – Agriculture'. The applicant is proposing to construct a second dwelling to be used as a farm help residence. This proposed use is permitted through the zoning on the property (complete list of uses within Attachment 'H').

The purpose of the Agriculture zone is to allow for appropriate development within rural areas and to allow agricultural uses as well as other complementary uses suitable in an agricultural setting, while protecting these uses from intrusion of uses not compatible with farm operations.

Staff Summary

Staff consider that the applicant has provided sufficient justification within their application to support the request for an additional dwelling on the property for the purposes of farm help. The applicant has identified the following items, that staff consider support the request:

1. The property owner has provided justification that they require additional help to assist them in continuing to maintain the farm,
2. The farm operations warrant additional farm help,
3. The alternative location (located outside of the ALR) would disrupt farm operations, and
4. The property owner has had issues in the past in retaining qualified farm help due to a lack of housing options.

Given that the applicant has provided justification that a farm help dwelling is necessary on the subject property, and the proposal is aligned the City's OCP designations for the property, staff are recommending that the Agriculture Advisory Committee provide support for the application request.

Alternate Recommendations

The Agriculture Advisory Committee may feel that the application could be supported, with additional conditions, such as further limiting the size or footprint of the proposed structure. If this is the case, the Committee may choose Alternative Recommendation 1:

1. THAT the Agriculture Advisory Committee provide support for "ALR Non-Adhering Residential Use PL2021-8951", for Lot 1 District Lot 204 Similkameen Division Yale District Plan 9651 Except Plan 25786, located at 1520 Randolph Road, to allow for a second dwelling on the property for the purposes of an agricultural farm help dwelling, with conditions that the Committee feels appropriate.

The Agriculture Advisory Committee may determine that they need more information to make a decision. The Committee may choose to request specific information from the applicant to be brought back to a future Agriculture Advisory Committee, before they make a recommendation. If this is the case, the Committee may choose Alternative Recommendation 2:

2. THAT the Agriculture Advisory Committee request further information from the applicant for “ALR Non-Adhering Residential Use PL2021-8951”, for Lot 1 District Lot 204 Similkameen Division Yale District Plan 9651 Except Plan 25786, located at 1520 Randolph Road, to allow for a second dwelling on the property for the purposes of an agricultural farm help dwelling.

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – ALC Application
- Attachment D – Letter of Intent
- Attachment E – Proposed Site Plan
- Attachment F – Photos of Proposed Building Location
- Attachment G – Total Area for Infrastructure
- Attachment H – Zoning Bylaw ‘Agriculture’ Zone

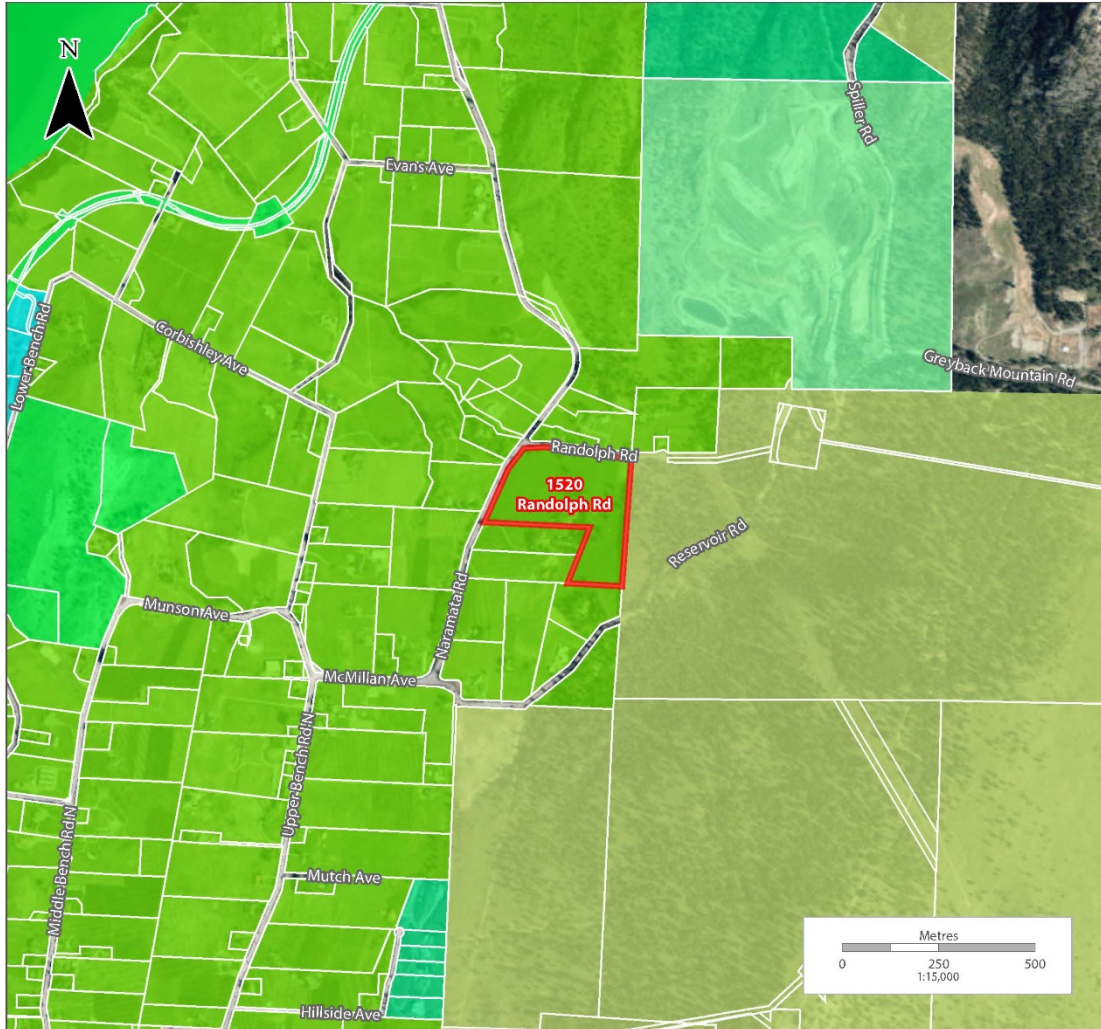
Respectfully submitted,

Nicole Capewell
Planner II

Attachment A – Zoning Map



1520 Randolph Rd Zoning



Legend

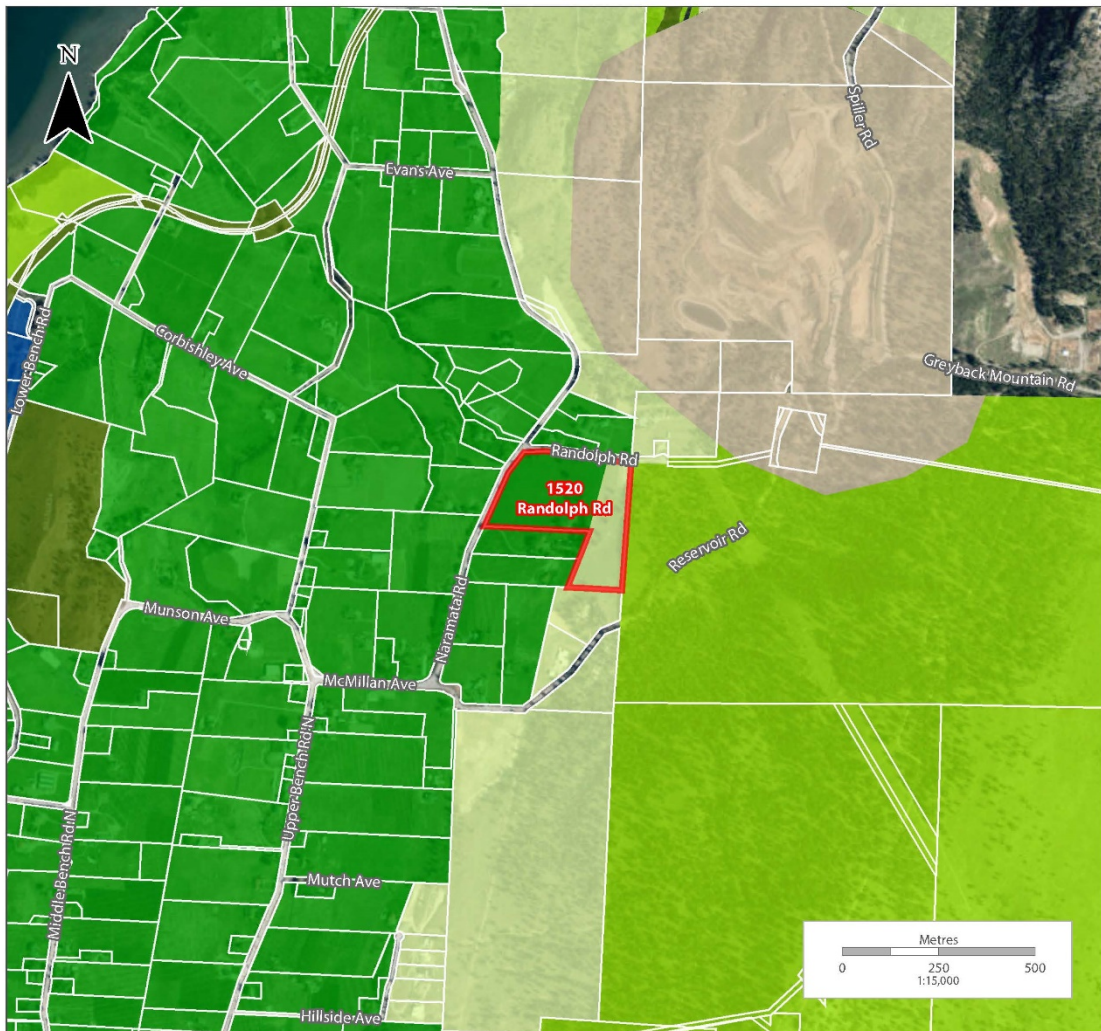
- FG - Forestry and Grazing
- RC - Country Residential Housing
- P2 - Parks and Recreation
- 1520 Randolph Rd
- A - Agriculture
- P1 - Public Assembly
- P3 - Major Utilities

