



AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: November 1, 2023

From: Yvonne Mitchell, Planner II

File No: DVP 23-10

Subject: **DVP 23-10; Development Variance Permit; 1895 Bartley Road**

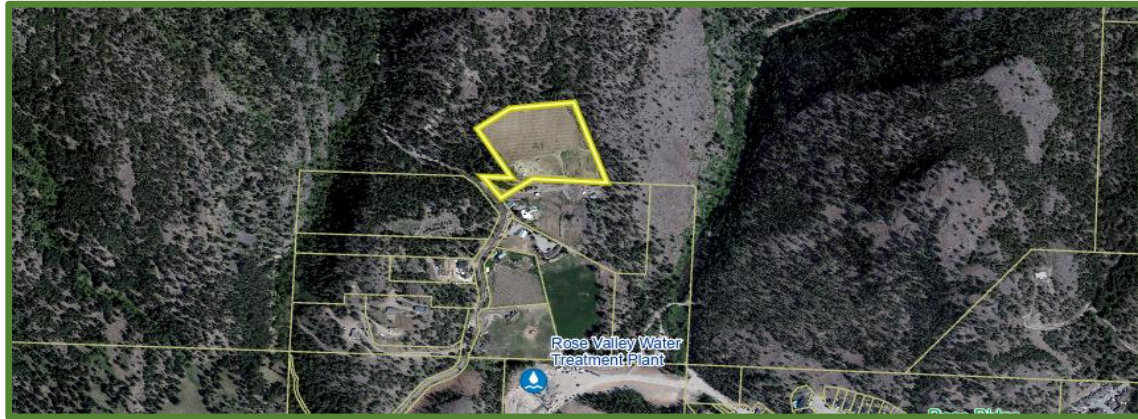
BACKGROUND

The subject property is located in the Bartley North neighbourhood. The property is occupied by a vineyard and a wine production building with a tasting area which was recently built in 2022. The property is the final lot at the end of Bartley Road.

PROPERTY DETAILS			
Address	1895 Bartley Road		
PID	029-215-765		
Folio	36413764.050		
Lot Size	33,763 m ²		
Owner	James Schlosser and Joanna Schlosser	Agent	N/A
Current Zoning	A1 – Agricultural Zone	Proposed Zoning	N/A
Current OCP	AG – Agricultural	Proposed OCP	N/A
Current Use	Vineyard and Winery	Proposed Use	Vineyard, Winery, and Agri-tourism Accommodation
Development Permit Areas	Wildfire Interface, Hillside, Sensitive Terrestrial Ecosystem		
Agricultural Land Reserve	Yes		

ADJACENT ZONING & LAND USES			
North	^	F1 – Forest Resource Zone	
East	>	F1 – Forest Resource Zone	
West	<	F1 – Forest Resource Zone	
South	v	RU4 – Rural Residential Large Parcel Zone	

