

# Agricultural Advisory Committee

## AGENDA



Thursday, April 11, 2024

4:00 pm

Meeting Rooms 1 & 2 (Reception Floor)

1435 Water Street

Pages

### 1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

(a) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.

(b) The Reports to Committee concerning the subject development applications are available on the City's website at [www.kelowna.ca](http://www.kelowna.ca).

(c) All representations to the Agricultural Advisory Committee form part of the public record.

(d) As an Advisory Committee of Council, the Agricultural Advisory Committee will make a recommendation of support or non-support for each application as part of the public process. City Council will consider the application at a future date and, depending on the nature of the file, will make a decision or a recommendation to the Agricultural Land Commission.

### 2. Minutes

Approve the meeting minutes of March 21, 2024.

### 3. Applications for Consideration

#### 3.1 Belgo Rd 1200 - A24-0005 - Black Mountain Irrigation District

2 - 22

To consider an application to the Agricultural Land Commission (ALC) to allow for the construction of an office building on the subject property.

### 4. ALC Decisions - Update

### 5. New Business

### 6. Next Meeting

May 9, 2024

### 7. Termination of Meeting

# COMMITTEE REPORT



**Date:** April 11<sup>th</sup>, 2024  
**To:** Agricultural Advisory Committee  
**From:** Development Planning  
**Address:** 1200 Belgo Road  
**File No.:** A24-0005  
**Zone:** P4 – Utilities

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## 1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) to allow for the construction of an office building on the subject property.

## 2.0 Development Planning

The subject property is a 7.57-acre (3.06 ha) property located on the corner of Springfield Road and Belgo Road. The Black Mountain Irrigation District (BMID) currently operates on the subject property and there is no active agriculture. The property was purchased in 1968 and has continuously been a works yard and shop for the irrigation district.

A non-farm use permit application is required to construct a new office building for Black Mountain Irrigation District (BMID) since the property is in the Agricultural Land Reserve (ALR). The current use as a works yard and shop is not permitted in the ALR, however, the property has been owned and operated by BMID since 1968, which is four years before the ALR was established. The new office is proposed to be 540 m<sup>2</sup> (5,812 ft<sup>2</sup>) in size and will allow for all departments to function in one centralized location. The proposed building meets all development regulations, and no variances are anticipated.

To protect and enhance local agriculture the policy of the Official Community Plan provides support for non-farm use applications only where the proposed use meets the following criteria:

- Are consistent with the Zoning Bylaw and the 2040 OCP;
- Provide significant benefits to local agriculture;
- Do not require the extension of municipal services;
- Will not utilize the productive agricultural lands;
- Will not preclude future use of lands for agriculture; and
- Will not harm adjacent farm operations.

The primary objective of the Agricultural Advisory Committee is to advise Council on sustainable agricultural land use from a multiple bottom line (i.e. cultural, economic, environmental, and social) perspective. Staff are asking the AAC to consider this application and provide a recommendation to Council.

### 3.0 Subject Property & Background

#### 3.1 Site Context

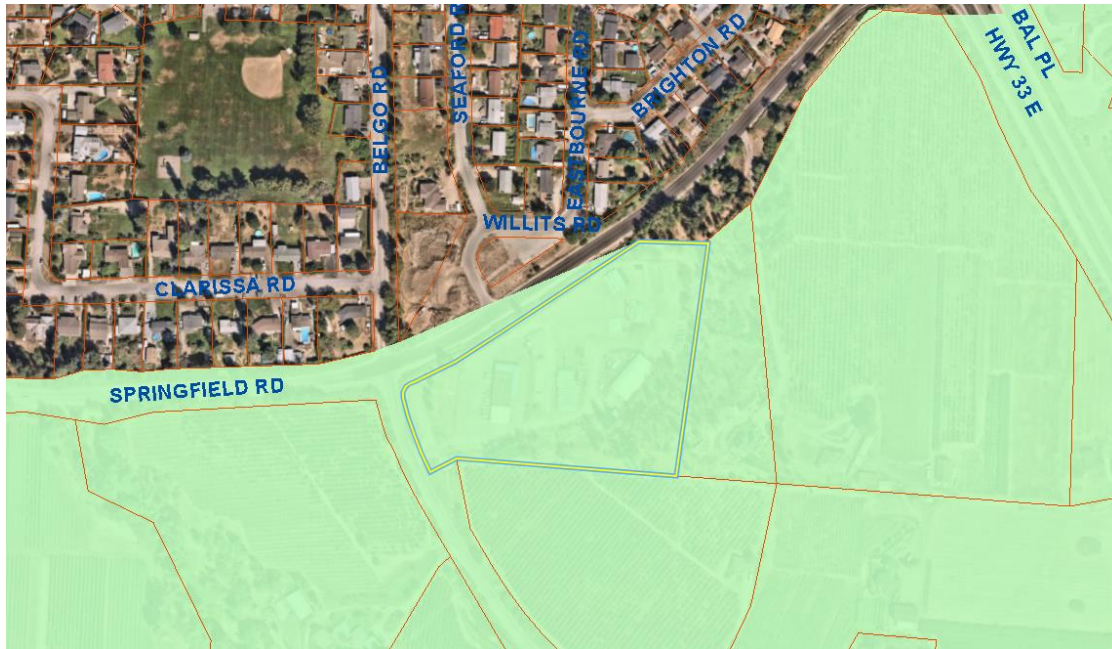
The area south of Springfield Road is in the ALR and the majority is active agricultural land, while the area north of Springfield is primarily single-detached dwellings. Zoning and land uses adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	RU1 – Large Lot Housing	No	Single Detached Dwellings
South	A1 – Agriculture	Yes	Agriculture
East	A1 – Agriculture	Yes	Rural Residential
West	A1 – Agriculture	Yes	Agriculture

