

Agricultural Advisory Committee

AGENDA



Thursday, June 13, 2024

4:00 pm

Meeting Room 5 (Ground 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.

(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

3 - 5

Approve Minutes of the Meeting of May 9, 2024.

3. Applications for Consideration

3.1 KLO Rd 1758-1760 - A24-0006 - Various Owners

6 - 44

To consider an application to the Agricultural Land Commission (ALC) for a non-adhering residential use permit to allow for temporary farm help housing to accommodate four (4) seasonal farm workers on the subject property.

3.2 Glenmore Rd 1875-2255 - A24-0007 - The City of Kelowna

45 - 69

To consider an application to the Agricultural Land Commission (ALC) for a road closure, consolidation and subdivision at the City of Kelowna landfill.

To consider a Non-Farm Use application to the Agricultural Land Commission (ALC) to allow for a 2-3 day music festival for up to 15,000 people.

4. ALC Decisions - Update

5. Next Meeting

July 11, 2024

6. Termination of Meeting

Agricultural Advisory Committee Minutes

Date:	Thursday, May 9, 2024
Time:	4:00 pm
Location:	Meeting Rooms 1 & 2
Members Present	John Janmaat (Chair), Domenic Rampone (Vice Chair), Barbara Hall, Binny Boparai
Members Participating Remotely	Nick Ibuki, Harsh Khela
Members Absent	Ayla De Grandpre,, Chris Zabek (non-voting)
Staff Participating Remotely	Celeste Barlow, Planner II
Staff Present	Tyler Caswell, Planner II; Wesley Miles, Planner Specialist; Dean Strachan, Community Planning & Development Manager; Rod MacLean, Urban Planning Manager; Kevin Van Vliet, Utility Services Manager Michael Jud, Deputy City Clerk; Clint McKenzie, Legislative Coordinator (Confidential)

* Denotes partial attendance

1. **Call to Order**

The Chair called the meeting to order at 4:00 p.m. and reviewed the criteria of the Committee from the terms of reference.

2. **Minutes**

Moved by Domenic Rampone/Seconded by Barbara Hall

THAT the Minutes of the April 11, 2024 Agricultural Advisory Committee meeting be adopted.

Carried

3. **Applications for Consideration**

3.1 Morrison Rd 2062, A24-0001 - Jasvarinder and Gurdeep Dhanoa

Staff displayed a PowerPoint presentation outlining the application and responded to questions.

Mike Bhangu, Applicant's Agent

- Spoke to the new development and the need to continue to subsidize farming due to less yield with the changes in seasons.
- No new services will be required.
- Applicant responded to questions from the Committee.

Moved by Domenic Rampone/Seconded by Nick Ibuki

THAT the Committee recommends that Council not support the application for the subject property to consider an application to the Agricultural Land Commission (ALC) to consider a

Non-Farm Use application to the Agricultural Land Commission (ALC) to operate an existing seasonal agri-tourism RV park year-round.

Carried

Anecdotal Comments:

- The financial viability of the enterprise is not one of the decision or criteria of the AAC to consider.
- Need more clarity on what the rules actually are for rental units on agricultural properties.

3.2 KLO Rd 2786, A24-0008 - McSorley Enterprises Ltd

Staff displayed a PowerPoint presentation outlining the application and responded to questions.

Paul McVey, Urban Options Planning & Permits, Applicant's Agent

- Spoke to the subdivision of the lot occurring in 1974.
- Current owners purchased the property in 2020.
- Number of non-conforming issues due to the age of the building.
- Applicant responded to questions from the Committee.

Moved by Nick Ibuki/Seconded by Domenic Rampone

THAT the Committee recommends that Council support the Non-Farm Use application for the subject property to the Agricultural Land Commission (ALC) to develop a gas bar.

Defeated

Moved by Barbara Hall/Seconded by Binny Bopari

THAT the Committee recommends that Council not support the Non-Farm Use application for the subject property to the Agricultural Land Commission (ALC) to develop a gas bar.

Carried

Anecdotal Comments:

- Concerns for the environmental impacts on area agriculture in regards to the below ground tanks being proposed.
- Concerns with traffic flow and impact on farm traffic and harvest activities. A roundabout should be considered in the area to address such issues as the bruising of fruits with stops and starts at the intersection.
- No real benefit to agriculture which is a fundamental criteria.

3.3 Galiano Rd 2160 - A23-0004 - Gurjit Judge and Gurpreet Judge

Staff displayed a PowerPoint presentation outlining the application and responded to questions.

Gurjit Judge, Applicant

- Described the 500 square metre home.
- Spoke to following the guidelines of the ALC Act.

Moved by Nick Ibuki/Seconded by Harsh Khela

THAT the Committee recommends Council support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to maintain 90 m² of the existing dwelling as living space and to live in the existing dwelling, while a new residence is being constructed.

Carried

Anecdotal Comments

- The Committee would like to express the need to have such applications follow through and ensure compliance with continuing to live in the existing dwelling.

4. Agricultural Water Supply - Kelowna Water Utility

Staff:

- Displayed a PowerPoint presentation.
- Confirmed that the program is for properties with farm status.
- Reviewed the process of implementing Stage 2 response to drought conditions.
- Spoke to water priorities under the Council policy.
- Spoke to the tools available to those properties exceeding their allotment including an irrigation assessment to address any inefficiencies and the ability to sign up for and self-assess through the eye on water application program.
- Responded to questions from the Committee.

Anecdotal Comments

The Committee recommends to Council

- that the issue of it being a tough drought year be made clear and addressed early with impactful messaging from the Mayor's office strictly limiting agricultural uses to their 685 mm allotment.
- A town hall type meeting be held to help convey the severity of the water situation in Kelowna this year.

5. Memo - Climate Resilient Kelowna Strategy - Update & Engagement Opportunities

Staff provided a brief review of the memo that was circulated regarding the Climate Resilient Kelowna Strategy.

6. ALC Decisions - Update

There were no updates.

7. Next Meeting

The next Committee meeting is scheduled for June 6, 2024.

8. Termination of Meeting

The Chair declared the meeting terminated at 5:42 p.m.

Chair

COMMITTEE REPORT



Date: June 13th, 2024
To: Agricultural Advisory Committee
From: Development Planning Department
Address: 1758-1760 KLO Road
File No.: A24-0006 / FH24-0001
Zone: A1 – Agriculture

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for a non-adhering residential use permit to allow for temporary farm help housing to accommodate four (4) seasonal farm workers on the subject property.

2.0 Development Planning

The subject property is 2.52 ha (6.23 acre) in size and is located on KLO Rd. The applicant is seeking permission for four (4) seasonal farm workers to help during the harvest season, as the on-site farm retail stand sells produce picked daily. The workers will live in the existing four-bedroom ATCO trailer (165 m² in size) at the North end of the property.

The owners converted the previous hay field into a vegetable farm and installed underground irrigation in 2022. The subject property has an active Business License for the KLO Farm Market, which sells items grown on the subject property, as well as from the other 5.93 ha of agricultural land that is farmed/owned by the same owners.

If the proposal is approved by Council and the Agricultural Land Commission, a covenant is required to be registered on title indicating that the unit can only be used for farm workers for a maximum of 10 (ten) months and the unit will be removed if the workers are no longer required. A vegetative buffer is required to be planted to separate the active agriculture from the workers' accommodation.

3.0 Subject Property & Background

3.1 Site Context

The subject property is located on KLO Rd near the intersection with Benvoulin Rd. The surrounding area is a mix of agricultural land, commercial, residential, and park land.