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Attachment B – Official Community Plan Map



1520 Randolph Rd Official Community Plan



Legend

- Agriculture
- Parks
- 1520 Randolph Rd
- Rural Residential
- Institutional and Civic
- Detached Residential
- Landfill and Landfill Buffer
- Natural and Conservation Areas

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penticton.ca

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62354

Application Status: Under LG Review

Applicant: John Pankiw

Agent: Drew Nagy

Local Government: City of Penticton

Local Government Date of Receipt: 03/08/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Adhering Residential Use - Additional Residence for Farm Use

Proposal: John purchased the property as vacant land in 1975, built a home in 1977 and has been living onsite since this time. The land was cleared, fenced, irrigation was installed, seeded to grazing grasses and used as a cattle operation since inception. John has been involved in looking after aspects of the farming operations but has had some farmhand help throughout the years. John is 87 years old and cannot complete all the duties of the farm without a dedicated farmhand. The request is for approval to build a farm help dwelling onsite for a farmhand to live in while performing all the duties required for the farming operation.

The proposal is to build a single story farm help dwelling residence with a footprint no larger than 180 square metres along with an attached carport no larger than 40 square metres. This will be used for parking for the residence or to store farm equipment out of the elements.

Agent Information

Agent: Drew Nagy

Mailing Address:
780 Okanagan Ave E
Penticton, BC
V2A 8S9
Canada

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 009-663-142

Legal Description: L 1 DL 204 SIMILKAMEEN DIVISION YALE DISTRICT PL 9651 EXC PL 25786

Parcel Area: 8.1 ha

Civic Address: 1520 Randolph Road

Applicant: John Pankiw

Date of Purchase: 09/01/1975

Farm Classification: Yes

Owners

1. **Name:** John Pankiw

Address:

1520 Randolph Road

Penticton, BC

V2A 8T5

Canada

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

The property is 20 acres in size and used as a cow/calf operation with about 20 head of cattle. All five fields are irrigated. Calves are currently born between January and March and are sold at auction every fall. Approximately 10 head of cattle including a bull remain on the property through the fall/winter.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

The entire Property is fenced. All fields have been tilled and seeded to grazing grass mix and have been cross fenced. There are 5 separate fields that the cattle get rotated around for grazing. All fields have underground irrigation, and sprinklers for irrigating. All fields are also equipped with auto cattle waterers.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

The existing homesite for John

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Vineyard

East

Land Use Type: Other

Specify Activity: Crown Land

South

Land Use Type: Agricultural/Farm

Specify Activity: Farmland

West

Land Use Type: Agricultural/Farm

Specify Activity: Vineyard

Proposal

Applicant: John Pankiw

1. What is the purpose of the proposal?

John purchased the property as vacant land in 1975, built a home in 1977 and has been living onsite since this time. The land was cleared, fenced, irrigation was installed, seeded to grazing grasses and used as a cattle operation since inception. John has been involved in looking after aspects of the farming operations but has had some farmhand help throughout the years. John is 87 years old and cannot complete all the duties of the farm without a dedicated farmhand. The request is for approval to build a farm help dwelling onsite for a farmhand to live in while performing all the duties required for the farming operation.

The proposal is to build a single story farm help dwelling residence with a footprint no larger than 180 square metres along with an attached carport no larger than 40 square metres. This will be used for parking for the residence or to store farm equipment out of the elements.

2. Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

With the amount of work needed to run the farming operation and Johns age he is not able to complete the work on the land without a farmhand. Having an onsite residence for the farmhand will allow them to perform the duties related to all aspects of the farm operation. Furthermore, during calving season it is especially important that a farmhand is around to aid the cattle through the calving process and look after the new calves. The size of the residence (180m²) is to have a 3 bedroom 2 bathroom dwelling for the farmhand and family (if applicable) to live in. To attract a qualified applicant, I need an onsite residence.

3. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

The owners house was built in 1977 and has a footprint of ~2200 sq. feet.

4. What is the total floor area of the proposed additional residence in square metres?

180 m²

5. Describe the rationale for the proposed location of the additional residence.

The farm help dwelling would be set back from the northern property line by about 10 M to allow for some separation from Randolph Road and to meet city bylaws for setback. This location was selected as utilities (water, electrical) are easily accessible from Randolph road. A new septic tank and field can also be located at this area without any disruption to the existing power poles to the west or grazing pasture area. This location ensures that no change to existing pasture lands, irrigation or fencing is required.

6. What is the total area of infrastructure necessary to support the additional residence?

The total area of infrastructure required is approximately .09 acre. This will account for the farm help dwelling, the driveway, and parking for the residence (carport). With the location of the dwelling no pasture lands will be lost.

There are portions of the property that are not in the Agricultural Land Reserve, however, to have an access road to this area and a homesite on this area it would require usable farmland lost. The current design has no loss of grazing pasture, however if the residence was located elsewhere it could reduce usable farmland space by .44 acres to have the infrastructure for a road, home, septic field. It would also create a large divide of land of currently used grazing pasture across the road design that would have limited grazing potential, another potential loss of .77 acres. This would also require extensive fencing and irrigation modifications to the property.

7. Do you need to import any fill to construct the additional residence or infrastructure?

No

Applicant: John Pankiw

Applicant Attachments

- Agent Agreement-Drew Nagy
- Proposal Sketch-62354
- Other correspondence or file information-Infrastructure Area
- Other correspondence or file information-Infrastructure- Alternate Location
- Site Photo-Photographs of Area
- Certificate of Title-009-663-142

ALC Attachments

None.

Decisions

None.

Applicant: John Pankiw

Attachment D – Letter of Intent

Letter of Intent for Farm Help Dwelling

John Pankiw
1520 Randolph Road
Penticton, BC
V2A 8T5

March 8, 2021

City of Penticton
171 Main Street
Penticton, BC
V2A 5A9

Dear City of Penticton Staff,

I am writing this letter to identify the need for a farm help dwelling on my property in order to continue with the existing farm operations. Below I will outline information about myself, the property and the farm operation to demonstrate the need for this farm help dwelling.

I purchased the property as vacant land in 1975, built a home in 1977 and have been living onsite since this time. The property is 20 acres in size and used as a cow/calf operation with about 20 head of cattle. Calves are currently born between January and March and are sold at auction every fall. Approximately 10 head of cattle including a bull remain on the property throughout the fall/winter. The entire property is fenced, cross fenced and all fields have been tilled and seeded to grazing grass mix. There are 5 separate fields that the cattle get rotated around for grazing. All fields have underground irrigation, and sprinklers for irrigating as well as auto cattle waterers. With the amount of work needed to run the farming operation and my age I am not able to complete the work on the land without a fulltime farmhand. Having an onsite residence for the farmhand will allow them to closely monitor the cattle operation, the field irrigation, which needs to be monitored and managed in the summer months with rotational watering every 12 hours during the day. Furthermore, during calving season it is especially important that a farmhand is around to aid the cattle through the calving process and look after the new calves and address any issues. I have been involved in looking after aspects of the farming operations but have had some farmhand help throughout the years. I am 87 years old and cannot complete all the duties of the farm without a dedicated farmhand.

The proposal is to build a single-story farm help dwelling. The dwelling would be used for the residence of the farmhand and family (if applicable). In the past I have lost applicants to the position who were very well qualified due to the lack of a residence on the property. The footprint of this building would be no larger than 180 square meters. I would also like to have an attached carport to the dwelling that will be no larger than 40 square metres. The percentage of land used for the proposed dwelling and carport is only .27% of the total property size. The only existing building on the property is my residence that has a 198 meter footprint with a portion of the lower floor used as a shop/storage for some farm tools. I have attached a drawing the shows location of my home as well as the proposed farm help dwelling location.

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The location chosen for the farm help dwelling is in the upper North East portion of the property as utilities are close by as well as it has a minimal impact of the farming operations. A total of approximately .09 acres is needed for the farm help dwelling with no loss of grazing pasture. This location creates the least disruption to the land, infrastructure, fencing, and irrigation. There are portions of the property that are not in the ALR however to have infrastructure brought to this area and with how it would divide the pastures almost 1.25 acres of grazing pasture land would be lost. Furthermore, with the steep terrain in the areas not in the ALR the road and building construction would be very challenging.

As you can see from the points above, I have spent many years on this property with a cattle operation in effect and now am in need for an onsite farm help dwelling to continue the operations. Thank you for your time in reviewing my proposal.

