



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 65242

Application Status: Under LG Review

Applicant: John Nurkowski , Sharnold Arnold

Agent: John Nurkowski

Local Government: Central Okanagan Regional District

Local Government Date of Receipt: 05/12/2022

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: We are currently living in the manufactured home on the property while our permanent house is being built. Occupancy in the permanent house is expected in July, 2022.

The existing manufactured home on the property was manufactured in 1983 and has dimensions of 24X44 (1056 sq feet total). It is a Dartmouth model, built by Moduline Industries.

B.C.s Agricultural Land Reserve (ALR) beginning Dec. 31st 2021 is allowing property owners to have a second home or suite to use as a rental property, farm worker lodgings, agritourism, or for extended family members to use for non-farm use. The second residence is allowed if the larger residence is less than 500 sq m and the second residence is less than 90 sq m.

Our new house under construction has a total square footage of 356 sq m. The existing manufactured home has a square footage of 98 sq m. We exceed the maximum of the secondary residence by 8 sq m. We are requesting a relaxation of the requirements to allow us to keep both residences.

Agent Information

Agent: John Nurkowski

Mailing Address:

2624 LAKHA RD

Kelowna, BC

V1X 7W1

Canada

Primary Phone: (778) 581-9270

Email: jrnurkowski@outlook.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 003-448-266

Legal Description: Lot 4, Plan 3896, Section 1, TWN 23, Osoyoos Div of Yale Lang District, except Plan 25721 & 38410

Parcel Area: 3.7 ha

Civic Address: 2624 Lakha Rd, Kelowna V1X7W1

Applicant: John Nurkowski , Sharnold Arnold

Date of Purchase: 03/28/2008

Farm Classification: Yes

Owners

1. **Name:** John Nurkowski
Address:
2624 LAKHA RD
Kelowna, BC
V1X 7W1
Canada
Phone: (778) 581-9270
Email: jrnurkowski@outlook.com
 2. **Name:** Sharnold Arnold
Address:
2624 LAKHA RD
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V1X 7W1
Canada
Phone: (778) 581-0175
Email: sa.arnold@shaw.ca
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Current Use of Parcels Under Application

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

From 2008-2021 the farm was primarily a vegetable farm with auxiliary fruit trees and vines. In 2022 we are replanting to cherries and table grapes

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

Dry ravine that crossed the land has been filled and reclaimed. New irrigation installed in spring 2022.

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

Owners live on property. We are currently building a new house on the property and we would like to keep both the existing manufactured home plus the new house as residences.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: Apple orchard

East

Land Use Type: Agricultural/Farm

Specify Activity: Cherry orchard

South

Land Use Type: Agricultural/Farm

Specify Activity: Hay field

West

Applicant: John Nurkowski , Sharnold Arnold

Land Use Type: Agricultural/Farm
Specify Activity: Hay field

Proposal

1. What is the purpose of the proposal?

We are currently living in the manufactured home on the property while our permanent house is being built. Occupancy in the permanent house is expected in July, 2022.

The existing manufactured home on the property was manufactured in 1983 and has dimensions of 24X44 (1056 sq feet total). It is a Dartmouth model, built by Moduline Industries.

B.C.s Agricultural Land Reserve (ALR) beginning Dec. 31st 2021 is allowing property owners to have a second home or suite to use as a rental property, farm worker lodgings, agritourism, or for extended family members to use for non-farm use. The second residence is allowed if the larger residence is less than 500 sq m and the second residence is less than 90 sq m.

Our new house under construction has a total square footage of 356 sq m. The existing manufactured home has a square footage of 98 sq m. We exceed the maximum of the secondary residence by 8 sq m. We are requesting a relaxation of the requirements to allow us to keep both residences.

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

We may use the manufactured home as worker lodgings if required or we may use it as a rental property. Since we're replanting to cherries and table grapes, we're not sure of our requirements.

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

*Existing Manufactured home - 98 sq m
New house under construction - 356 sq m
Garage/workshop for farm equipment - 101 sq m
Greenhouse (used for seedlings) - 30 sq m
Storage shed (fuel and fertilizer storage) - 24 sq m*

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

98 m²

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

Our new house under construction has a total square footage of 356 sq m and we are considering this our primary residence. The existing manufactured home has a square footage of 98 sq m and we are considering this our additional residence. We exceed the maximum of the secondary (additional) residence by 8 sq m. We are requesting a relaxation of the requirements to allow us to keep both residences.

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

The manufactured home is already connected to natural gas, septic, electricity and water. No additional infrastructure is needed.

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

No

Applicant Attachments

Applicant: John Nurkowski , Sharnold Arnold

- Agent Agreement-John Nurkowski
- Other correspondence or file information-New house design
- Professional Report-Agrologists Closure Report ALC file 57144
- Proposal Sketch-65242
- Certificate of Title-003-448-266

ALC Attachments

None.

Decisions

None.