Zoning and land use adjacent to the property are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture	Park
East	A1 – Agriculture	Agriculture
South	RU1 – Large Lot Housing	Single-Detached Dwelling(s)
West	A1 – Agriculture	Rural Residential

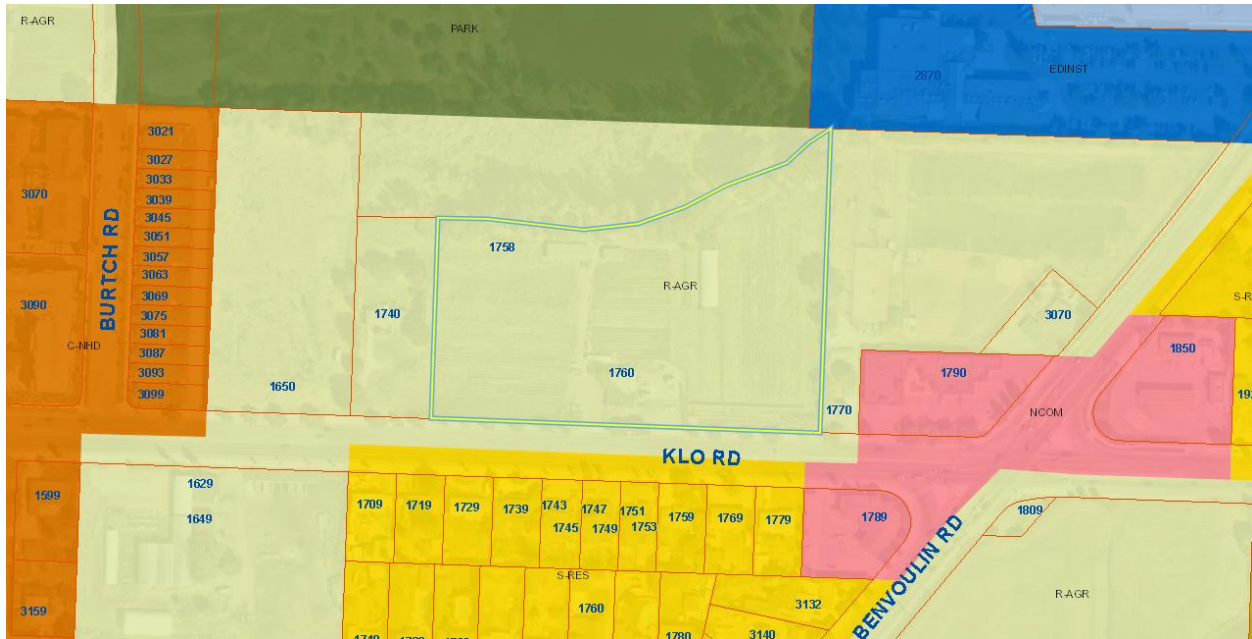
Subject Property Map



ALR Map



Future Land Use Map



4.0 Current Development Policies

The proposed temporary farm worker accommodation meets the regulations of the Zoning Bylaw. The proposal is also consistent with the Ministry of Agriculture standards for temporary farm worker accommodation.

4.1 Kelowna Official Community Plan (OCP)

Objective 8.1. Protect and preserve agricultural land and its capability.	
Policy 8.1.9. Farm Help Housing.	<p>As a first option, encourage farm help housing to be located within the Permanent Growth Boundary, providing amenity for workers. As a second option, accommodation for farm help on agricultural land on the same farm unit, where approved by the ALC, will be considered only when:</p> <ul style="list-style-type: none"> • Agriculture is the principal use on the parcel; and • The applicant demonstrates that on-site housing for farm workers is necessary for the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary. <p>Temporary farm worker housing, such as a bunkhouse accommodation on non-permanent foundations, is the preferred solution where farm worker housing is justified.</p> <p><i>The property is not in the Permanent Growth Boundary, but the farm unit is to work on the subject property, which has agriculture as the principal use.</i></p>

The OCP Farm Protection Development Permit Guidelines state to design TFWH such that:

- TFWH should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use, or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- TFWH footprint should be contiguous with the residential footprint (i.e., Homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- TFWH should have a minimum 3.0-metre-wide vegetated buffer for screening to adjacent property lines and between the TFWH and active farming areas.

4.2 The City of Kelowna Agriculture Plan:

Allow TFWH, as permitted by City of Kelowna Bylaw. TFWH, as permitted by the City of Kelowna, should be allowed. The TFWH footprint means the portion of a lot that includes all structures, driveways and parking areas associated with the temporary farm worker housing, including but not limited to structures.

4.3 Ministry of Agriculture's Guide to Bylaw Development in Farming Areas:

In keeping with the Ministry of Agriculture's Guide to Bylaw Development in Farming Areas and the City's policy for Temporary Farm Worker Housing, Development Planning Staff recommend the registration of Section 219 Restrictive Covenants which state:

- The TFWH shall be used for temporary farm workers only;
- The owner will remove the TFWH if the farm operation changes such that it is no longer required;
- The dwellings will only be used for farm workers for a maximum of ten (10) months of the year;
- The maximum number of accommodations permitted on this farm unit within this City sector is 60 workers; and,
- The TFWH building footprint is a maximum of 0.3ha.

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. 100048

Attachment B – Conceptual Drawing Package

Attachment C – Environmental Farm Plan

Attachment D – Ministry of Agriculture Memo



ATTACHMENT A

This forms part of application
A24-0006

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100048

Application Type: Non-Adhering Residential Use within the ALR

Status: Submitted to L/FNG

Applicant: bhangu et al.

Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple

Legal Description LOT 2 DISTRICT LOT 131 OSOYOOS DIVISION YALE DISTRICT PLAN EPP51229

Approx. Map Area 2.52 ha

PID 029-702-399

Purchase Date Dec 10, 2015

Farm Classification Yes

Civic Address 1760 KLO Rd, Kelowna, BC V1W 3P6

Certificate Of Title State of Title Certificate CA9174358.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
	No Data			t Applicable
	No Data			Not Applicable

No Data

Not Applicable

No Data

Not Applicable

ATTACHMENT		A
This forms part of application		
# A24-0006		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

2. Other Owned Parcels

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

3. Primary Contact

Will one of the landowners or government contacts added previously be the primary contact? **Yes**

Type

First Name harsimerpreet

Last Name bhangu

Organization (If Applicable) No Data

Phone 2508635186

Email h_singh8@hotmail.com

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). PID 011-269-065 Ground Crop (Vegetables) PID 029-702-399 Ground Crop (Vegetables)

Describe all agricultural PID 029-702-399 is 2.52 Ha of vegetable farm fenced 2019, cleared the

improvements made to the parcel(s).

boundaries to make more room for growing. installed 2 tunnel greenhouses. all underground irrigation is 2019 PID 011-269-065 is 2.25 Ha of vegetable farming, converted land from hay field to grow vegetables. installed underground irrigation in 2022

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

PID 029-702-399 has a Farm gate store 110m2 and 130m2 storage accessory building PID 011-269-065 has 280m2 house

Choose and describe neighbouring land uses



	Main Land Use Type	Specific Activity
North	Unused	munson pond
East	Agricultural / Farm	non profit
South	Residential	road/residential
West	Residential	residential

6. Proposal

Selected Subtype: Additional Residence for Farm Use

What is the purpose of the proposal? Applying for Temporary worker housing, it will fill the farm labour shortage as our farm is transition organic and we are fully dependent on labour.

What is the total floor area (m²) of the proposed additional residence? 165

Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term. temporary residence is to overcome the shortage of farm labour, this will support the future fulfillment of labour

Describe the rationale for the proposed location of the additional residence. we sell everything fresh which is picked daily(labour consuming). During harvest season it is really hard to full-fill the jobs. with Temporary housing placed on the farm, not only it will be convenient for the workers it will also help us to provide the community with fresher produce and be cost effective.