Sincerely,

John Pankiw

Attachment E – Proposed Site Plan



Yellow Border is the Property Boundary

Attachment F – Photos of Proposed Building Location



North of Proposed Building



South of Proposed Building

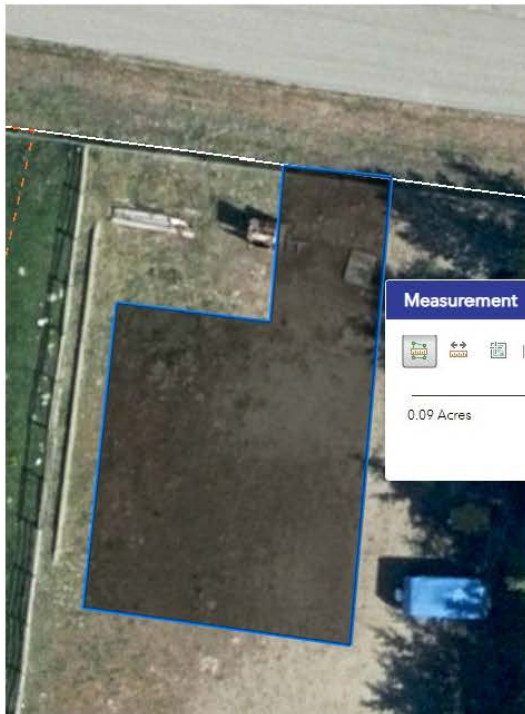


East of Proposed Building

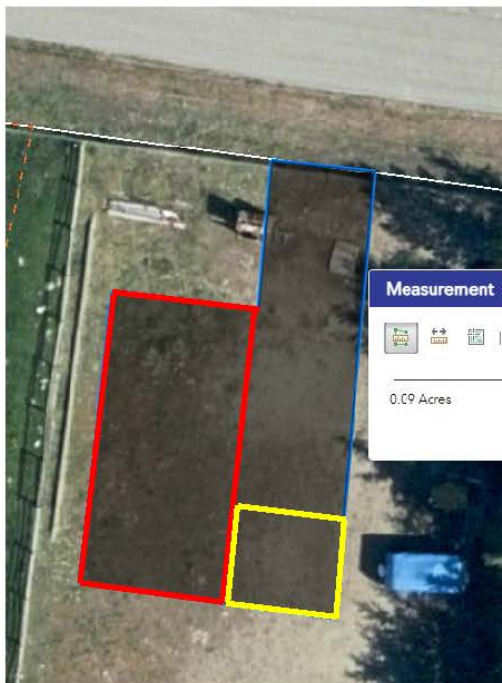


West of Proposed Building

Attachment G – Total Area for Infrastructure



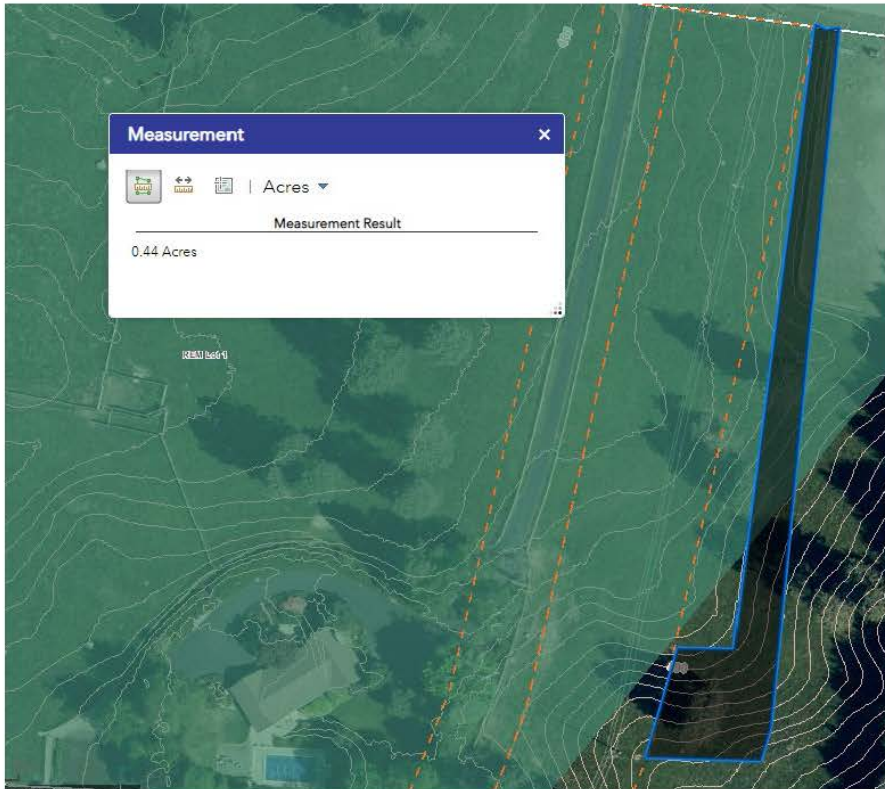
Total amount of space required for Farm Help Dwelling (Residence, Carport and Road)



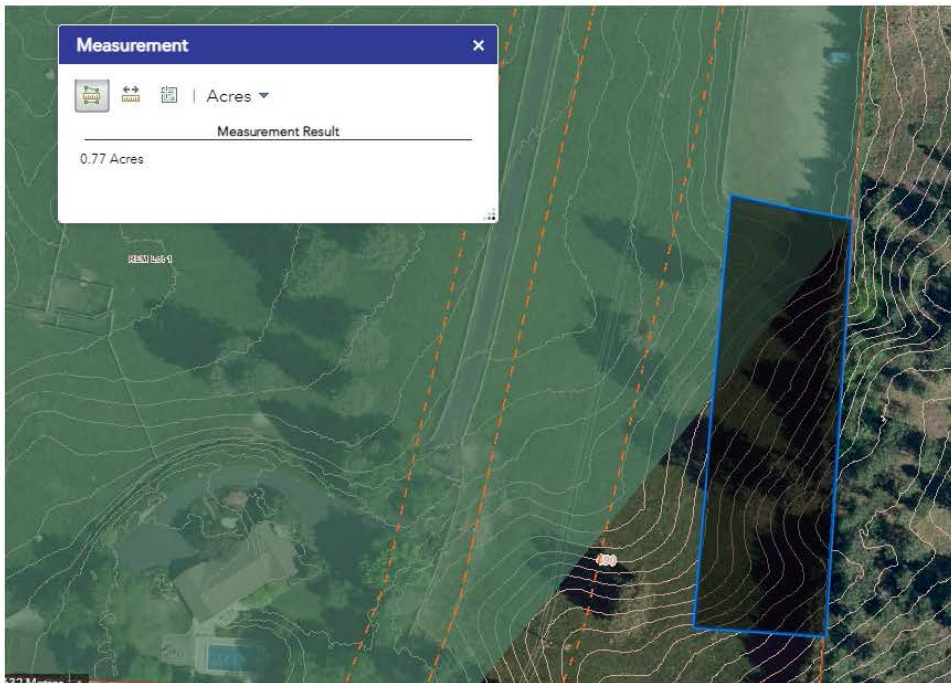
Red outline- Farm Help Dwelling (180m2)
Yellow Outline- Attached Carport (40m2)
Blue Outline- Driveway from Randolph Road

Infrastructure Size Alternate Location- 1520 Randolph Road

Placing a residence on farmland not in the ALR, causes a significant amount of farmland space lost. Furthermore, with the road going to this area the area to the east will also be less accessible for the cattle. Furthermore, as show below the steep hillsides would create challenges in road and homesite design.



~Area that becomes less accessible to cattle



Attachment H – Zoning Bylaw ‘Agriculture’ Zone

Schedule A

Zoning Bylaw No. 2017-08

9.2 A – Agriculture

PURPOSE

The purpose of this *zone* is to provide for appropriate development within rural areas and to allow *agricultural uses* as well as other complementary *uses* suitable in an agricultural setting, while protecting these *uses* from intrusion of *uses* not compatible with *farm* operations.

9.2.1 PERMITTED USES

The *permitted uses* in this *zone* are:

- .1 *agricultural use*
- .2 *agricultural farm help dwelling*
- .3 *bed and breakfast home* (subject to specific use regulation 7.2)
- .4 *indoor animal daycare and grooming*
- .5 *animal kennels and stable*
- .6 *forestry*
- .7 *marijuana production facility*
- .8 *carriage house* (subject to accessory suites regulation 8.2)
- .9 *rural home occupation* (subject to specific use regulation 7.5)
- .10 *secondary suite* (subject to accessory suites regulation 8.1)
- .11 *one single detached dwelling*
- .12 *vacation rental* (subject to specific use regulation 7.6)
- .13 *accessory use, building or structure*

9.2.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

- .1 Minimum *lot width*: 20% of *lot* depth
- .2 Minimum *lot area*: 2.0 ha
- .3 Maximum *lot coverage*:
 - i. residential *buildings* 10%
 - ii. including *agricultural structures* 35%
 - iii. including agricultural greenhouses with closed wastewater and storm water management, and re-circulating irrigation systems 75%
- .4 Maximum *height*:
 - i. *principal building* 12.0 m
 - ii. *accessory building* 13.0 m
 - iii. *agricultural structure* 16.0 m
- .5 *Principal building*:
 - i. minimum *front yard* 9.0 m
 - ii. minimum *side yard*
 - (a) *interior side yard* 4.5 m
 - (b) *exterior side yard* 9.0 m
 - iii. minimum *rear yard* 9.0 m
- .6 *Accessory building*
 - i. Minimum *front yard* 9.0m
 - ii. Minimum *side yard*
 - a. **Interior side yard** 4.5m
 - b. **Exterior side yard** 9.0m