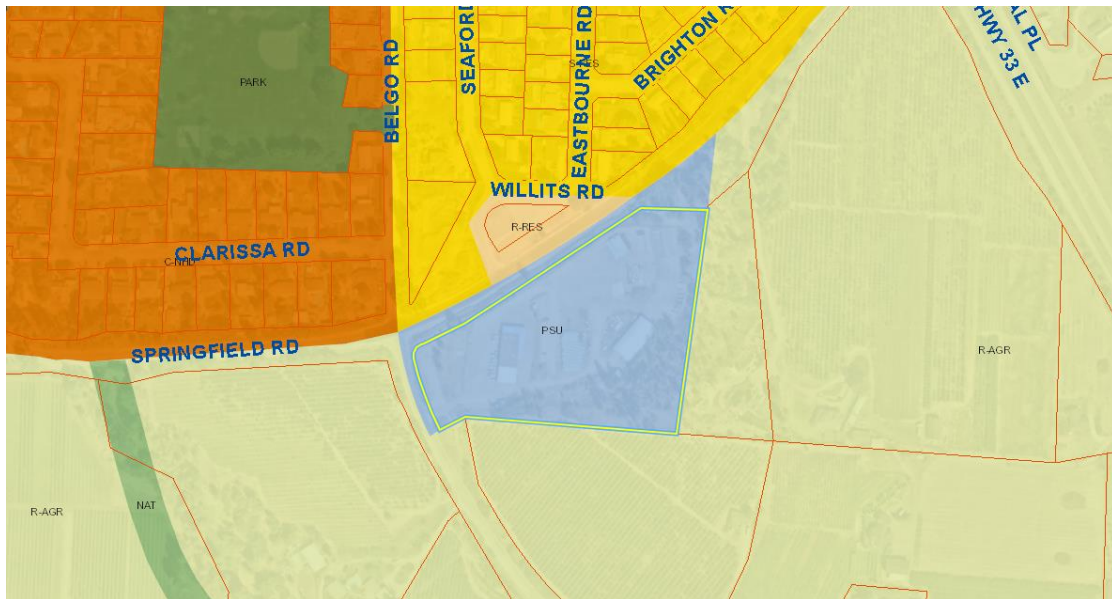
#### Subject Property Map



## ALR Map



## Future Land Use Map



### 3.2 Background

Prior to the purchase of the subject property, it was owned by the provincial government and was used to source sand and gravel for provincial needs. After the sand and gravel supply diminished, it was listed and ultimately granted to BMID in 1968. Following this date, the property was fenced, landscaped, and planted as it was unsightly and dangerous due to the previous on-site excavation. The property remains a BMID works yard and has largely remained unchanged.