Provide the total area (m²) and a description of infrastructure necessary to support the additional residence. 165m2 mobile ATCO trailer will be placed on cement blocks. there is no need of foundation and will be within 165m2 area

Describe the total floor area (m²), type, number, and occupancy of all residential structures currently located on the property. temporary residence with outer dimension 165m2

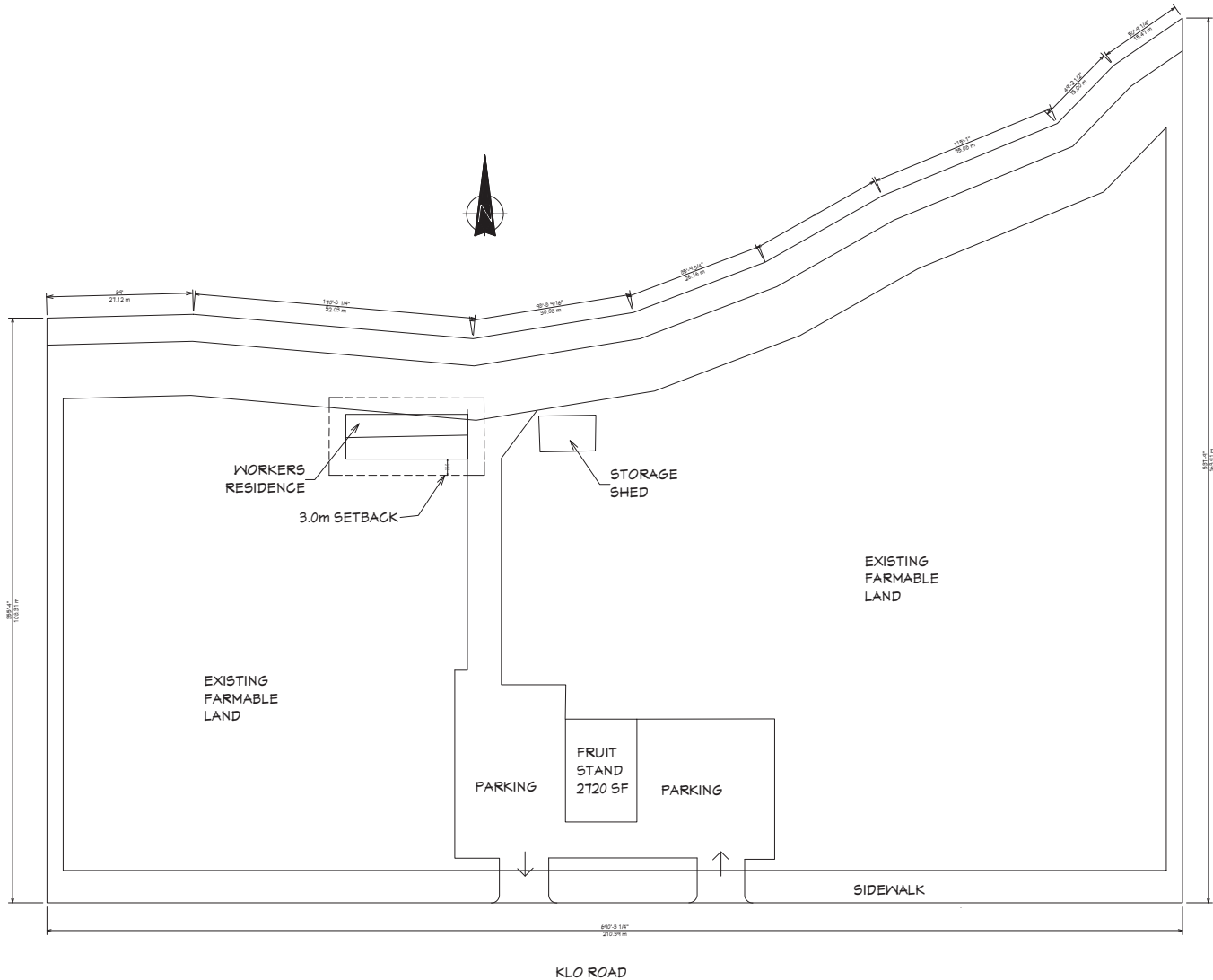
Proposal Map / Site Plan klo proposal.pdf

Do you need to import any fill to construct or conduct the proposed non-adhering residential use? No



7. Optional Documents

Type	Description	File Name
------	-------------	-----------



"1760 KLO ROAD"
KELOWNA, BC

1st Floor

ATTACHMENT B

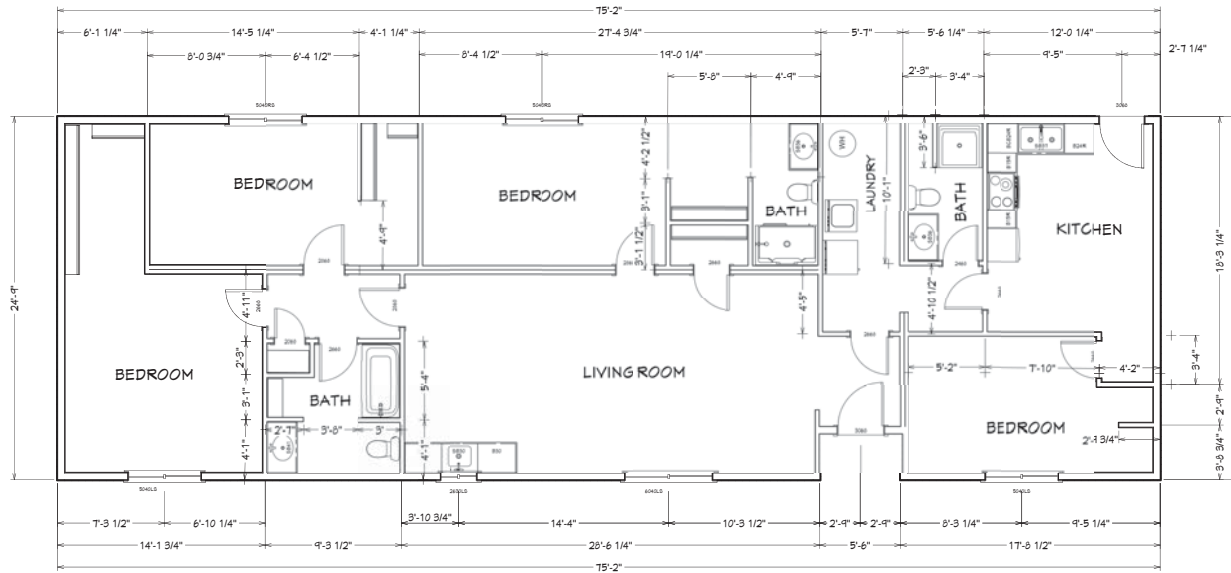
This forms part of application
 # A24-0006

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

TGM
 Drafting & Design
 Tom Masters
 Kelowna, BC (250)317-2446
 kelowna635@gmail.com