- i. Minimum rear yard 4.5m

9.2.3 MINIMUM SEPARATION DISTANCES

Minimum Distance between *agricultural structures* and *uses* and a natural *watercourse* boundary, domestic water supply or well, on or off site, shall be 15.0 m, unless required otherwise below:

SEPARATION DISTANCES (m)	<i>Urban Area Boundary</i>	Natural <i>Watercourse</i>	<i>Property Line</i>
<i>Intensive impact agriculture</i>	60.0m	30.0m	30.0m
All <i>farm structures</i> using exhaust fans	-	15.0m	15.0m
On- <i>farm</i> composting	30.0m	30.0m	30.0m
Agricultural waste storage	30.0m	30.0m	30.0m
Tree, vine, field and forage crops	7.5m	15.0m	-
Apiculture	15.0m	15.0m	-
Chemical storage structure	15.0m	15.0m	-
Field Storage	-	30.0m	-

9.2.4 MAXIMUM GROSS FLOOR AREAS FOR SPECIFIC USES

- .1 *farm garden stand:* 150 m²
- .2 *farm retail sales* area: 300 m²
- .3 *winery* and *cidery:*
 The area devoted to food and beverage service shall not exceed 125 m² indoors and 125 m² outdoors

9.2.5 OTHER REGULATIONS

- .1 Necessary *agricultural farm help dwellings* are limited to one (1) unit on a property of at least 2 ha or more.
- .2 Temporary *dwelling unit:* A second *dwelling unit*, in addition to the existing *single detached dwelling unit*, may be constructed on the same *lot*, subject to the following:
 - i) The parcel must have a minimum area of 0.4ha

- ii) The **owner** of the **lot** must first grant and register a restrictive covenant to the **City** stating that the original (existing) **single detached dwelling** must be demolished and removed, made uninhabitable or moved from the **lot**.
- .3 **Recreational Vehicle Storage:** Only **recreational vehicles** belonging to the **owner** or occupier of the principal **single detached dwelling unit** on a **lot** may be stored on the same **lot**.
- .4 Where a lot legally exists at the time of adoption of this Zoning Bylaw and is zoned A and is less than 0.4 ha in area, the lot coverage, setbacks and height requirements of the RC zone shall apply in place of A zone.
- .5 Where a parcel is situated within an Agricultural Land Reserve (ALR) and a subdivision has been approved by the Agricultural Land Commission which does not increase the number of land registry parcels for the land concerned, the parcel is exempt from the minimum **lot area** requirement.
- .6 Where a **lot** is situated within an Agricultural Land Reserve (ALR) and a subdivision has been approved by the Agricultural Land Commission, creating no more than one (1) additional **lot** in the ALR, both parcels are exempt from the minimum **lot area** requirement.

9.2.6 SITE SPECIFIC PROVISIONS

In addition to the **uses** listed above:

- .1 In the case of **Lot 1**, Plan 29729, DL 190, LD 54, SDYD, known as 4560 Valleyview Road, a **farm inn**, being a self-contained **building** with a maximum of 4 sleeping rooms, intended to provide temporary accommodation to the travelling public, shall be permitted.
- .2 In the case of **Lot 1**, DL 369, Plan 22517 located at 1379 Riddle Road, a vacation cottage, being a self-contained **building** with a maximum size of 82 m² that is intended for short-term **vacation rental** by the travelling public, shall be permitted.
- .3 In the case of **Lot 104A**, DL 199, 205, 672, Plan 307, except Plan B487, Pcl B on Plan A 203, located at 1175 Chapman Road, **tourist accommodation**, being the **use** of a **single detached dwelling** for the accommodation of the travelling public in a maximum of 4 suites, without cooking equipment, where the room rate includes breakfast served on the premises, shall be permitted.
- .4 In the case of a portion of the remainder of DL 196 except plans B6706, M9351, 3980, 6394, 8025, 8529, 9167, 11805, 14079, 14454 and 20784, located at 4650 Lakeside Road as shown as the hatched area in the drawing below, a public **parking lot** shall be permitted and where the parking area is not required to be hard surfaced, lighted nor drained.



Memo to Committee

Date: March 17, 2021
To: Agriculture Advisory Committee
From: Steven Collyer, Planner II
Address: 610 Pineview Road

File No: RMS/610 Pineview Rd

Subject: Zoning Amendment Bylaw for 610 Pineview Road

Staff Recommendation

THAT the Agricultural Advisory Committee choose Option 1 or Option 2 to provide a recommendation of support or denial for Council to consider for the rezoning of 610 Pineview Road from 'R1 (Large Lot Residential)' zone and 'A (Agriculture)' zone to 'RD1 (Duplex Housing)' zone and 'RM1 (Bareland Strata Housing)' zone to allow future residential development.

1. THAT the Agricultural Advisory Committee supports the Zoning Amendment Bylaw application for 610 Pineview Road.

Or

2. THAT the Agricultural Advisory Committee does not support the Zoning Amendment Bylaw application for 610 Pineview Road.

Proposal

The applicant is proposing to develop the subject property for residential uses. The plans show 11 duplex lots, and a bareland strata consisting of approximately 24 single detached homes. Addition information is outlined in the Letter of Intent submitted by the applicant (Attachment 'D'). The applicant has applied to rezone the property from R1 (Large Lot Residential) zone and A (Agriculture) zone to RD1 (Duplex Housing) and RM1 (Bareland Strata Housing) zone. Additional planning approvals are required should the rezoning be successful, and are outlined further in this report.

Background

The subject property is 3.8 hectares (9.3 acres) in size and is located on the south side of Pineview Road, near Gordon Place (Figure 1). The lands currently contain a single detached dwelling and an orchard.



Figure 1 - Property location map.
ALR lands shown in green.

Surrounding land uses include residential subdivisions to the north and east, and agricultural lands within the Agricultural Land Reserve (ALR) to the south and west. There is an environmentally-sensitive gully leading down towards Green Ave W near the western edge of the property. The lands are within a transition area between urban residential subdivisions and protected agricultural lands.

Development on this property has been contemplated since the 1990s. In 1994, the northern portion of the subject property was rezoned to allow single detached dwellings. This area is currently zoned R1 (Large Lot Residential), as shown on Attachment 'A'.

In 2005, the City adopted an amendment to the Official Community Plan which designated a substantial amount of land in the upper Valleyview Road area for residential development. This change was supported in principle by the ALC, with the condition that a more detailed plan be drafted prior residential development occurring.

In 2011, an ALR Exclusion application was received as part of a larger 9 hectare (22 acre) development proposal for 610 Pineview Rd, along with portions of 2900 Valleyview Rd and 3050 Valleyview Rd. The intent at the time was to develop the three properties under an area-specific plan. The Agricultural Advisory Committee did not support the proposed development in 2011, having noted concerns with the loss of quality agricultural land and the weakening integrity of the ALR in this area of Penticton if these lands were excluded. Ultimately, the Upper Valleyview Area Plan was adopted by City Council in 2011, despite the AAC's recommendation. After the City endorsed the ALR exclusion application, the Agricultural Land Commission (ALC) approved conditional exemption of these lands from the ALR.

The Agricultural Land Commission (ALC) granted conditional exclusion of the property from the ALR in 2011. This approval stemmed from their support in principle in 2005 and their review and consideration of the Upper Valleyview Area Plan which was endorsed by Council in 2011. The conditional approval has been extended on a few occasions, and most recently in 2017 the ALC approved an extension to October 19, 2021. The conditions of their approval for exemption of these lands from the ALR are noted below:

- Preparation of a subdivision plan showing the lands to be excluded in conformance with the drawing forming part of the conditional approval granted by the ALC.
- The construction of fencing and planting of vegetated buffering. Minimum 5 foot fencing along the ALR boundary. Planting of a 6m to 10m wide, irrigated vegetated buffer along ALR boundary. Registration of covenants prohibiting residences within 10m of ALR Boundary on Lots 18 to 20.
- Completion of the subdivision plan.

At present, the subject property is still within the ALR as the exclusion conditions have not been met to date. The applicant is proceeding with rezoning the lands at 610 Pineview Road as the first step in the development process, and is intending on achieving the deadline set by the ALC in their conditional approval. At this time, the development proposal only includes 610 Pineview Road, and not 2900 or 3050 Valleyview Road, which represents a scaled-down version of the amount of land to be developed according to the Upper Valleyview Area Plan. City staff have recently had discussions with the landowners of the two Valleyview Road properties and they may be coming forward with development applications later this year as well.

Technical Planning Committee

The rezoning application was reviewed by the City’s Technical Planning Committee (TPC), a group of City staff from various departments who review development applications. The committee requested additional details from the applicant at the rezoning stage, including more information about the configuration of the bareland strata such as the number of units, layout of internal roads, and strata lot sizes. The Development Engineering department has requested additional information regarding how the proposed development will be serviced, which is required prior to Council considering the rezoning. The TPC discussed the ALC conditional exemption on this property. City staff have had early conversations with ALC staff to discuss if the conditional exemption could be extended beyond the current October 2021 expiry date, and if the conditional exemption will apply to this proposal - because only one of the three properties comprising the conditional approval from the ALC is proposed to be developed at this time. Those discussions with ALC staff were on-going at the time this report was finalized.