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 8.1. Protect and preserve agricultural land and its capability.	
Policy 8.1.6. Non-Farm Uses.	<p>Restrict non-farm uses that do not directly benefit agriculture except where such non-farm uses are otherwise consistent with the goals, objectives, and other policies of this OCP. Support non-farm use applications:</p> <ul style="list-style-type: none"><li>• Are consistent with the Zoning Bylaw and the 2040 OCP;</li><li>• Provide significant benefits to local agriculture;</li><li>• Do not require the extension of municipal services;</li><li>• Will not utilize the productive agricultural lands;</li><li>• Will not preclude future use of lands for agriculture; and</li><li>• Will not harm adjacent farm operations.</li></ul> <p><i>The subject property has the Future Land Use of Public Services / Utilities (PSU), which supports utility infrastructure.</i></p>

**Report prepared by:** Tyler Caswell – Planner II  
**Reviewed by:** Dean Strachan, Community Planning and Development Manager  
**Approved for Inclusion:** Nola Kilmartin, Development Planning Department Manager

**Attachments:**

Attachment A – ALC Application File No: 70193  
Attachment B – Site Plan



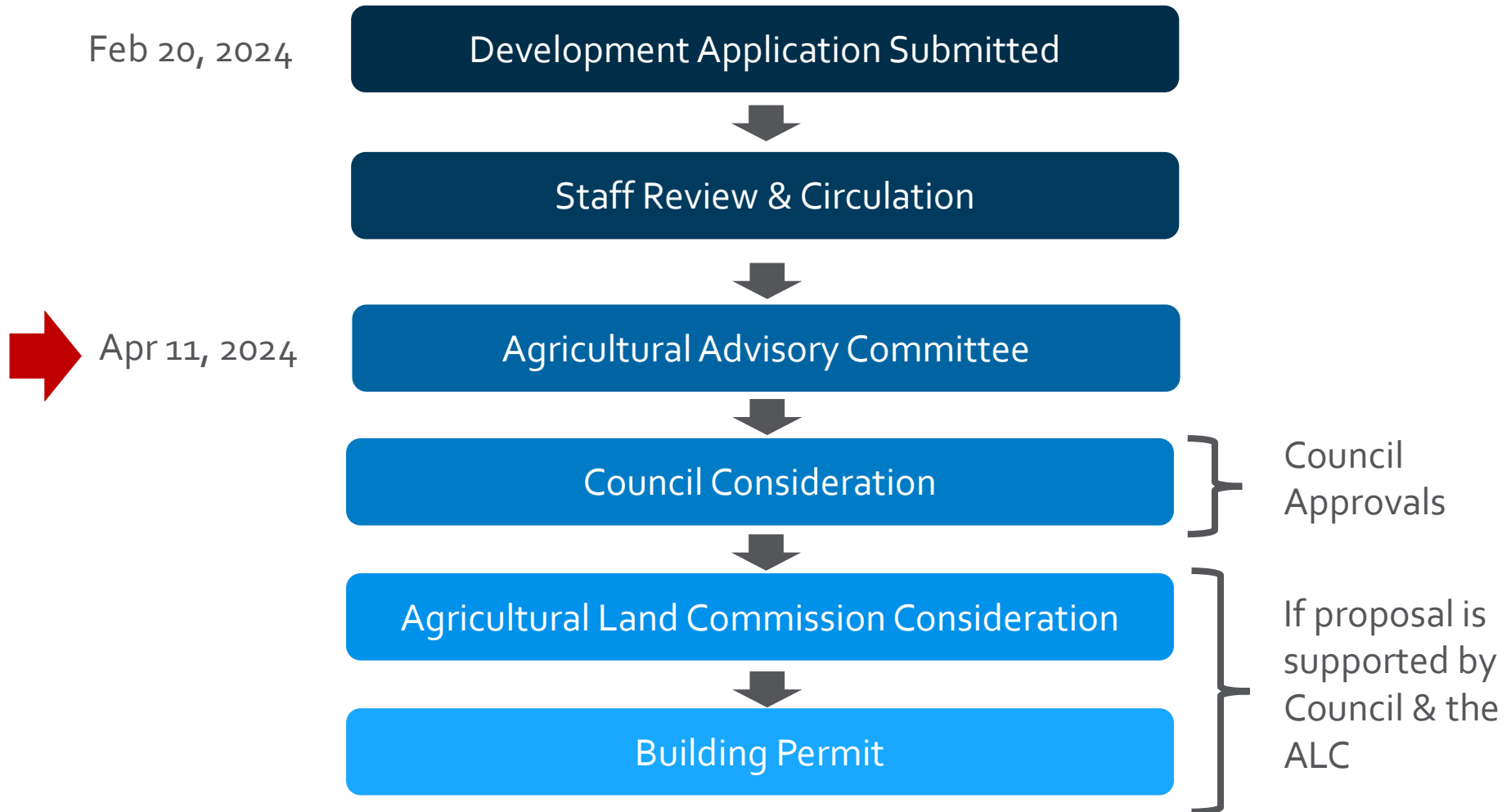
City of  
Kelowna

A24-0005  
1200 Belgo Road  
ALR Application for a Non-Farm Use

# Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) to allow for the construction of an office building on the subject property.