SCALE:	AS NOTED	SHEET NO.:
DATE:	MAR 14/24	
SITE PLAN		A-1



LIVING AREA
1843 SQ FT

ATTACHMENT B

This forms part of application
A24-0006

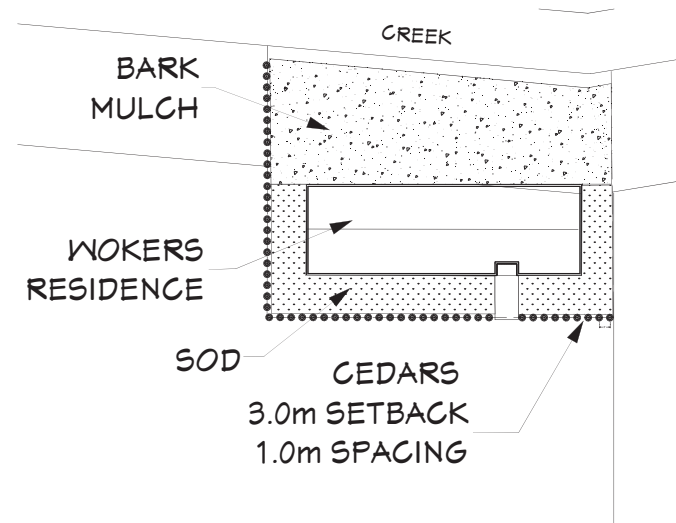
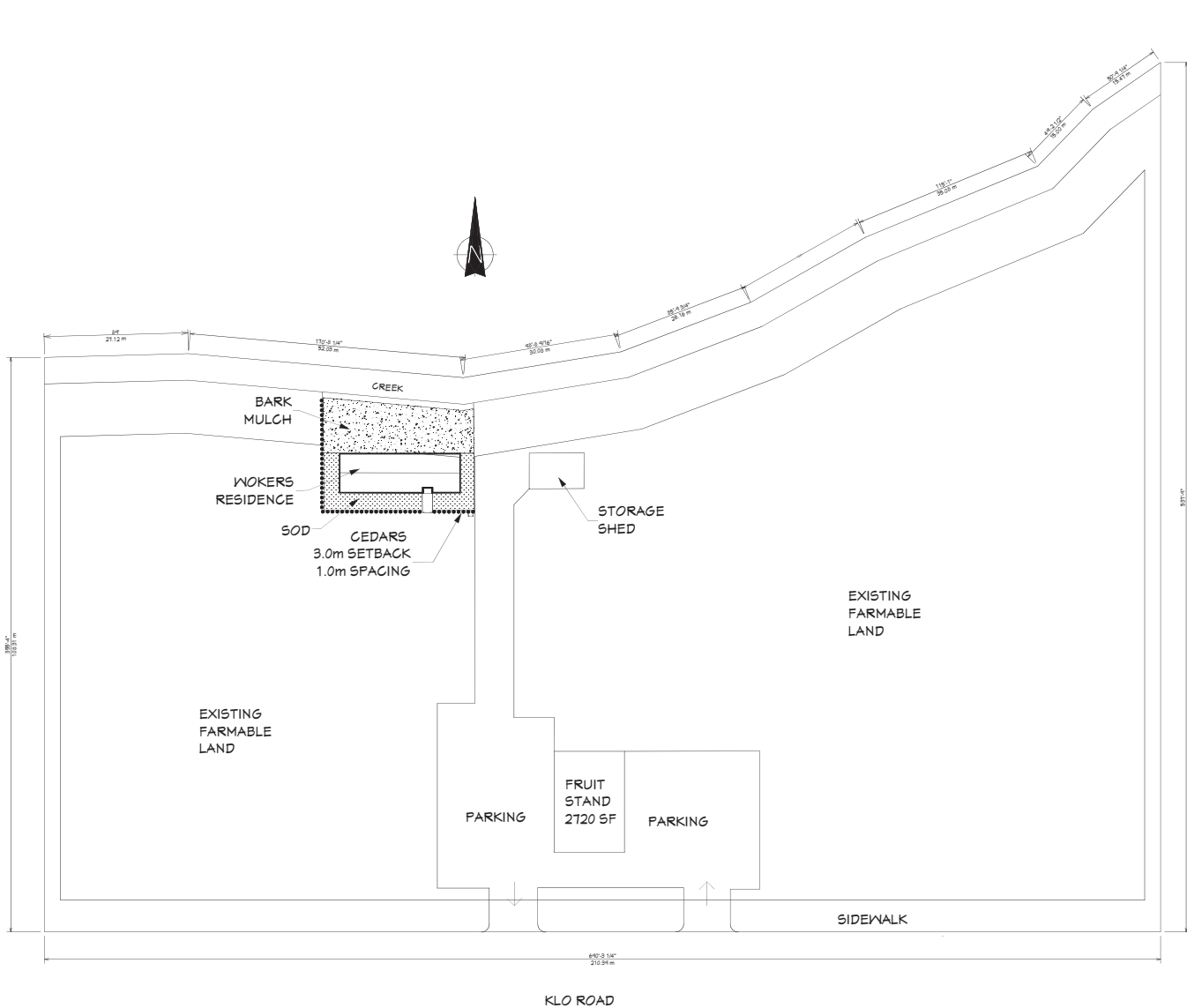
Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

"1760 KLO ROAD
KELOWNA, BC

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE: AS NOTED	SHEET NO:
DATE: MAR 14/24	A-2
WORKER'S BUILDING	



ATTACHMENT B

This forms part of application # A24-0006

Planner Initials **TC**

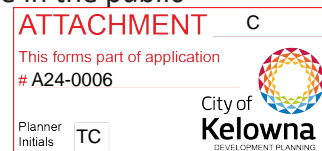
City of Kelowna
DEVELOPMENT PLANNING

"1760 KLO ROAD"
KELOWNA, BC

TGM
Drafting & Design
Tom Masters
Kelowna, BC (250)317-2446
kelowna635@gmail.com

SCALE:	AS NOTED	SHEET NO.
DATE:	MAR 14/24	
SITE PLAN		A-1

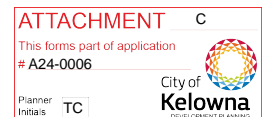
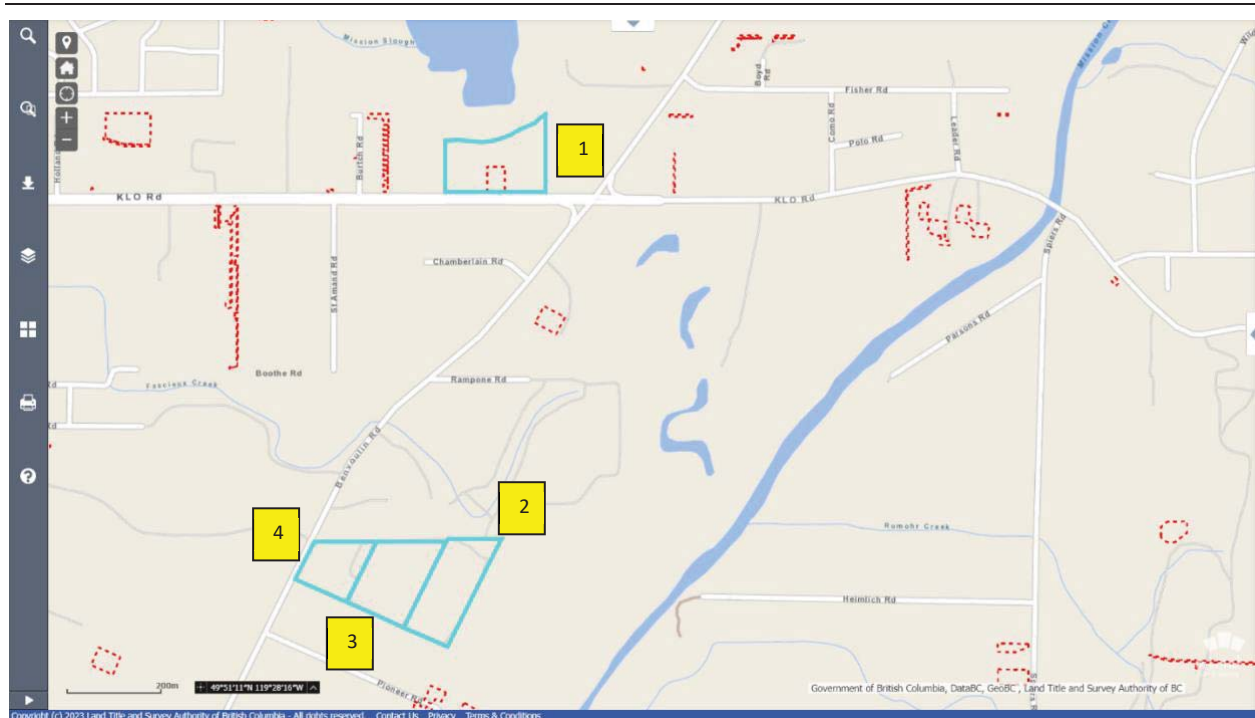
This Environmental Farm Plan (EFP) Report is provided as a resource to the farm owner for context and reference purposes. Websites and documents used for this report are in the public domain and referenced at the end of the report.