Development Statistics

The following table outlines how the proposed development meets the applicable Zoning Bylaw regulations:

	RD1 Zone Requirement	Provided on Plans
Minimum Lot Width:	20 m, 22 m for corner lots	19 m to 48 m (to be addressed by applicant)
Minimum Lot Area:	750 m ²	795 m ² to 1870 m ²
	RM1 Zone Requirement	Provided on Plans
Minimum Lot Width:	40 m (parent parcel)	Not indicated (to be addressed by applicant)
Minimum Lot Area:	6,000 m ² (parent parcel)	24,617 m ²

Analysis

When considering a rezoning application, staff refer to the Official Community Plan (OCP) to review how the proposal aligns with the guiding policies in the OCP and the future land use designation of the property.

Staff consider the following OCP policies as applicable to the development proposal:

- Policy 4.1.1.1 Focus new residential development in or adjacent to existing developed areas.
- Policy 4.1.1.2 Avoid development in environmentally-sensitive areas, geological hazard and flood hazard areas, on steep slopes, in agricultural areas and in areas not readily served by transit.
- Policy 4.1.4.1 Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context.
- Policy 4.4.2.1 Identify environmentally sensitive areas and riparian areas, and protect them through application of the Environmental and Riparian Development Permit Guidelines.
- Policy 4.5.1.4 Discourage subdivision of agricultural lands. In most cases, City utilities and services will not be provided to these lands to discourage development of non-agricultural uses, and growth will be directed towards more-central and well serviced infill areas.

Policy 4.5.1.5 Consider establishing buffers including distance setbacks, landscape buffers and fencing requirements to minimize conflicts between agricultural and other land uses (e.g., residential or commercial).

The subject property is designated 'Detached Residential' by the OCP. The Detached Residential designation envisions residential development on the property, consisting of single detached building types and some duplexes. Generally, properties within the Detached Residential designation are anticipated to have 1-2 dwelling units per property. The proposed rezoning to RD1 (Duplex Housing) and RM1 (Bareland Strata Housing) is consistent with the future land use designation on the property as per the OCP.

In addition to the rezoning application, there are several additional approvals necessary for the applicant to proceed with the intended development. These are summarized in the chart below:

Application Required	Description	Approval Authority
Zoning Amendment Bylaw	To change the zoning on the subject property from R1 (Large Lot Residential) and A (Agriculture) to RD1 (Duplex Housing) and RM1 (Bareland Strata Housing).	Council
Hillside Development Permit	To approve the lot grading and subdivision scheme in a hillside area, in line with the guidelines of the OCP.	Council
Environmental Development Permit	To approve development in an Environmental Assessment and Environmental Protection area, subject to the requirements of a Qualified Environmental Professional (QEP) report.	Staff
Subdivision	To legally divide the property into separate parcels.	Staff
Development Permits	To approve the form and character of each future duplex.	Staff

Due to the fact that this application will be converting land currently zoned A (Agriculture) for residential development, staff have referred this rezoning application to the Agricultural Advisory Committee for the committee to provide a recommendation on the proposal to Council. The AAC's recommendation will be included in a future staff report to Council for their consideration when reviewing the development application.

Attachments

- Attachment A – Zoning Map
- Attachment B – Official Community Plan Map
- Attachment C – Photos of Property
- Attachment D – Letter of Intent

Respectfully submitted,

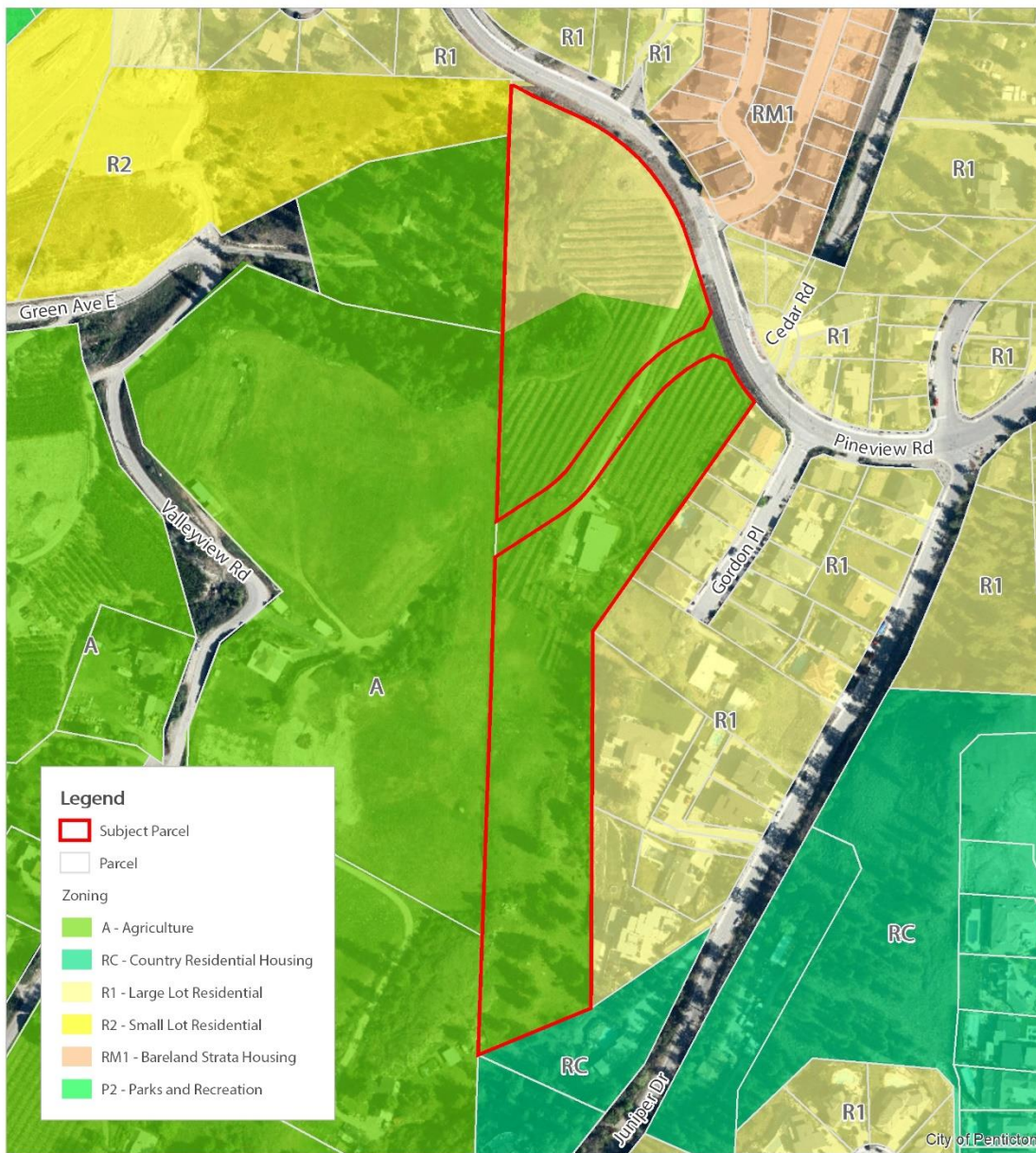
Steven Collyer, RPP, MCIP
Planner II

Attachment A – Zoning Map



610 Pineview Road

Zoning Map



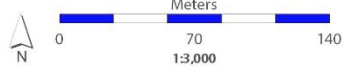
Legend

- Subject Parcel
- Parcel

Zoning

- A - Agriculture
- RC - Country Residential Housing
- R1 - Large Lot Residential
- R2 - Small Lot Residential
- RM1 - Bareland Strata Housing
- P2 - Parks and Recreation