# Development Process

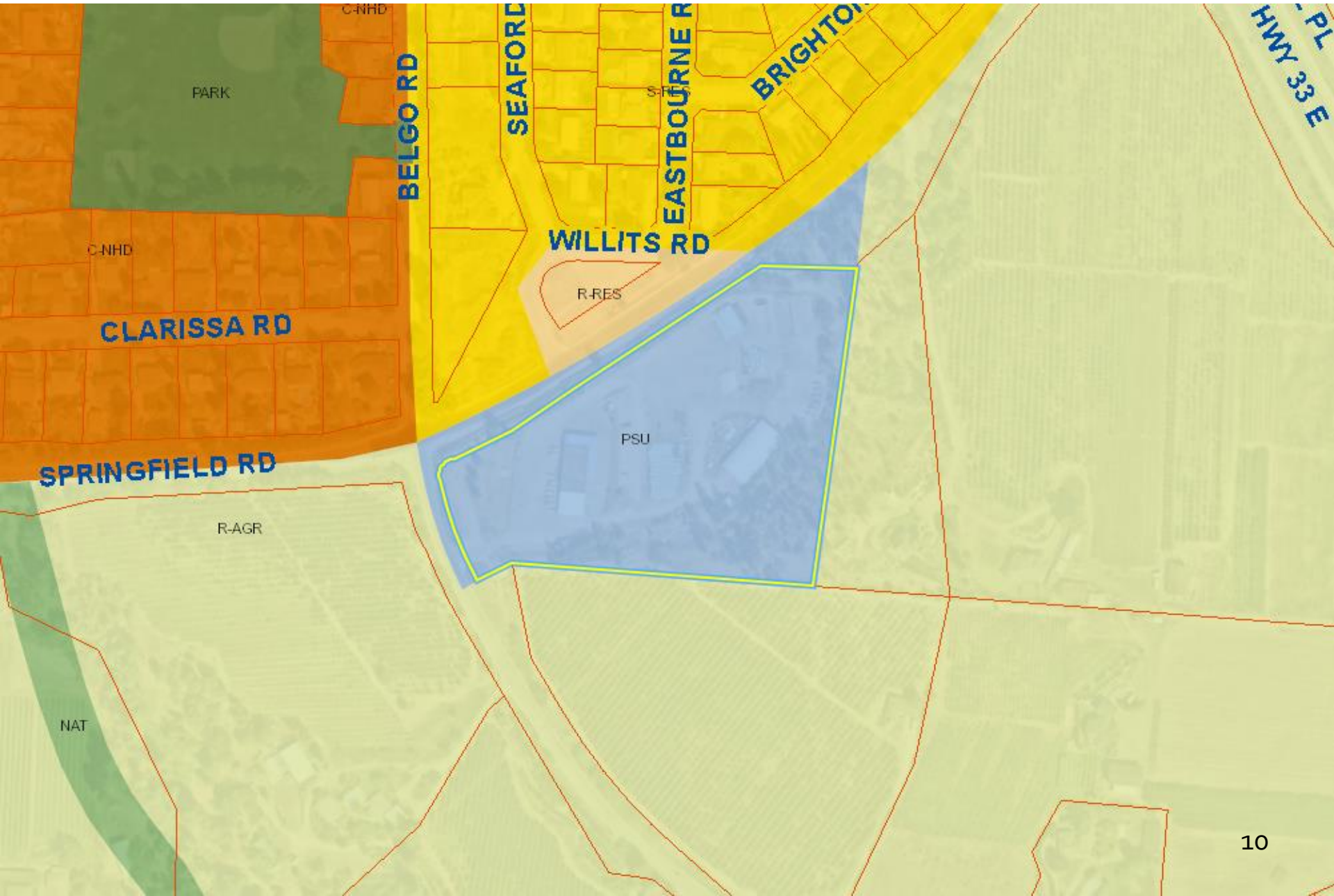




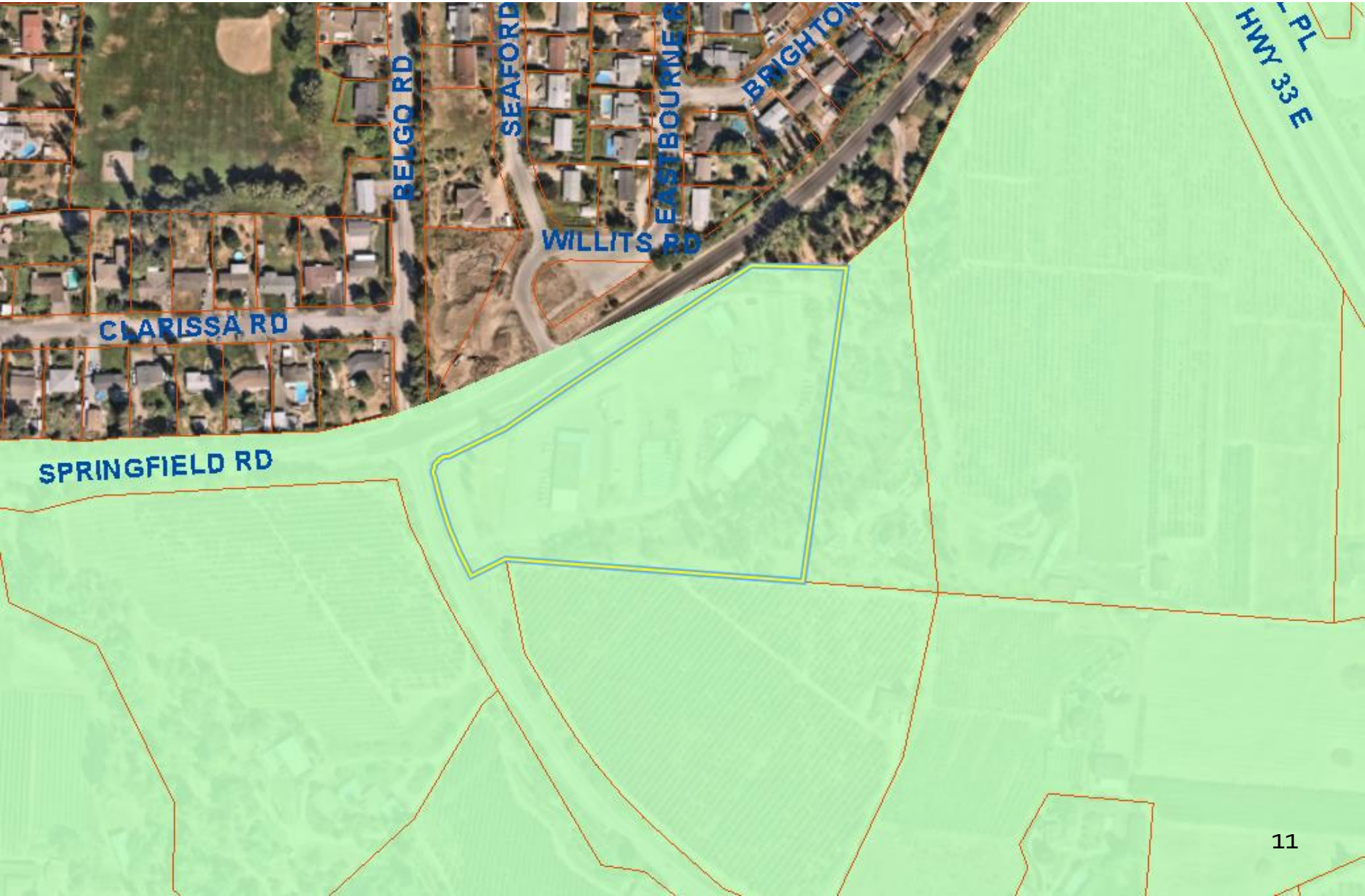
# Context Map



# OCP Future Land Use / Zoning



# Agricultural Land Reserve



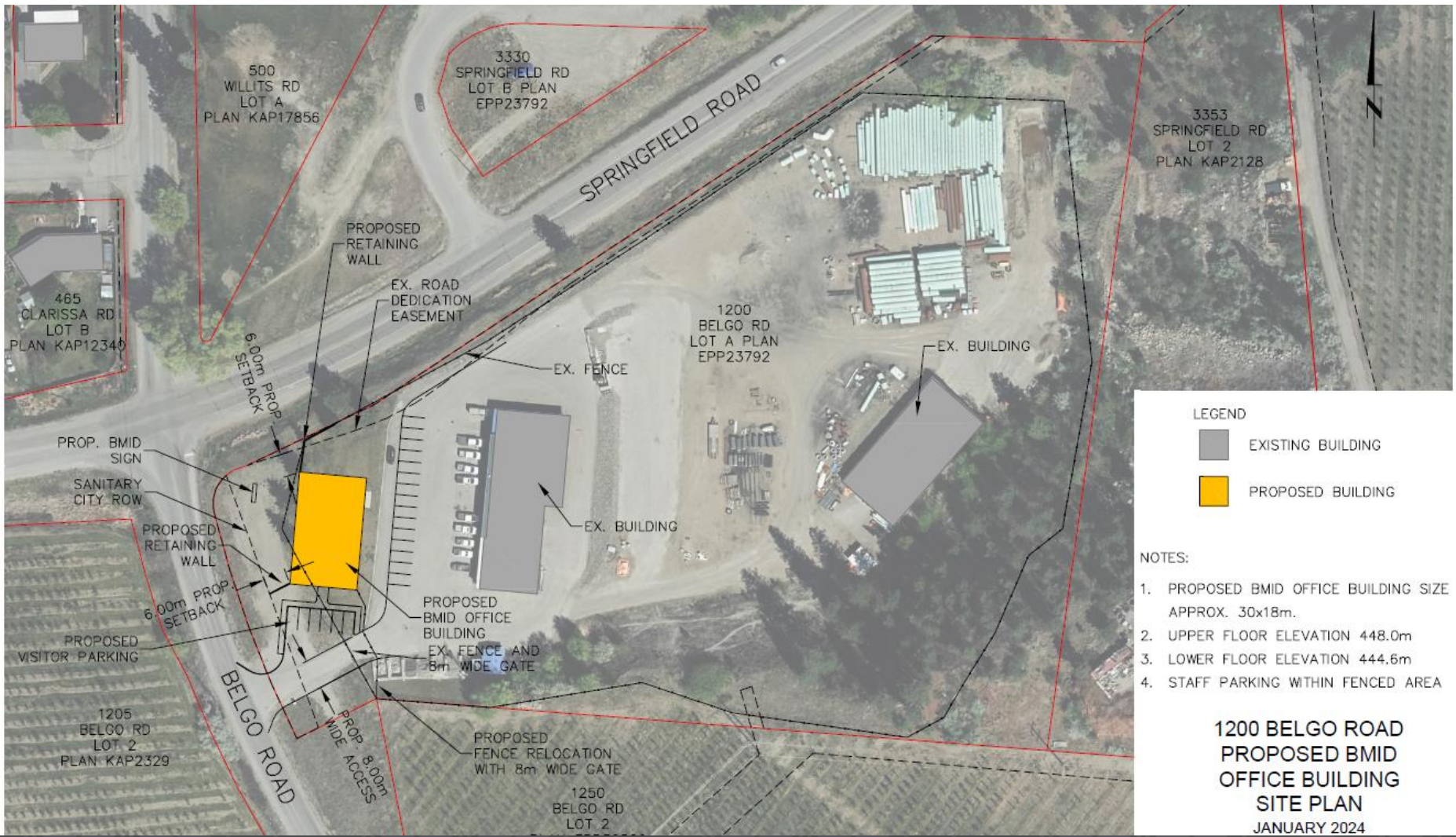
# Aerial View



# Project Details

- ▶ The applicant is seeking approvals to construct a new office building for BMID operations.
  - ▶ The proposed dwelling would be 540 m<sup>2</sup> in size.
  - ▶ It would be the new location for all departments.
- ▶ A Non-Farm Use Application is required since the use is not permitted in the ALR.
- ▶ The proposal meets all development regulations, and no variances are anticipated.

# Site Plan



**LEGEND**

- EXISTING BUILDING
- PROPOSED BUILDING

**NOTES:**

1. PROPOSED BMID OFFICE BUILDING SIZE APPROX. 30x18m.
2. UPPER FLOOR ELEVATION 448.0m
3. LOWER FLOOR ELEVATION 444.6m
4. STAFF PARKING WITHIN FENCED AREA

**1200 BELGO ROAD  
PROPOSED BMID  
OFFICE BUILDING  
SITE PLAN  
JANUARY 2024**

# Development Planning

- ▶ Staff consider non-farm use application when they meet the following criteria:
  - Are consistent with the Zoning Bylaw and the 2040 OCP;
  - Provide significant benefits to local agriculture;
  - Do not require the extension of municipal services;
  - Will not utilize the productive agricultural lands;
  - Will not preclude future use of lands for agriculture; and
  - Will not harm adjacent farm operations.

# AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Application will be forwarded to ALC should Council support it.





## *Conclusion of Staff Remarks*



**ATTACHMENT** A

This forms part of application  
# A24-0005

Planner  
Initials

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## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 70193

**Application Type:** Non-Farm Uses within the ALR

**Status:** Submitted to L/FNG

**Applicant:** Black Mountain Irrigation District Brenden Russell

**Local/First Nation Government:** City of Kelowna

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple

**Legal Description** LOT A SECTIONS 23 AND 24 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP23792

**Approx. Map Area** 3.1 ha

**PID** 029-576-997

**Purchase Date** Aug 13, 1968

**Farm Classification** No

**Civic Address** 1200 Belgo Rd

**Certificate Of Title** STSR3943965.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
null	Black Mountain Irrigation District Brenden Russell	(250) 765-5169	rhrasko@bmid.ca	Not Applicable

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** Yes

**Describe the other parcels including their location, who owns or leases them, and their use.** Not migrated from OATS

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## 3. Primary Contact

**Will one of the landowners or government contacts added previously be the primary contact?** No

**Type** Third-Party Agent

**First Name** No Data

**Last Name** No Data

**Organization (If Applicable)** Black Mountain Irrigation District Brenden Russell

**Phone** (250) 765-5169

**Email** brussell@bmid.ca

## 4. Government

**Local or First Nation Government:** City of Kelowna

## 5. Land Use

### Land Use of Parcel(s) under Application

**Describe all agriculture that currently takes place on the parcel(s).** No agriculture, only support for agriculture with materials and pipe for water supply to agricultural and domestic customers.

**Describe all agricultural** No agricultural improvements

**ATTACHMENT** A

This forms part of application  
# A24-0005

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**improvements made to the parcel(s).**

**Describe all other uses that currently take place on the parcel(s).**

The parcel is used for a works yard and shop building for the Black Mountain Irrigation District (BMID, landowner).  
BMID supplies irrigation water to 6,000 acres of land with water rights within our service area boundary.

**Choose and describe neighbouring land uses**

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Residential	SF suburban neighborhood
<b>East</b>	Agricultural / Farm	Orchard (Cherries) w/ SF Residence
<b>South</b>	Agricultural / Farm	Orchard (Cherries) w/ SF Residence
<b>West</b>	Agricultural / Farm	Orchard (Cherries) w/ SF Residence

**6. Proposal**

**How many hectares are proposed for non-farm use?** 0.15 ha

**What is the purpose of the proposal?** To construct a new office building on the property of the existing Black Mountain Irrigation District (BMID) Shop and Works Yard.

**Could this proposal be accommodated on lands outside of the ALR?** The BMID's existing office building is located outside the ALR and has been utilized since the 1970s. With the growing community water system, there is a need for increased integration of BMID's Admin, Engineering, and Operations departments at one location. Additionally, there are emerging concerns regarding staff and customer safety at the current office location. For these reasons, BMID has elected to build a new office at the location of the existing BMID Shop and Works Yard, which is within the ALR and adjacent to a core neighborhood area.

**Does the proposal support agriculture in the short or long term?** The proposed new office building will help support local agriculture in both the short term and long term. BMID supplies irrigation water to approximately 6,000 acres of agricultural lands in Kelowna and Central Okanagan East, BC. Constructing the new office building at the location of the existing BMID Shop and Works Yard will enhance the day-to-day

coordination between BMID Operations, Administration, and Engineering staff, and as a consequence will increase the level of service provided to our agricultural customers.

BMID is a strong supporter of agriculture in the region. The district is currently working with multiple separate growers and landowners to facilitate water supply from BMID to hundreds of acres of new proposed orchard plantings. BMID's long term objective is to ensure a reliable and sustainable supply of irrigation water for agriculture in the Mission Creek watershed.