Farm Name: KLO FARM MARKET

Owners: Sunny Bhangu

Location 1^{i,ii,iii}	1760 K.L.O. Road V1W 3P6
PID	029-702-399
Plan Number	EPP51229
Legal Description	Lot 2, District Lot 131, Osoyoos Div of Yale Land District
Jurisdiction & Roll Number	19-217-10738.427
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)/(Ac)	2.52/6.23
Location 2	3557 Benvoulin Road V1W 4M6
PID	011-269-111
Plan Number	KAP2021
Legal Description	Lot 3, District Lot 132, Osoyoos Div of Yale Land District, AMD LOT (DD139279F)
Jurisdiction & Roll Number	19-217-10745.000
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)/(Ac)	2.25/5.56
Location 3	3563 Benvoulin Road V1W 4M6
PID	011-269-065
Plan Number	KAP2021
Legal Description	Lot 2, District Lot 132, Osoyoos Div of Yale Land District
Jurisdiction & Roll Number	19-217-10744.000
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)	2.25/5.56
Location 4	3567 Benvoulin Road V1W 4M6
PID	011-269-049
Plan Number	KAP2021
Legal Description	Lot 1, District Lot 132, Osoyoos Div of Yale Land District
Jurisdiction & Roll Number	19-217-10743.000
Regional District	Central Okanagan
Municipality	Kelowna
Lot Size (Ha)/(Ac)	1.43/3.54



Agricultural Capability & Soil Survey Maps

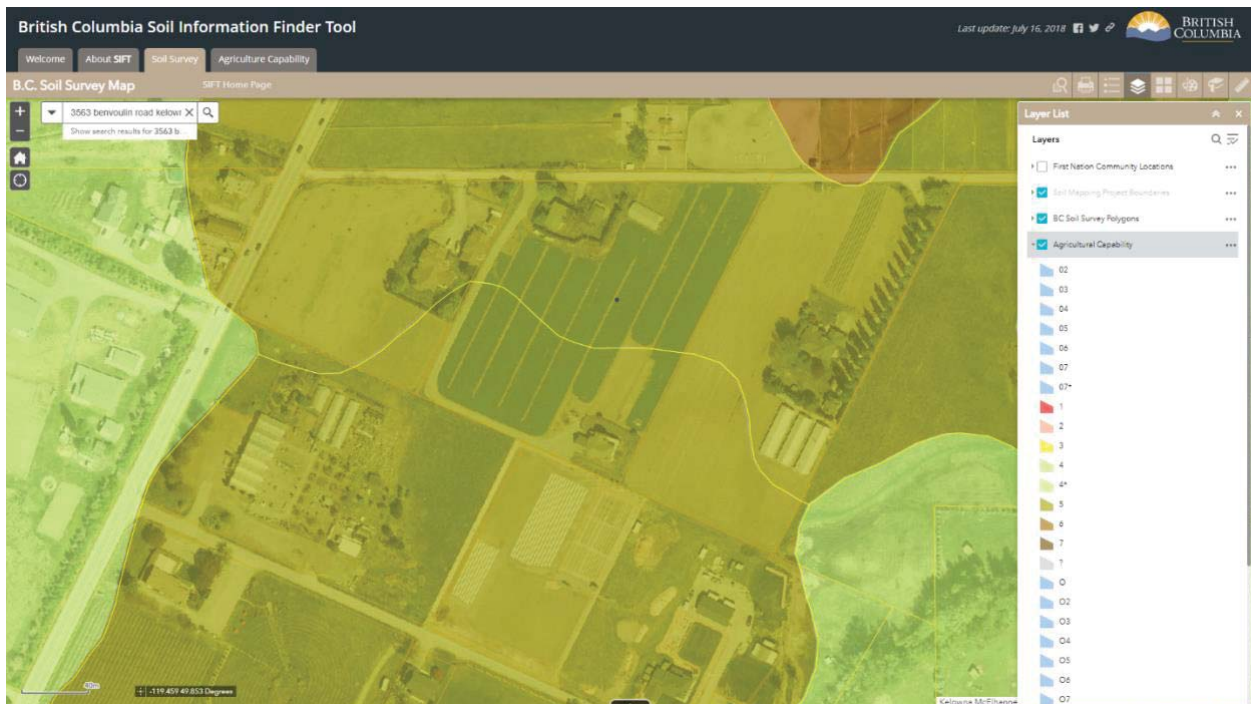
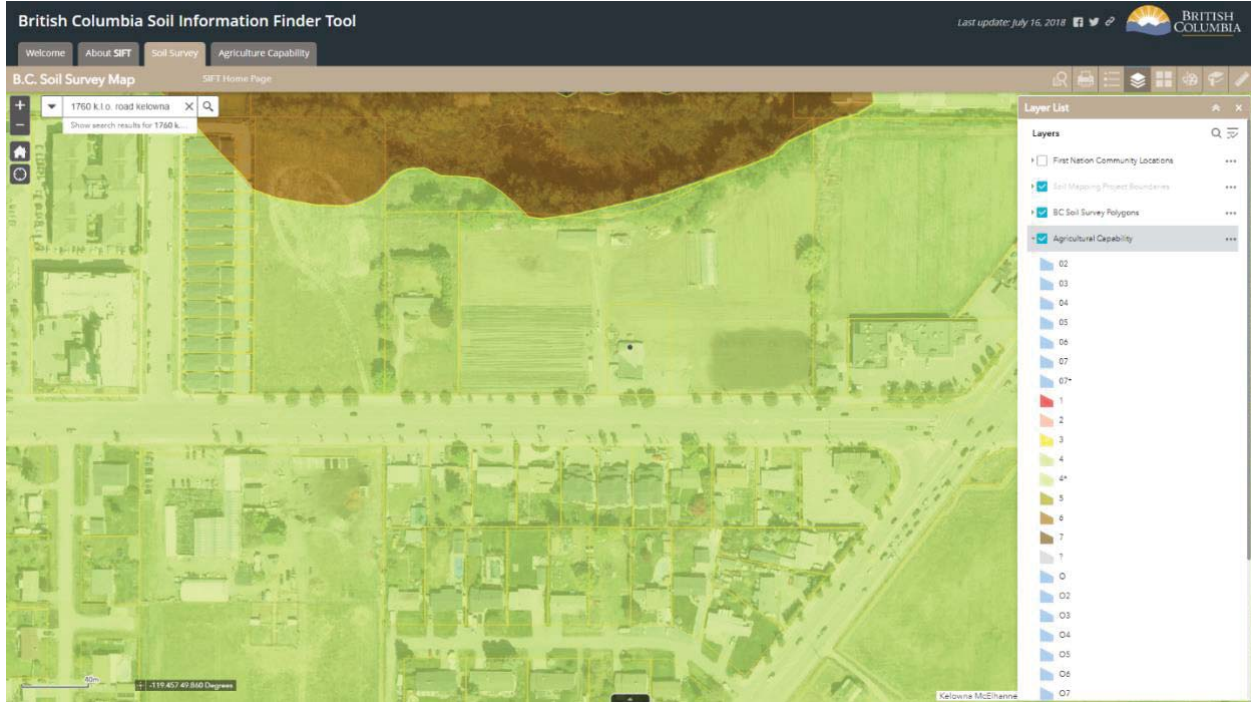
The agricultural capability of a property is determined by many factors, including, climate, soil, topography, social, economic and other environmental values. The soil surveys describe the characteristics of the soil. Detailed descriptions of the soils are available in the Ministry of Environment Technical Report “Soils of the Okanagan and Similkameen Valleys.”^{iv}

The BC Soil Information Finder Tool (SIFT)^v provides a BC Agricultural Capability Map which differentiates soils from Class 1 to Class 7. The Classes and Subclasses are described in the 2013 Agricultural Land Commission (ALC) document “Agricultural Capability Classification in BC”^{vi} There are also subclasses (alphabetic). The subject properties have Classes 4 and 5 soils and subclasses A and W. The following excerpts are from the referenced ALC document.

CLASS 4 -- LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTISES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

CLASS 5 -- LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS. Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate

is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.



Agriculture Capability Subclasses

The subclass indicates lands with similar kinds but varying intensities of limitations and hazards. It provides information on the kind of management problem or use limitation. Except for Class 1 lands, which have no significant limitations, the capability classes are divided by subclasses on the basis of type of limitation to agricultural use. Each class can include many different kinds of soil, similar with respect to degree of limitation: but soils in any class may require unlike management and treatment as indicated by the subclasses shown.