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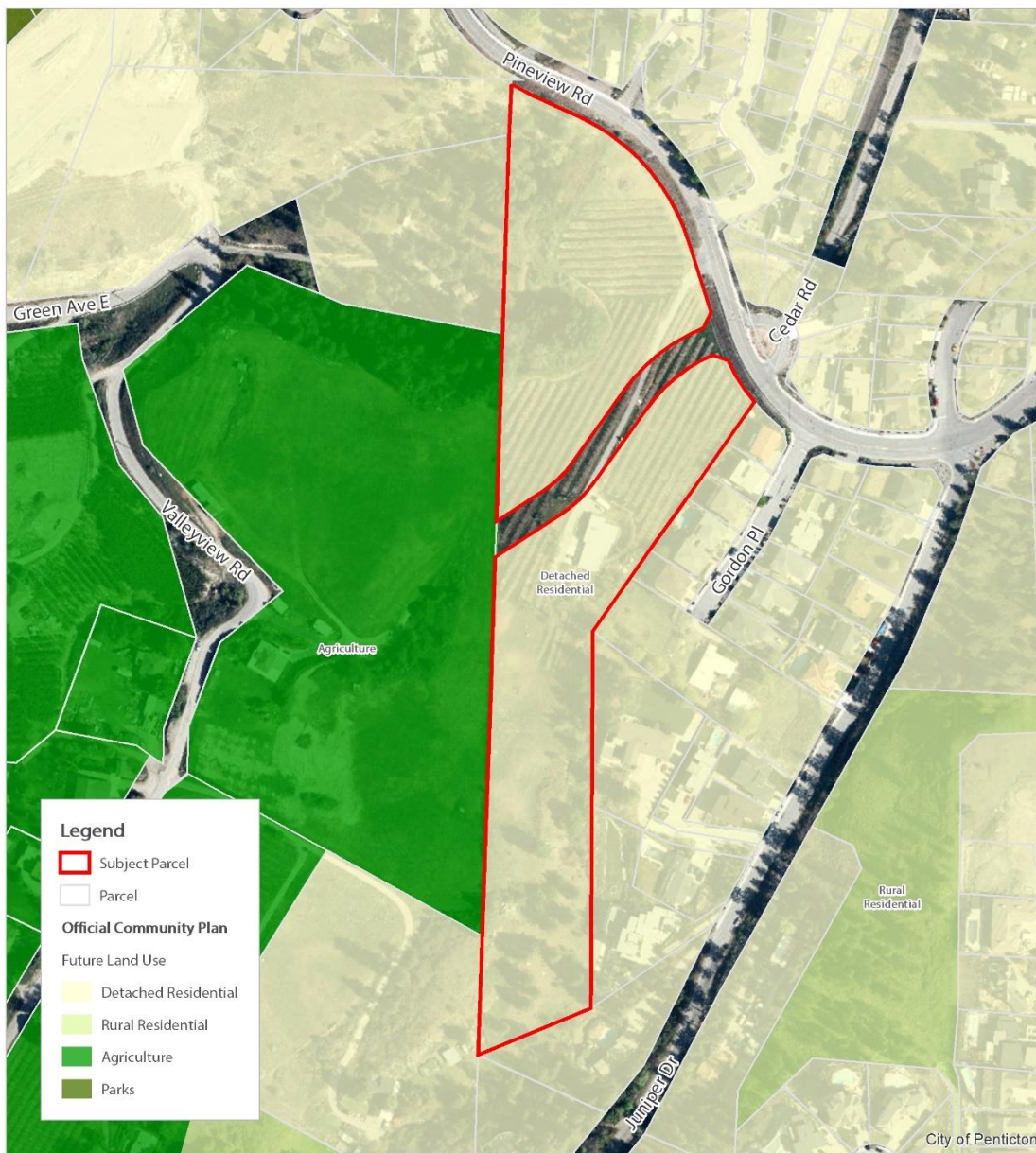
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Attachment B – Official Community Plan Map

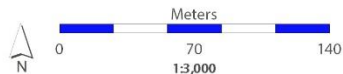


610 Pineview Road

Official Community Plan Map

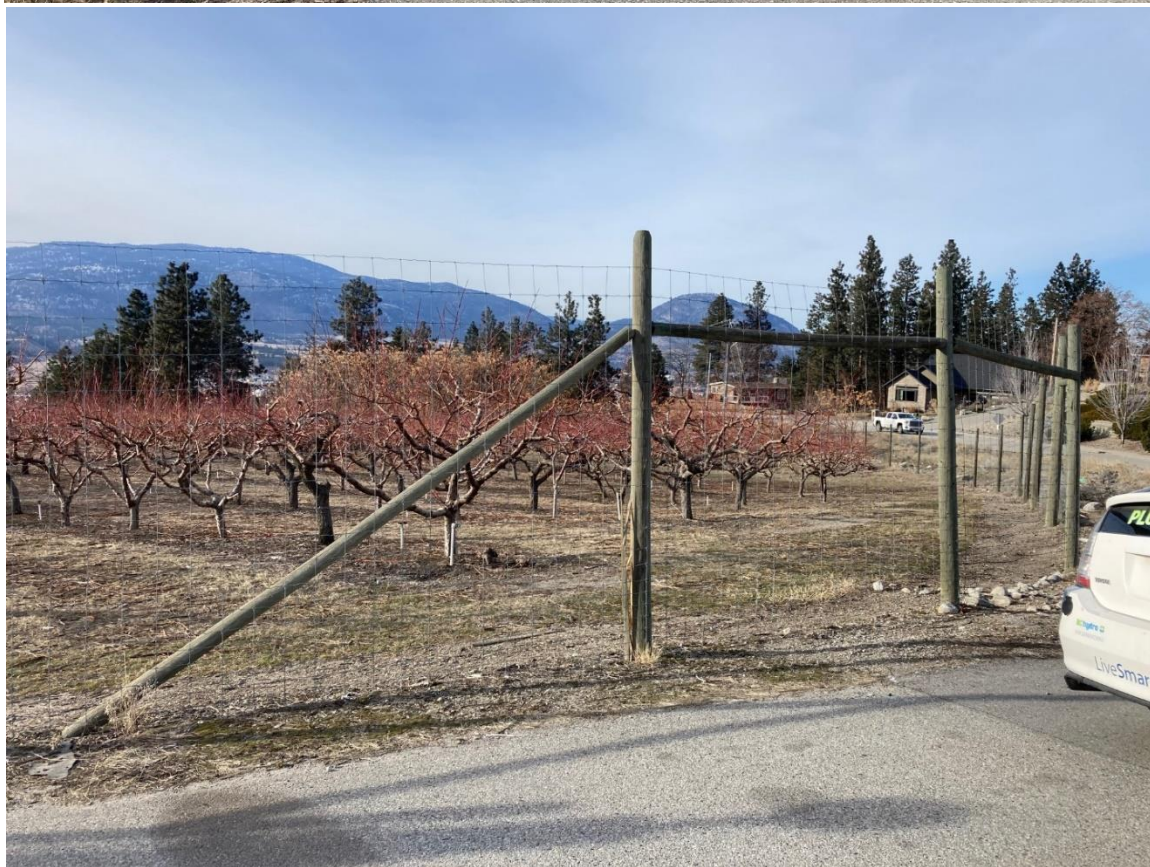


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Attachment C – Photos of Property







Supplementary Information Package

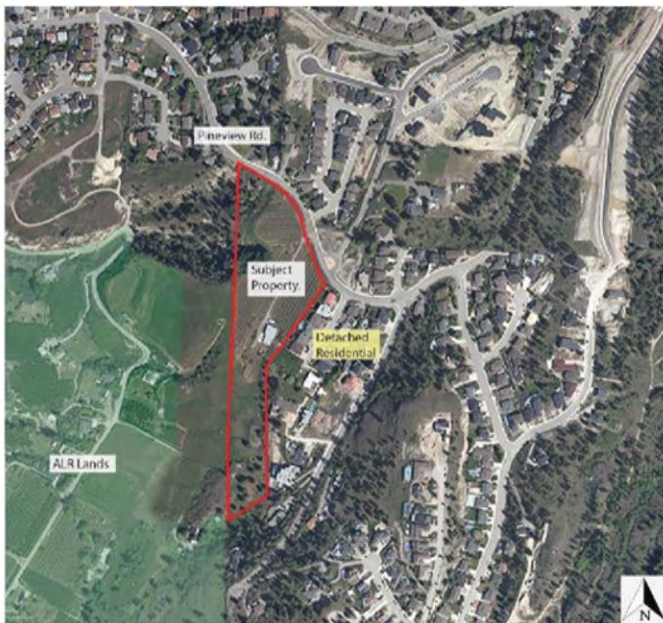
Alberto Braz Figueira - Application for Rezoning to Allow a Subdivision and Residential Strata
Delfina Braz Figueira

610 Pineview Road
Lot 1, District Lot 2710 Similkameen Division Yale,
District Plan EPP22470

BACKGROUND AND INTRODUCTION

The property located at 610 Pineview Road is 3.4 ha. (9.8 ac.) in area and is located in the Wiltse neighbourhood in Penticton. The property is bisected by an un-developed road allowance creating two distinct parcels on the subject property. The property slopes down from east to west and the north portion of the property contains the beginning of a gully which continues onto the adjacent west property. A context map showing the location of the property and surrounding land uses is provided below:

Figure 1 – Site Context Map



McElhanney
290 Nanaimo Avenue W, Penticton BC Canada V2A 1N5
Tel. 250 492 7399 | Fax. 1-855-407-3895 | www.mcelhanney.com

Page 1

The subject property is designated Detached Residential in the City of Penticton Official Community Plan (OCP) and is zoned "R1 – Single Family Residential" and "A – Agricultural" in Zoning bylaw 2017-08. The proposed duplex and single detached residential strata are permitted uses in the Detached Residential OCP designation, however a zoning amendment is required to rezone the subject property to an appropriate zoning designation to implement the Detached Residential designation of the OCP. Details of the proposed land use change are outlined later in the report.

A developer is interested in developing the property whereby the lands north of the unconstructed road allowance will be subdivided to create 11 duplex lots and the larger parcel south of the road allowance is intended to be developed as a residential-strata consisting of single detached dwellings surrounded by common strata property. A zoning plan is included as **Attachment 1**.

ALR APPROVAL

The property was included in an approved ALC exclusion application dating back to 2011 (*Resolution No. 322/2011*). The implementing resolution was in response to a 2005 municipally initiated land use change whereby the subject property was designated from Agricultural to Low Density Residential in the City's OCP. This OCP land use change was endorsed by the ALC through *Resolution No. 24/2005*.

In 2009 the Commission indicated that it was prepared to accept a phased approach to the approved exclusion subject to an area plan being completed for the "Upper Valleyview Area" which included the subject property. An area plan was completed and approved by the ALC in 2011 subject to several conditions and in 2017 the ALC provided an extension to the ALR exclusion conditions to October 17, 2021. It is our understanding that City planning staff have been engaging with the ALC to work out the details to complete the ALR exclusion and there is an understanding with the ALC on how this can occur.

