

To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: February 3, 2026
Meeting Type: Regular Council Meeting
Prepared by: Jason Tran, Planner
Department: Planning and Development
Title: Agricultural Land Reserve | ALR00198 | 10220 Kenschuh Rd
Description: To permit a second residence on an A1 – Agriculture 1 parcel for farm helps

RECOMMENDATION

THAT Agricultural Land Reserve ALR00198 application for the property located at 10220 Kenschuh Road, legally described as LOT C DISTRICT LOT 118 OSOYOOS DIVISION YALE DISTRICT PLAN 457 EXCEPT PLANS B1030, DD1617D, 2087D, 20009, 20771, 25047 (PID 004-709-985), to permit a second residence, be supported with the requirement that the additional dwelling be sited a minimum of 14.0 m from the east property line.

EXECUTIVE SUMMARY

The subject property contains both ALR and non-ALR land and is zoned A1 – Agriculture 1. A primary residence was completed in January 2025. The applicant proposes a second dwelling for occupants to assist with farm operations. The proposed location is outside the ALR on land with Class 6 soil, minimizing impact on farm productivity. The Ministry of Agriculture and Food confirmed that only land within the ALR is subject to the ALC Act and that they have no concerns, provided that only one dwelling remains on the ALR portion.

The site was chosen for practical reasons: it uses existing driveways, has nearby utilities, and includes an existing fence and landscape buffer along the rail trail. The second dwelling will support long-term farm sustainability by providing on-site help and improving security in response to recent break-ins and vandalism.

The proposal aligns with OCP policies supporting additional dwellings when full-time farm help is warranted and meets A1 zoning provisions under Section 12.1.5(c), which allows additional single-family dwellings necessary for farm purposes with Council approval pursuant to Section 18 of the Agricultural Land Commission Act. District staff are not opposed to this application as it is consistent with Council policy and zoning regulations. Consideration should be given to the 3m Statutory Right of Way along the eastern boundary and rail trail; staff recommend the second dwelling be sited a minimum of 14m from the east property line.

BACKGROUND

Application Information			
Application Type	Agricultural Application	Application Date:	Sept 12, 2025
Applicant:	Optland, Angela L Optland, Forrest C	Owner:	Optland, Angela L Optland, Forrest C
Application Description	To Permit a Second Residence on a Non-ALR portion of an A1 zoned property		

Property Information: General	
Folio/Roll #:	02227.000
Legal Description	LOT C DL118 ODYD PLAN 457 EXCEPT PLANS B1030, DD1617D, 2087D, 20009, 20771, 25047, 25475, H17634, 36673, 40574, KAP48997, KAP77935 AND EPP112215
PID	004-709-985
Civic Address:	10220 Kenschuh Rd

Property Information: Land Use		
OCP Designation:	Agricultural & High Density Residential	
Zoning Designation:	A1 – Agriculture 1	
ALR:	Yes (partial)	
Parcel Size:	~18.8 Ha/46.5 Ac	
Development Permit Area:	Agricultural & Natural Environment	
Adjacent Land Summary:	Zoning:	Use:
	<i>North:</i> P4 - Utilities	Public Utility, Outdoor Storage, Lodge Road
	<i>East:</i> P1 - Public Park and Open Space & RR2 – Rural Residential 2	Rail Trail Residential;
	<i>South:</i> A1 – Agriculture 1	Agriculture
	<i>West:</i> RU1 - Small-Scale Multiple Housing P2 – Administration, Public Service & Assembly	Meadow Road, Residential SD22 lands, and senior housing

Property Information: Infrastructure and Development Engineering	
Road Network	Konschuh Road and Meadow Road (Minor Connectors) – main property access from Meadow Road.
Driveway Access	Access permit on file.
Water Supply:	Municipal (source: Okanagan Lake/Beaver Lake), domestic and agricultural connections.
Sewer:	Private – on-site septic for existing dwelling, proposed dwelling to have separate septic system. Property area sufficient for additional septic system.
Drainage / Stormwater	On-site infiltration through farmland, Upper Vernon Creek runs through southwest portion of property.
Comments:	While not applicable to this ALR application, future road dedication is required to connect Konschuh Road to Meadow Road, as identified in the District of Lake Country’s Master Mobility Plan at subsequent applications. Additional road right of way may be necessary along east property boundary for proposed road connection to Lodge Road.

ANALYSIS

The subject property at 10220 Konschuh Road (Attachment A) is located adjacent to Konschuh Road, Meadow Road and Lodge Road, the east boundary of the property is adjacent to the rail trail. The property is partially located within the Agricultural Land Reserve (ALR) and is zoned A1 – Agriculture 1 (Attachment B); the property has farm status. The property is currently used for agricultural purposes (forage crop) with several farm buildings and a new single family dwelling. The subject property is 18.8ha (46.5ac), and the total farm size with leased land is 30.8ha (76ac).

This application has been submitted to request that Council permit a second residence on land that is not within the ALR; the non-ALR land is approximately 65m wide by 215m long. The purpose of the second dwelling would be to have the occupant(s) assist the owner with expanded farming operations and increase security on the farm. While the current primary farm use is the production of animal forage (grass alfalfa sold as feed for livestock), the farm operation is expanding to include cattle and horse breeding. The applicant has stated that on-farm help is essential to achieve long-term sustainability as a working farm.