**Proposal Map / Site Plan** 70193\_Site\_Plan.pdf

**Do you need to import any fill to construct or conduct the proposed Non-farm use?** No

## 7. Optional Documents

Type	Description	File Name
Other files that are related	No Data	HISTORY_1200_Belgo_Rd.pdf

**ATTACHMENT** A

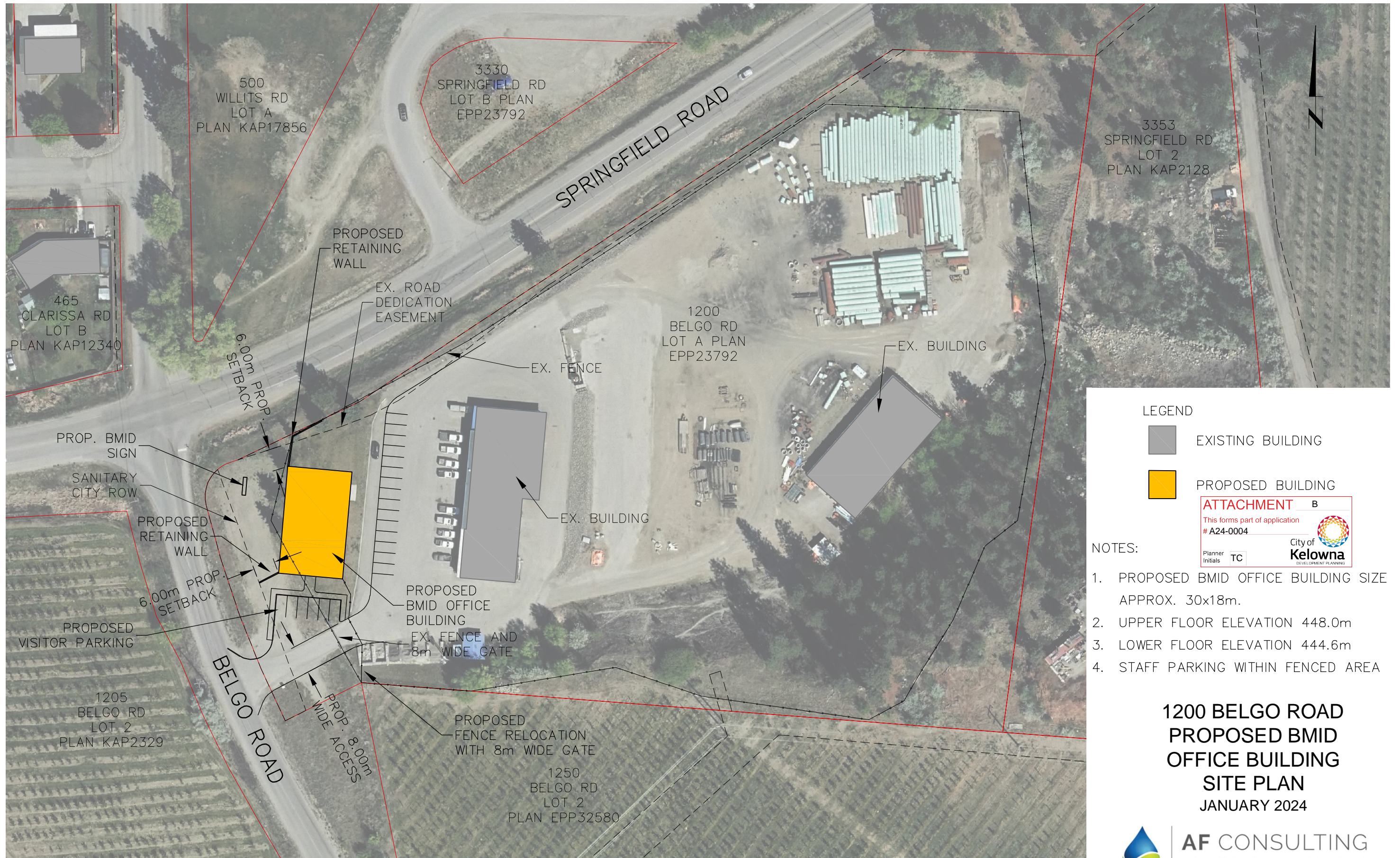
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LEGEND

-  EXISTING BUILDING
-  PROPOSED BUILDING

**ATTACHMENT B**

This forms part of application # A24-0004

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City of Kelowna  
DEVELOPMENT PLANNING

NOTES:

1. PROPOSED BMD OFFICE BUILDING SIZE APPROX. 30x18m.
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**AF CONSULTING**  
Water & Environmental Engineering