The prospective developer of the property is aware of the ALC's buffer requirements for the exclusion of the land from the ALR and the unique circumstance that are being created with only a portion of proposed exclusion lands being excluded as part of this development. He will continue to work with the City and the ALC to satisfy the ALC's buffering requirements, and the final plan to satisfy the buffer requirements will be provided with the subdivision application.

ENVIRONMENTAL CONSIDERATIONS

The portion of the property which contains a gully is within the Environmentally Sensitive Development Permit Area as described in the City's OCP. The prospective developer of the property retained a professional biologist and QEP to prepare an Environmental Assessment (EA) of the property to determine the level and extent of the environmental values on the subject property. The environmental assessment revealed that "The majority of the property was classified as ESA 4 with patches of ESA 2 and 3 which are associated with the gully and rock outcrop featured. There were no areas mapped as ESA1 and there were no aquatic or wetland habitats observed within or in the vicinity of the Property."

The east limit of the ESA2 line noted in the EA generally follows the edge of the orchard use and is relatively consistent with the City of Penticton's boundary for the Environmental Sensitive Development Permit (ESDP) area.



The EA noted that the ESA2 area has been disturbed by the previous agricultural use and general urbanization of the surrounding area. It further stated that there are opportunities for mitigation and enhancement of the ESA2 area which should be incorporated as part of the development of the property. Based on this information, McElhanney is discussing with the QEP the opportunity to realign the east boundary of the ESA2 line to provide better building envelopes as the proposed road that bisects the property restricts the available land for development between the proposed road and the ESA2 line. Early discussions have revealed that an adjustment to the ESA line is possible and once this matter has been reviewed by the QEP, we will provide details of the QEP approved, altered ESA2 line. A concept plan showing the proposed ESA 2 line and enhancement area is included as **Attachment 2**.

A copy of the EA is provided as part of the rezoning submission to the City of Penticton.

As an ESDP will be required prior to development of the subdivision and the details of the proposed ESA2 line adjustment and any compensation / mitigation required will be contained within the ESDP submission at the subdivision stage. The intent of **Attachment 2** is to provide staff and council sufficient information on how the proposed land use change can be accommodated with respect to appropriate low density lot sizes and building envelopes.

GEOTECHNICAL CONSIDERATIONS

The entire property is located within the Hillside Development Permit Area as noted in the City of Penticton OCP. The prospective developer retained a geotechnical engineer to prepare a preliminary geotechnical assessment for the property which states "...we are of the opinion that, from a geotechnical perspective, the subject sites are suitable for the proposed development, provided that our preliminary recommendations and mitigation measures/strategies are followed during the design and construction of the project." The Assessment recommends that a more detailed geotechnical assessment be prepared prior to construction occurring, and that the recommendations in the Assessment be followed prior to construction on the site occurs.

A copy of the Preliminary Geotechnical Assessment is provided as part of the rezoning submission to the City of Penticton.

PROPOSED DUPLEX LAND USE

As noted above, one component of the site's development will consist of a 1.4 ha. (3.5 ac) parcel containing 11 duplex lots located along the portion of the property adjacent to Pineview Road and north of the future public road. Due to the configuration of the parcel and presence of the ESA2 area, five lots are proposed to have access from the future public road and six lots are proposed in a future cul-de-sac that will connect to Pineview Road. The proposed lots will range in size from approximately 810 sq. m. to 1,850 sq. m. (0.20 – 0.46 ac.) and are well suited to provide an appropriate building envelope for duplex dwelling. Details of proposed lot and building envelope sizes are provided on **Attachment 2** but it should be noted that the final details of the subdivision will be provide at subdivision stage.

The proposed lands to accommodate the duplex lots are designated Detached Residential in the OCP and are presently zoned "R1 – Large Lot Residential" in the zoning by-law. The owner is requesting a zoning amendment to "RD1 – Duplex Housing" to accommodate the proposed duplex lots.



PROPOSED RESIDENTIAL STRATA LAND USE

The portion of the property proposed to accommodate the strata development is approximately 2.51 ha. (6.2 ac.) in area and is located south of the proposed future public road. The proposed strata would consist of approximately 24 single detached dwellings surrounded by common strata property with access via a private strata road.

The proposed lands to accommodate strata development are designated Detached Residential in the OCP and are presently zoned Agriculture in the zoning by-law. The owner is requesting a zoning amendment to "RM1– Bareland Strata Housing" to accommodate the proposed strata development.

PROPOSED ZONING AMENDMENTS

From "R1 – Large Lot Residential" to "RD1 – Duplex Housing"

The north side of the property proposed to accommodate the duplex lots is presently zoned "R1 – Large Lot Residential" which does not permit the proposed Duplex built form. The owner is requesting that the north portion of the property as noted on **Attachment 1** be rezoned to RD1 Duplex Housing.

Although a thorough and comprehensive evaluation of the zoning compliance of a future subdivision will occur at the subdivision stage, we have prepared a preliminary concept plan for the portion of the property that will accommodate the duplex lots, which reveals that the duplex lots can comply with regulations in the RD1 zone that govern subdivision of the land. The proposed concept of the RD1, duplex lot subdivision, is provided on drawing **Attachment 2**. The information on the concept plan confirms the lots can conform to the RD-1 zone.

From "A1 – Agricultural" to "RM1 – Bareland Strata Housing"

The south side of the property is presently zoned "A1 –Agricultural", and that zone does not permit residential development. A zoning amendment is required to implement the Detached Residential designation of the OCP and permit the proposed strata development and the owner is requesting that the south portion of the property as noted on drawing **Attachment 1** be rezoned to RM1 – Bareland Strata Housing zone.

RATIONALE AND SUPPORT FOR THE PROPOSED ZONING AMENDMENT

1. The proposed zoning amendment is consistent with the City of Penticton OCP which designates the property as Detached Residential. The OCP land use change from Agricultural to Residential dates back to 2005 when the property was first recommended for a redesignation from Agricultural to Residential. This land use re-classification was also supported by the ALC through its 2011 exclusion approval. It is evident that the City has envisioned this area as accommodating residential growth for quite some time, and the zoning amendment now is simply implementing the land use direction provided by the City.
2. The proposed built form which consists of duplex and single-family homes is consistent with the surrounding area and is well within the maximum permitted densities for the Detached Residential designation.



3. Section 3-46 of the OCP states that:

"A number of new neighbourhoods are expected to be developed to meet the demand for detached houses. These form a part of the previous OCP and include areas such as the Upper Wiltse, Columbia Heights and the Spiller Road area. Such new developments typically exist adjacent to established neighbourhoods and are generally logical extensions to existing city infrastructure"

The proposed zoning amendment implements the policy direction provided by the OCP in Section 3-46, as the property is located in the Upper Wiltse area, is adjacent to established neighbourhoods and is a logical extension to the city infrastructure.

4. Section 4.1.4.1 of the OCP encourages the City to:

"Work with the development community – architects, designers and builders – to create new residential developments that are attractive, high-quality, energy efficient, appropriately scaled and respectful of their context"

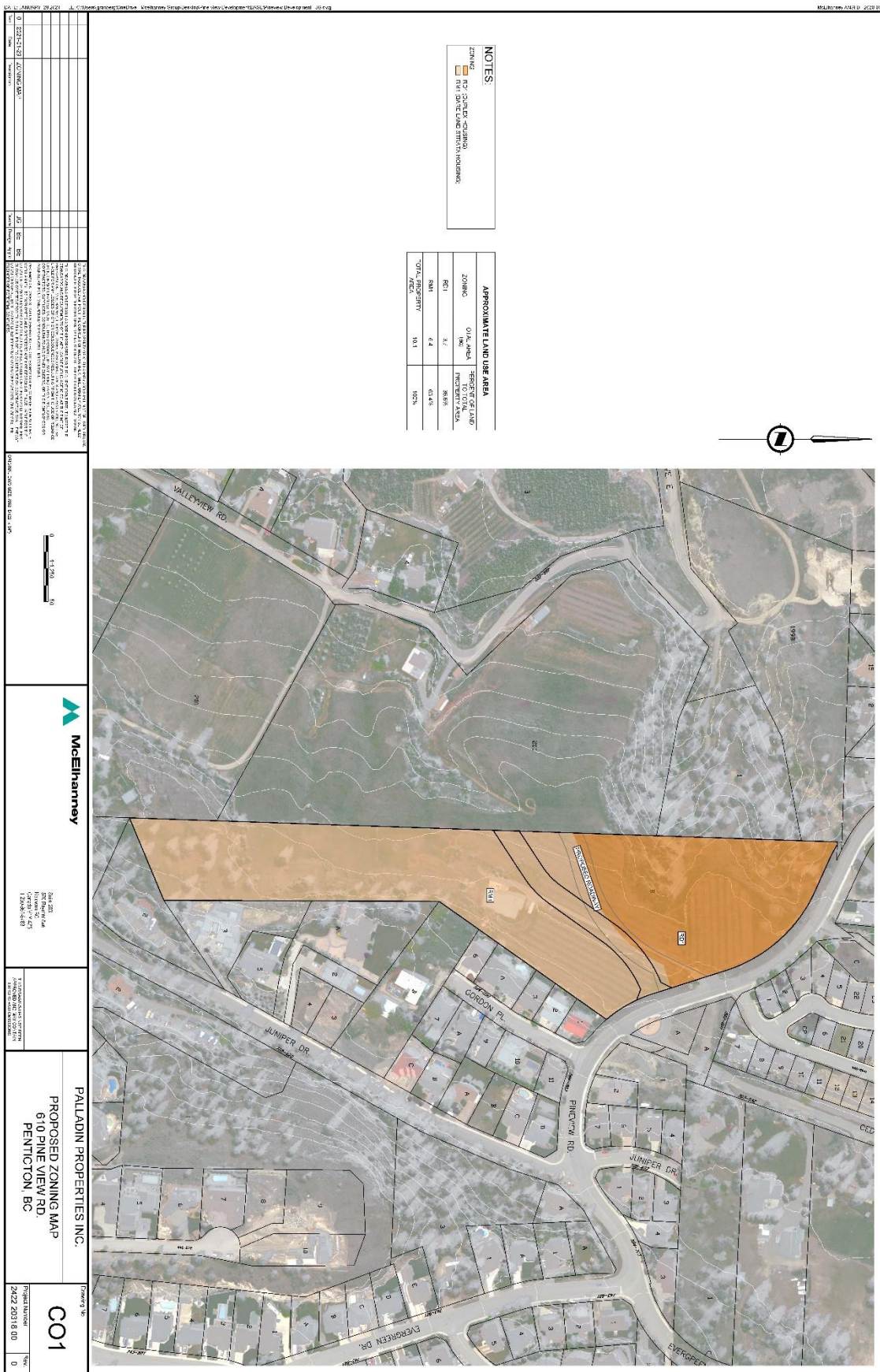
The proposed development is envisioned as an attractive and high-quality development which will work with the natural grades to provide new residents with desirable homes while maintaining the views for existing homes. The proposed development is well below the maximum permitted density and it is evident that the owner is looking to build a liveable community and not simply maximize the number of units.