The proposed location (Attachment C) of the second residence was selected for the following reasons:

- The proposed building site:
 - is unlikely to affect farm productivity or interfere with farming operations.

- has Class 6 soil (nonarable), created when fractured rock was deposited during the construction of the historic railway.
- is outside the Agricultural Land Reserve (ALR).
- The existing driveway, with a short extension, would provide access, so there would be only a small increase in site coverage for access purposes.
- Utilities (power, gas, water) are available at the northeast corner of the existing barn, minimizing infrastructure needs.
- The site already has a fence and landscape buffer along the rail trail.

Official Community Plan (OCP):

Section	OCP Policy
9.4.1	Continue to use on-site sewerage systems in both rural and agricultural settings unless connection to the community sanitary sewer system can be achieved without a trunk main extension.
14.1.3 c.	Support additional dwellings on farmland only when the farm warrants full-time help.

Zoning Bylaw:

Section 12.1.5	A1 – Agriculture 1: Buildings and Structures Permitted	Subject Property
(a)	One single detached home plus one secondary suite per parcel, or One manufactured or mobile home per parcel;	Complete (BP008485)
(b)	one mobile home (up to 9 m in width) for immediate family members or farm help on parcels classified as “farm” for assessment purposes;	N/A
(c)	additional single family dwellings necessary for farm purposes on parcels classified as “farm” for assessment purposes and <u>approved by Council</u> pursuant to Section 18 of the Agricultural Land Commission Act;	Current application

The applicant has a single detached home (3,886 sq ft) on the property (completed in January 2025). This application for a second residence (~3,000 sq ft) has been submitted pursuant to Zoning Bylaw Section 12.1.5 (c) and needs to be approved by Council prior to building permit as required by the zoning bylaw.

The proposed siting for the second dwelling is not within the ALR and therefore is not subject to the ALC limitation of 90m² and not subject to an ALC non-adhering residential use application. ALC staff confirmed there are no concerns with a second dwelling on a property with both ALR and non-ALR land, provided only one dwelling is within the ALR as only land within the ALR is subject to the ALC Act.

The second residence could be used for housing for farm workers, family members or rental housing, or for agri-tourism accommodation (subject to Council approval).

Infrastructure Considerations

Statutory Right of Way:

There is a 3m-wide SRW (KM7040), in favour of the District for sanitary main, adjacent to the property's eastern boundary and Rail Trail. The proposed second dwelling is setback 4.5m from the eastern property line (1.5m from the SRW boundary). The applicant must comply with the terms of the SRW.

Transportation:

Future road dedication will be required to connect Korschuh Road to Meadow Road, as identified in the District of Lake Country's Master Mobility Plan during subsequent applications.

The District has also identified the need for a future road connection from Lodge Road to the south. Preliminary engineering design for this connection indicates that a land dedication of approximately 8m wide would be required

adjacent to the east property boundary. Therefore, to ensure that the proposed second dwelling would not be located within the potential future road right of way and would have sufficient setbacks to the future road, it is recommended that the dwelling be sited a minimum of 14m from the east property line.

The proposed development is consistent with Council policies set out in the OCP and is a permitted use under the A1 – Agriculture 1 zone.

As the proposed dwelling is not located within the ALR, staff are supportive of this application subject to the siting being a minimum of 14m from the eastern property boundary.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- This application referred to internal departments & external agencies, and comments were provided and shared with the applicant at a meeting in person on January 5th, 2026.
- The BC Ministry of Agriculture and Food does not have any objections to the application.
- The application was digitally referred to the Agricultural Advisory Committee (AAC), and at the request of members an in-person meeting was held on December 15, 2025.
 - The attending members did not support the application for the following reasons:
 - The property is surrounded by numerous residential lots that could accommodate the applicant family relocating closer to the farm.
 - The proposed size of the second dwelling is considered excessive for two occupants.
 - The proposed siting of the second dwelling appears to be located on productive agricultural land.

ALTERNATE RESOLUTION OPTION(S)

1. THAT agricultural application, ALR00198, to permit a second residence on the property located at 10220 Kenschuh Road (PID 004-709-985), not be approved.
2. THAT agricultural application, ALR00198, to permit a second residence on the property located at 10220 Kenschuh Road (PID 004-709-985), be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,
Jason Tran, Planner

Report Approval Details

Document Title:	ALR00198 - 10220 Korschuh Rd.docx
Attachments:	- Attachment A - ALR00198 - Location and Orthophoto.pdf - Attachment B - ALR00198 - ALR and Land Use.pdf - Attachment C - ALR00198 - Proposed Location and Site Plan.pdf
Final Approval Date:	Jan 27, 2026

This report and all of its attachments were approved and signed as outlined below:

Steven Gubbels, Development Engineering Manager - Jan 23, 2026 - 8:04 AM

Carie Liefke, Manager of Current Planning - Jan 23, 2026 - 8:39 AM

Matthew Salmon, Infrastructure & Development Engineering Director - Jan 23, 2026 - 8:53 AM

Jeremy Frick, Director of Development Approvals - Jan 26, 2026 - 11:46 AM

Reyna Seabrook, Director of Corporate Services - Jan 26, 2026 - 12:52 PM

Paul Gipps, Chief Administrative Officer - Jan 27, 2026 - 8:06 AM

Makayla Ablitt, Manager of Corporate Administration - Jan 27, 2026 - 9:45 AM