- A Soil moisture deficiency
- W Excess water (groundwater)

The SIFT soil survey information reports soil type and soil management groups (SMGs). The soil survey maps present soil types in polygons. These soil types are grouped by Soil Management Groups (SMGs) in the “Soil Management Handbook for the Okanagan and Similkameen Valleys.”^{vii} and the SMGs provide detailed information about soil origin, limitations and suitable crops.

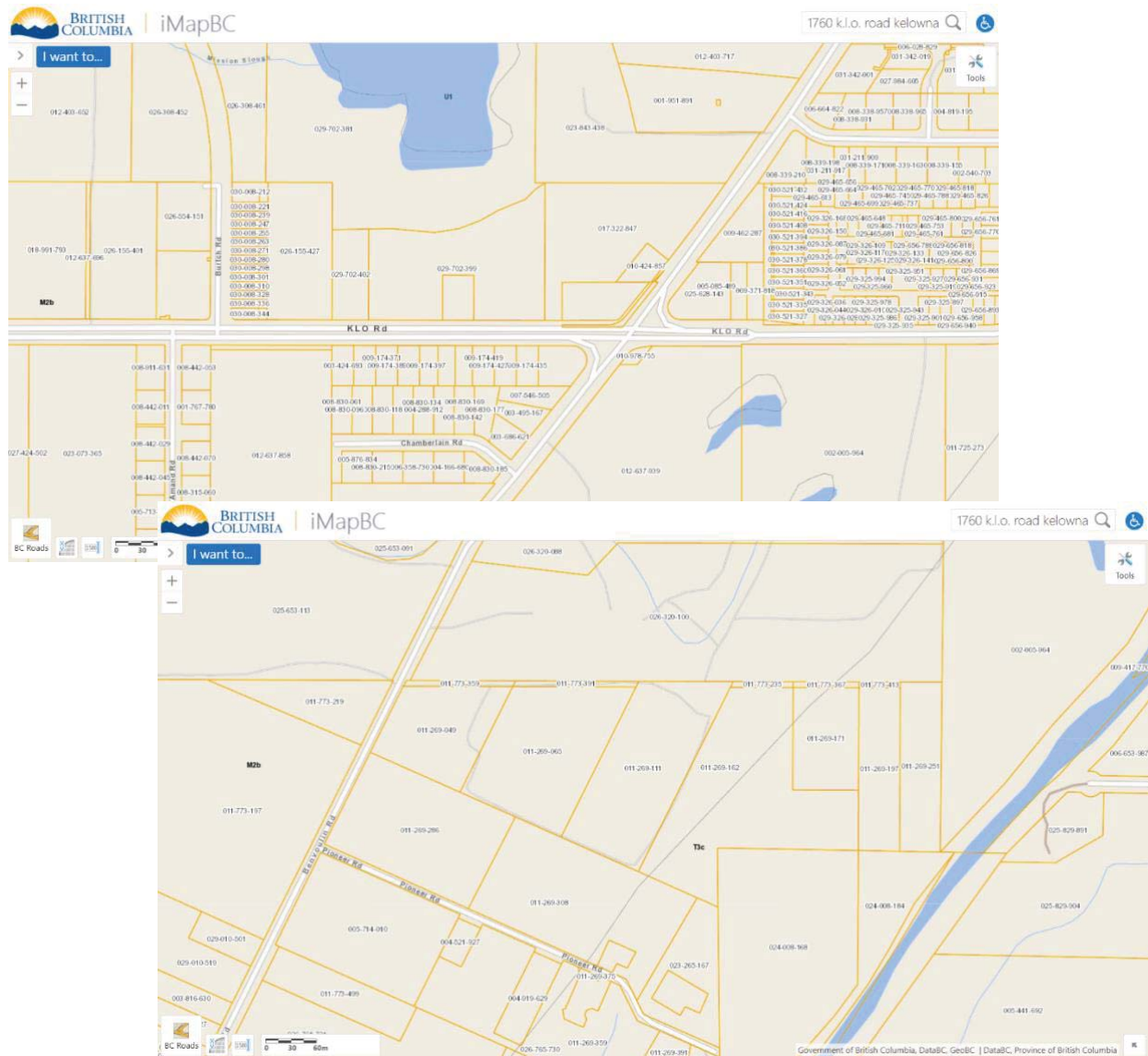
The soil classifications and Soil Management Groups (SMGs) for all properties are summarized below.

Soil Summary Table – Locations and Soil Types				
Location	Agricultural Capability	Soil Classifications	Characteristics	Soil Management Group (SMG)
1. 1760 KLO Rd	70% 4W + 30% 5W	70% Guisachan + 30% Tanaka	Sandy loam, poorly drained	Guisachan
2, 3, &4. 3557, 3563 & 3567 Benvoulin Rd	60% 5W + 40% 4A	60% Tanaka +	Sandy loam, poorly drained	Guisachan
		40% Cameron Lake	Loamy sand, imperfectly drained	Roy Creek
		100% Tanaka	Sandy loam, poorly drained	Guisachan
Soil Management Group Summary – Limitations & Suitable Crops				
SMG	Limitations		Crops	
Guisachan	Fluctuating high groundwater table and subject to spring flooding; Tanaka soils are weakly saline.		Forage crops are suited on wetter sites; other crops may be suited on drained sites.	
Roy Creek	Fluctuating water tables; low organic matter in surface layers; excess subsoil moisture		With drainage, annual & perennial crops suited (cereals, forage, berries, tree fruit, root crops).	



Riparian Habitat

On-site and iMap reviews^{viii} were conducted for the four (4) subject properties and there are no riparian areas to report.