5. The site is well suited to provide an infill residential development as the property slopes down from the adjacent east properties allowing the existing uphill homes to maintain their valley view over the proposed development.
6. The residential land uses proposed for the subject property are compatible with the adjacent and surrounding residential land uses. This will result in the proposed residential rezoning and subsequent development of the subject land for appropriate residential uses without any negative effect on the use and enjoyment of adjacent or surrounding properties.
7. The proposed residential rezoning and subsequent development of the subject land for residential use will increase the housing supply and residential tax base in Penticton.

CONCLUSION

The proposed development is consistent with land use direction provided by the OCP and is a logical growth area based site topography relative the adjacent existing residential development, and based on easy access to municipal services and infrastructure. The vision for the property which includes generously sized duplex dwellings and single-detached homes is appropriately scaled and sensitive to the surrounding neighbourhood. Overall the proposed development represents good land use planning and can be supported from the land use policy perspective.





NOTES:
 ZONING: R16 SPECIAL-LAND-USE (RESIDENTIAL)
 R16 SPECIAL-LAND-USE (INDUSTRIAL)

APPROXIMATE LAND USE AREA	
ZONING	O/L, A/L, F, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
RCT1	3.2
RH1	4.4
TOTAL PROPERTY AREA	101
	102%

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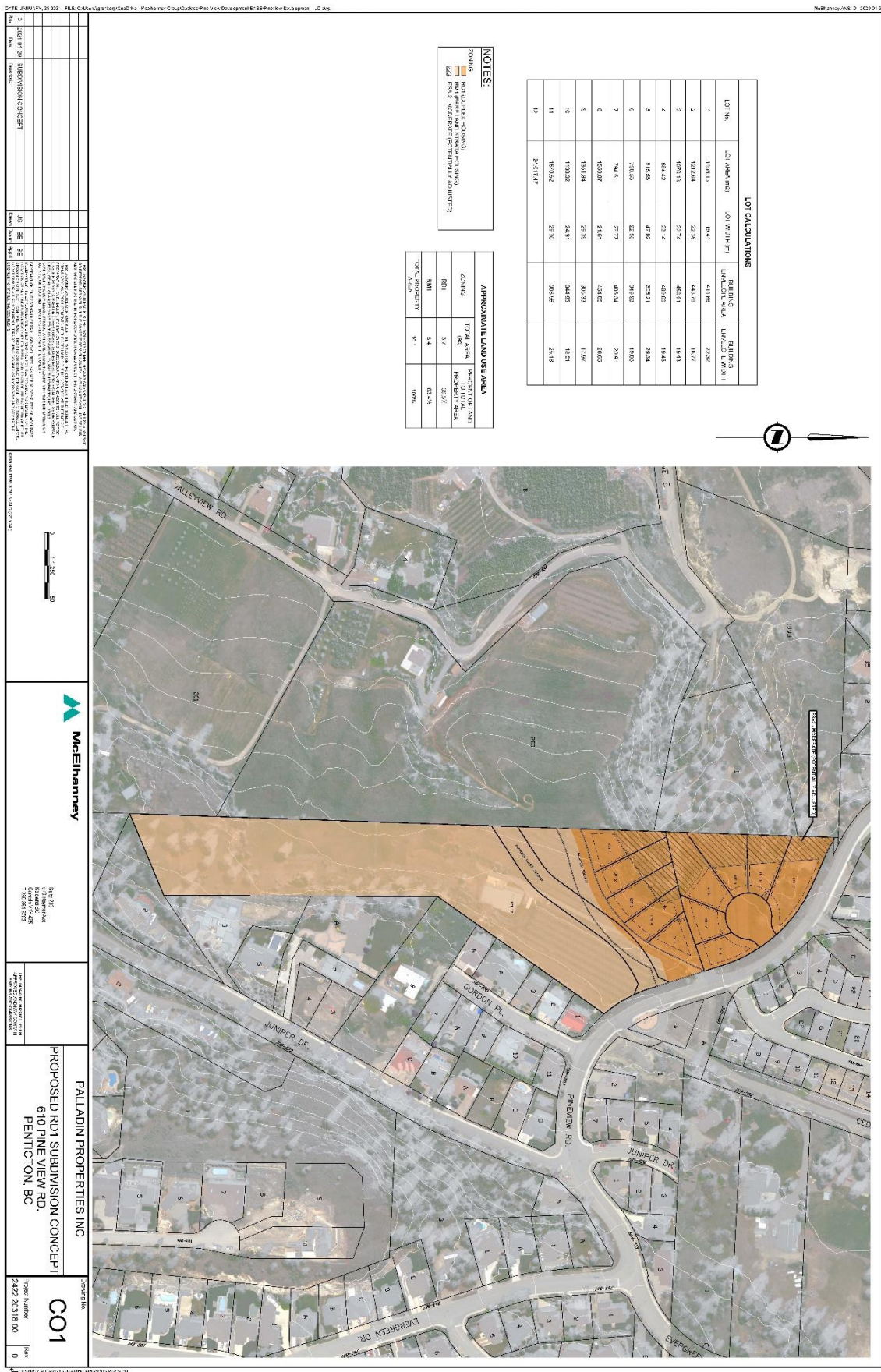
McElhannay

610 PINE VIEW RD
 PENITICON, BC
 102% ZONING

Project Number: 2018-04-25

PALLADIN PROPERTIES INC.
 PROPOSED ZONING MAP
 610 PINE VIEW RD
 PENITICON, BC

CO1
 Project Number: 2018-04-25



LOT CALCULATIONS

LOT No.	LOT AREA (M ²)	LOT WIDTH (M)	REAR YARD SETBACK (M)	REAR YARD AREA (M ²)
1	11,961.10	18.47	4.17 (6)	22.92
2	11,124.84	22.28	4.41 (7)	18.77
3	10,811.15	21.74	4.61 (1)	15.83
4	8,844.42	21.4	4.88 (6)	15.46
5	8,125.55	17.82	5.52 (1)	28.24
6	7,918.55	22.52	3.18 (2)	19.83
7	7,841.51	27.77	4.01 (4)	20.5
8	15,818.77	21.51	4.91 (5)	20.85
9	15,121.84	22.29	4.62 (3)	17.97
10	11,918.32	24.91	3.44 (3)	18.21
11	10,101.02	22.32	3.98 (6)	23.18
Σ	204,177			231.8

APPROXIMATE LAND USE AREA

ZONING	TOTAL AREA (M ²)	PERCENT OF LOT AREA
RD1	969	38.5%
SM1	3.7	0.001%
TOTAL PROPERTY AREA	2,518	100%

NOTES:
 1. EXISTING UTILITIES SHOWN.
 2. NEW DRAINAGE SWALE SHOWN.
 3. SEE SUBDIVISION PROPOSED LAYOUTS.

PROPOSED RD1 SUBDIVISION CONCEPT
 610 PINE VIEW RD,
 PENTICTON, BC

PALLADIN PROPERTIES INC.

CO1

PROJECT NUMBER: 2422 2018 RD
 DRAWING NUMBER: 0



McElhannay

904-233-1111
 125 HERRING AVE
 COQUITON, BC
 V3K 6J7

PALLADIN PROPERTIES INC.

PROPOSED RD1 SUBDIVISION CONCEPT
 610 PINE VIEW RD,
 PENTICTON, BC

CO1

PROJECT NUMBER: 2422 2018 RD
 DRAWING NUMBER: 0



2021 Agriculture Advisory Committee Meeting Dates

Meeting commences at 3:00 p.m.

Council Chamber, City Hall, 171 Main Street (Second Level) or via Zoom

Month	Date
January	20
February	17
March	17
April	21
May	19
June	16
July	21
August	18
September	22
October	20
November	17
December	8