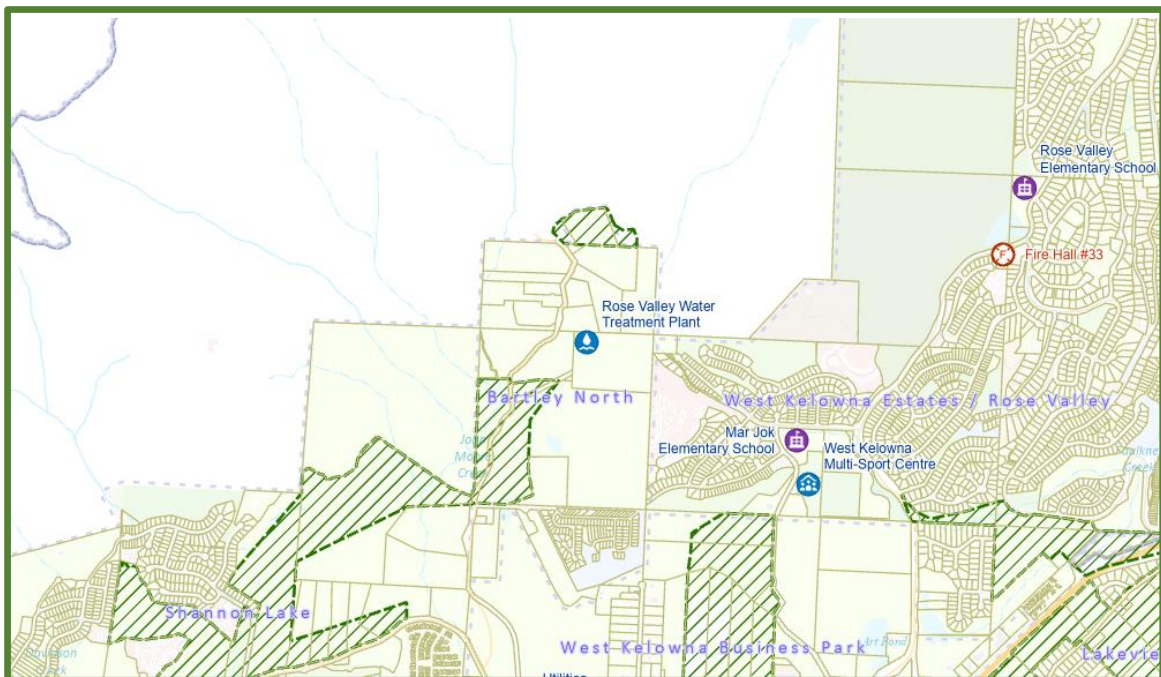
NEIGHBOURHOOD MAP



PROPERTY MAP



NEARBY AGRICULTURAL LAND RESERVE PROPERTIES



DISCUSSION

Proposal

The application is for a Development Variance Permit to vary S.3.24.1 of the Zoning Bylaw to allow Agri-tourism accommodation outside of a principal single detached dwelling. The owner is proposing to build 4 agri-tourism dwellings separate from the principal dwelling, all 318 ft² in size.

This variance is part of a two-phase development plan for the property, encompassing the 4 agritourism units, a carriage house, and a primary residence. The variance is only regarding the agri-tourism units.

Applicant's Rationale

The applicant has provided a rationale for their proposal (Attachment 1).

Zoning and Policy Review

Official Community Plan Bylaw No. 0300

The proposal meets all Official Community Plan No. 0300 policies and is supported by providing additional agri-tourism while supporting agricultural use.

S.2.17.2.3: Support cultivation, production, improvement, processing or marketing of plants and animals, agri-tourism, and other agricultural industries in support of the agricultural sector and a diverse use of agricultural lands.

Zoning Bylaw No. 0265

The proposal meets all setbacks, building height, parcel coverage, and other Zoning Bylaw No.0265 requirements except for:

S.3.24.1: Agri-tourism accommodation shall only be conducted within a principal single detached dwelling.

The owner is proposing to build 4 agri-tourism dwellings separate from the principal dwelling, all 318ft² in size. The property allows for 4 guest rooms as this property is between 3.9 acres and 18.8 acres.

Agricultural Plan

One of the recommendations in the Agricultural Plan is Recommendation 16: "Agritourism and Culinary Tourism". The plan includes a variety of policies to achieve this recommendation, including the following:

- The City of West Kelowna encourage activities that contribute to farming income such as agritourism and culinary tourism.

Referrals

This application has been referred to various external agencies and internal departments, no concerns with the application have been identified at this time.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the AAC may wish to consider the following:

- The Zoning Bylaw permits up to 4 agri-tourism units for a property between 4.9 acres and 18.8 acres. The units must be within the primary single detached dwelling.
- The proposal is consistent with the Agriculture Land Use Designation in the Official Community Plan and Agricultural Plan.

Specific comments would be appreciated should the AAC have any concerns with the proposed Development Variance Permit, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner II

Powerpoint: Yes No

Attachments:

1. Applicant's Rationale
2. Relevant Zoning Bylaw Sections