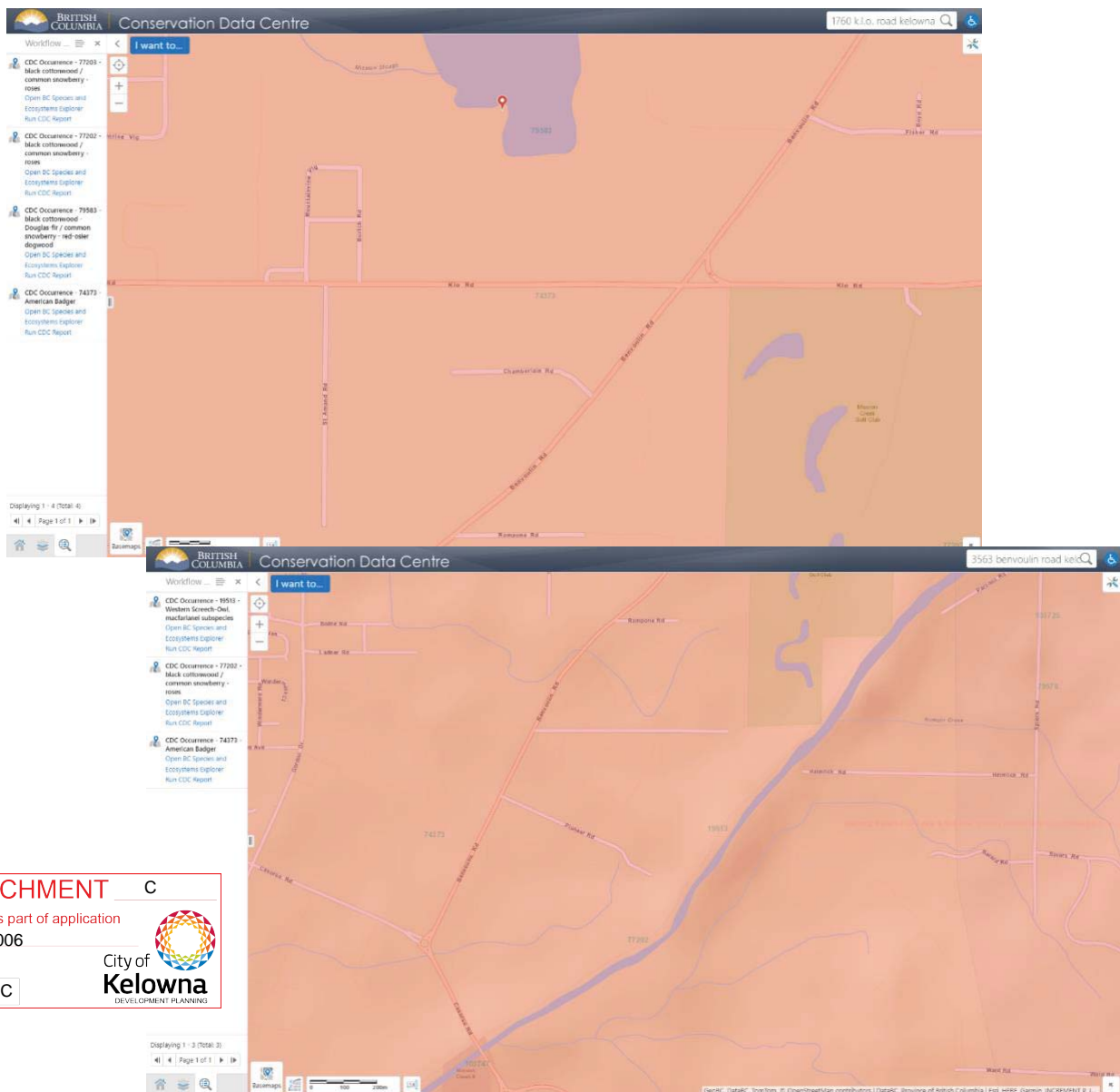
Species at Risk

The BC Conservation Data Centre^{ix} (CDC) online mapping tool was used to check for Species at Risk on the subject properties.

The database query reports CDC Occurrence 74373 which confirms that all four (4) subject properties are capable of supporting the American Badger (*Taxidea taxus*) which is on the provincial Red List in British Columbia. In Canada, it is listed as Endangered (COSEWIC 2002). Species information about the American Badger is available online.^x

There are five (5) CDC Occurrences showing for the subject properties, which are summarized in the table below. Red listed species or ecosystems are at risk of being lost. Blue listed species or ecosystems are of special concern. Yellow listed species or ecosystems are at least risk of being lost.

CDC Occurrence	Location	Common Name	Risk List
1. 74373	1760 KLO Road Benvoulin Road properties	American Badger	Red
2. 79583	1760 KLO Road	Black cottonwood – Douglas fir / common snowberry – red-osier dogwood	Red
3. 77203	1760 KLO Road	Black cottonwood / common snowberry	Red
4. 77202	Benvoulin Road properties	– roses	Red
5. 19513	Benvoulin Road properties	Western Screech Owl, macfarlanei subspecies	Blue



ATTACHMENT C

This forms part of application
A24-0006

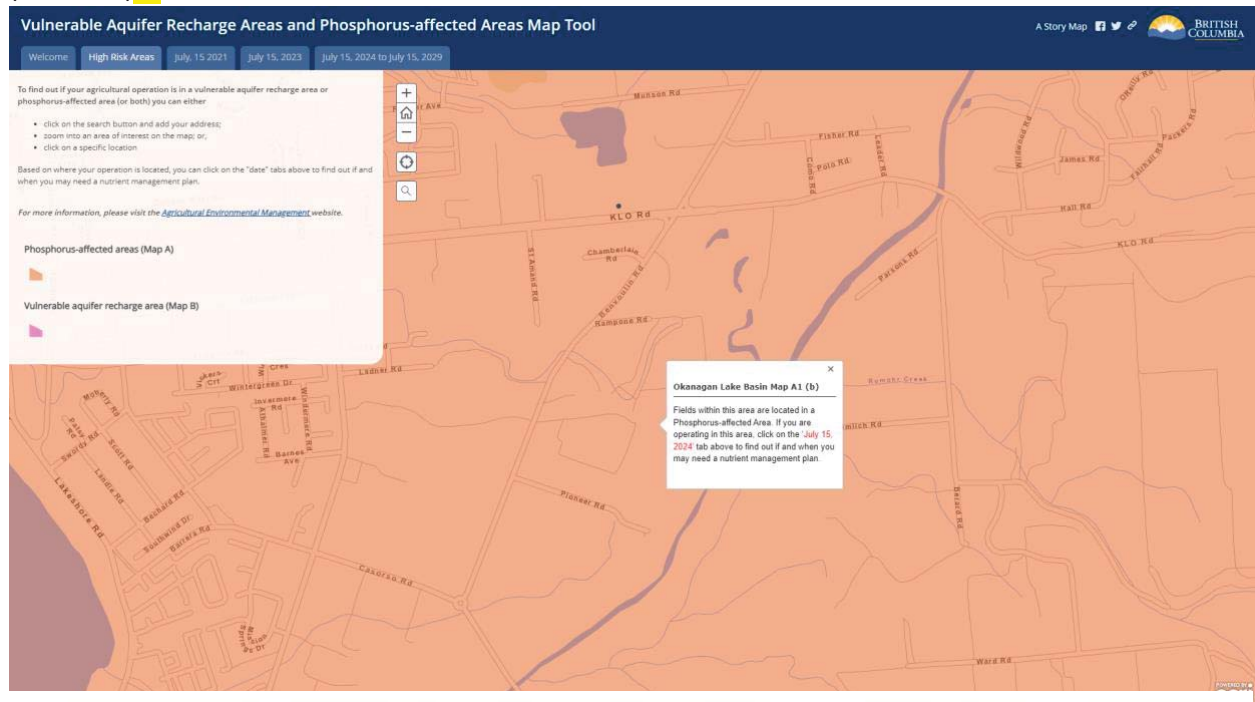
Planner Initials **TC**

Vulnerable Aquifers and Nutrient Management

The “Vulnerable Aquifer Recharge Areas and Phosphorus-affected Areas Map Tool”^{xi} indicates the subject properties are located in the Phosphorus-affected areas.

Because the combined area of the subject properties is greater than 5 ha the farms may be subject to nutrient management planning requirements after July 15, 2024 if the Phosphorus Test is greater than 200 ppm. Soil phosphorous levels exceeding 90 ppm post-harvest requirements will require a nutrient management plan. The BC Fruit Growers’ Association^{xii} is expected to provide updates to growers on nutrient management planning.

Soil testing is recommended every second year. Soil tests should be retained for 5 or more years to confirm this farm is meeting the P allowance of Agricultural Environment Management Code of Practise (AEMCOP)^{xiii}.

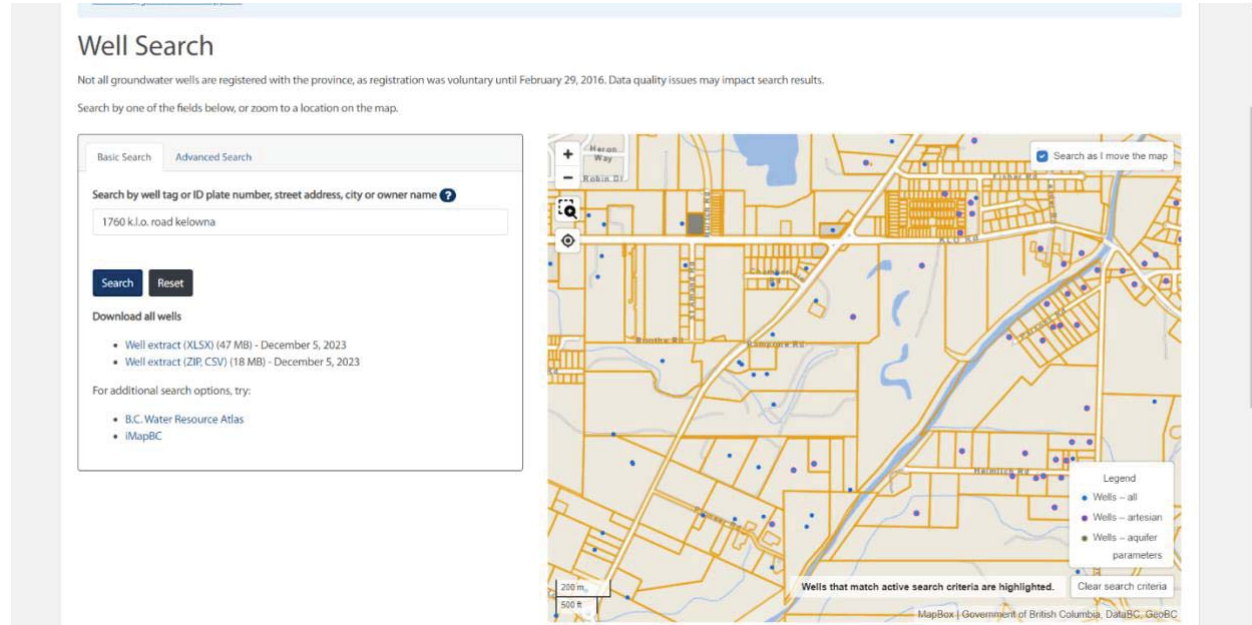


Conditions for a Nutrient Management Plan to be required				
All fields located in phosphorus-affected areas (Schedule A Maps)	July 15, 2024	July 15, 2025	July 15, 2026	July 15, 2029
For all livestock/poultry and non-livestock/non-poultry operations that apply nutrients				
Agricultural land base (hectares)	≥ 5	≥ 5	≥ 5	≥ 5
Phosphorus Test (ppm)	≥ 200	≥ 200	≥ 100 (updated)	≥ 100
Total Crop P Allowance (Kg P ₂ O ₅)	≤90	≤90	≤90	≤40 (updated)

*one animal unit is equivalent to 455 kg of livestock/poultry or any combination of livestock and poultry that equals 455 kg.

Wells

The BC Groundwater and Wells website search tool^{xiv} reports no wells at 1760 K.L.O. Road and 3567 Benvoulin Road. properties. Well Tag 103952, located at 3563 Benvoulin Road is an unlicensed well registered to Tony Gentinski for private domestic use. Well Tag 82293, located at 3557 Benvoulin Road is also an unlicensed well for private domestic use registered to Jack Walmsley.



Comments & Recommendations

- This Environmental Farm Plan is renewable 5 years from the Statement of Completion date.
- It is recommended that the KLO Market owners go to the IAF website and ensure they are registered as clients in the “client portal” to ensure easy application processing when BMP’s open up.
- Soil testing is recommended as a best management practise and to provide baseline information for future nutrient management planning requirements.
- Best Management Practise (BMP) funding, based on a cost-sharing formula, may be applicable to this farm for projects and planning.
 - Code 0801(B) – improved fuel storage
 - Code 0802 -- pesticide storage improvement
 - Code 0803 – composting of residuals
 - Code: 1601(A) - new sprayers
 - Code 1601(C) -- mulching mowers
 - Code 1805 -- irrigation replacement
- Environmental Farm Plan holders are responsible to apply for their own BMP’s. Assistance may be sought from IAF staff or their planning advisor at time of application.
- **BMP (funding) list: <https://iafbc.ca/beneficial-management-practices/>**
- Red box answers are items where a provincial or federal regulation applies to the farm and changes must be made; when the red boxes are removed, you are eligible for an Environmental Farm Plan sign (contact your advisor to apply for a sign).



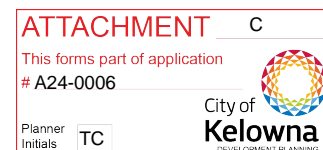


Additional Resources	
Soil testing	https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/soil-nutrients/nutrient-management/what-to-apply/soil-nutrient-testing
Open Burning	https://www.rdco.com/en/environment/outdoor-burning.aspx
Working Around Water	https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/working-around-water
BC Agriculture Water Calculator	https://bcwatercalculator.ca/agriculture/welcome
Pesticide Use Factsheet	https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/business-and-market-development/structures-and-mechanization/orchard_spray_drift_management_factsheet.pdf
Pesticide Storage Factsheet	https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/farm-management/structures-and-mechanization/300-series/373130-2_on-farm_pesticide_storage_and_handling_facility.pdf
Pesticide Certification & Training – Pesticide Applicators’ Course Materials	https://www2.gov.bc.ca/gov/content/environment/pesticides-pest-management/certification-training
Pesticide Disposal	https://cleanfarms.ca/programs-at-a-glance/bc-programs-events/
Spill Reporting	https://www2.gov.bc.ca/gov/content/environment/air-land-water/spills-environmental-emergencies/report-a-spill
Sprayer Calibration Factsheet	https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/animal-and-crops/plant-health/bc_factsheet_-_airblast_sprayer_calibration.pdf
BC Agriculture Water Calculator	https://bcwatercalculator.ca/agriculture/welcome
Investment Agriculture Foundation of BC (IAFBC) Newsletter	https://iafbc.ca/newsletter/
IAFBC Environmental Farm Plan Updates	https://iafbc.ca/environmental-farm-plan/

Additional Resources	
IAFBC Perennial Crop Renewal Program Updates	https://iafbc.ca/pcrp
IAFBC Client Portal Support	Client Portal Support – Investment Agriculture Foundation of BC (iafbc.ca)
General Agriculture Questions	BC Ministry of Agriculture & Food, Kelowna tel: 250-861-7211 Email: AgriServicebc@gov.bc.ca tel: 1-888-221-7141

References

- i [Parcel Map BC](#)
- ii [BC Assessment Authority](#)
- iii [City of Kelowna Interactive Mapping Tool](#)
- iv [Soil Survey – Agriculture Canada](#)
- v [SIFT – Soil Information Finder Tool](#)
- vi [ALC Agricultural Capability & Classification](#)
- vii [Soil Management Handbook -- Okanagan](#)
- viii [iMap BC](#)
- ix [Conservation Data Centre](#)
- x https://www.env.gov.bc.ca/wld/frpa/iwms/documents/Mammals/m_badger.pdf
- xi [Vulnerable Aquifer Recharge Areas and Phosphorus-affected Areas Map Tool](#)
- xii [British Columbia Fruit Growers’ Association](#)
- xiii [Requirements for Agricultural Environmental Management](#)
- xiv [British Columbia Groundwater Wells and Aquifers](#)





March 26, 2024

Tyler Caswell
Planner II
City of Kelowna

Sent by email.



Dear Tyler Caswell:

Re: File A24.0006 – Non-Adhering Residential Use (NARU) Application at 1760 K.L.O. Rd, Kelowna (PID:029-702-399) – The Subject Property

Thank you for providing the opportunity for the Ministry of Agriculture and Food (Ministry) staff to comment on File No A24.0006 that proposes to place temporary accommodation for seasonal workers on the Subject Property in the form of one ATCO style trailer. From a land use planning perspective, the Ministry offers the following comments:

- The proposed housing is a 165m² ATCO style trailer, to be installed on cement blocks with no permanent foundation. Ministry staff finds these details of the proposal positive, as this is the encouraged type of housing for temporary farm workers.
- Ortho photographs of the Subject Property (dated May 2023) show a new building of unknown use in the location the applicant proposes for the trailer. Staff are unsure if the proposed ATCO trailer will be in addition to this other building.
- If the new temporary building is to be placed alongside the unknown existing building, it will displace active farmland. The building and any outdoor amenity space will remove some viable land for growing crops.
- Ultimately, Ministry staff feel that the proposed temporary housing structure for farm workers will be a benefit to this active farm.

Please contact Ministry staff if you have any questions regarding the above comments.

**Ministry of Agriculture
and Food**

**Extension and
Support Services
Branch**

Mailing Address:
PO Box 9120, Stn Prov Gov
Victoria, BC V8W 9B4

<http://gov.bc.ca/agri>
1-888-221-7141

Sincerely,



Chelsey Andrews, MCP
Land Use Planner
Strengthening Farming Program
Ministry of Agriculture and Food

chelsey.andrews@gov.bc.ca
Phone: 1 250-850-1854

ATTACHMENT	D
This forms part of application # A24-0006	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	



City of
Kelowna

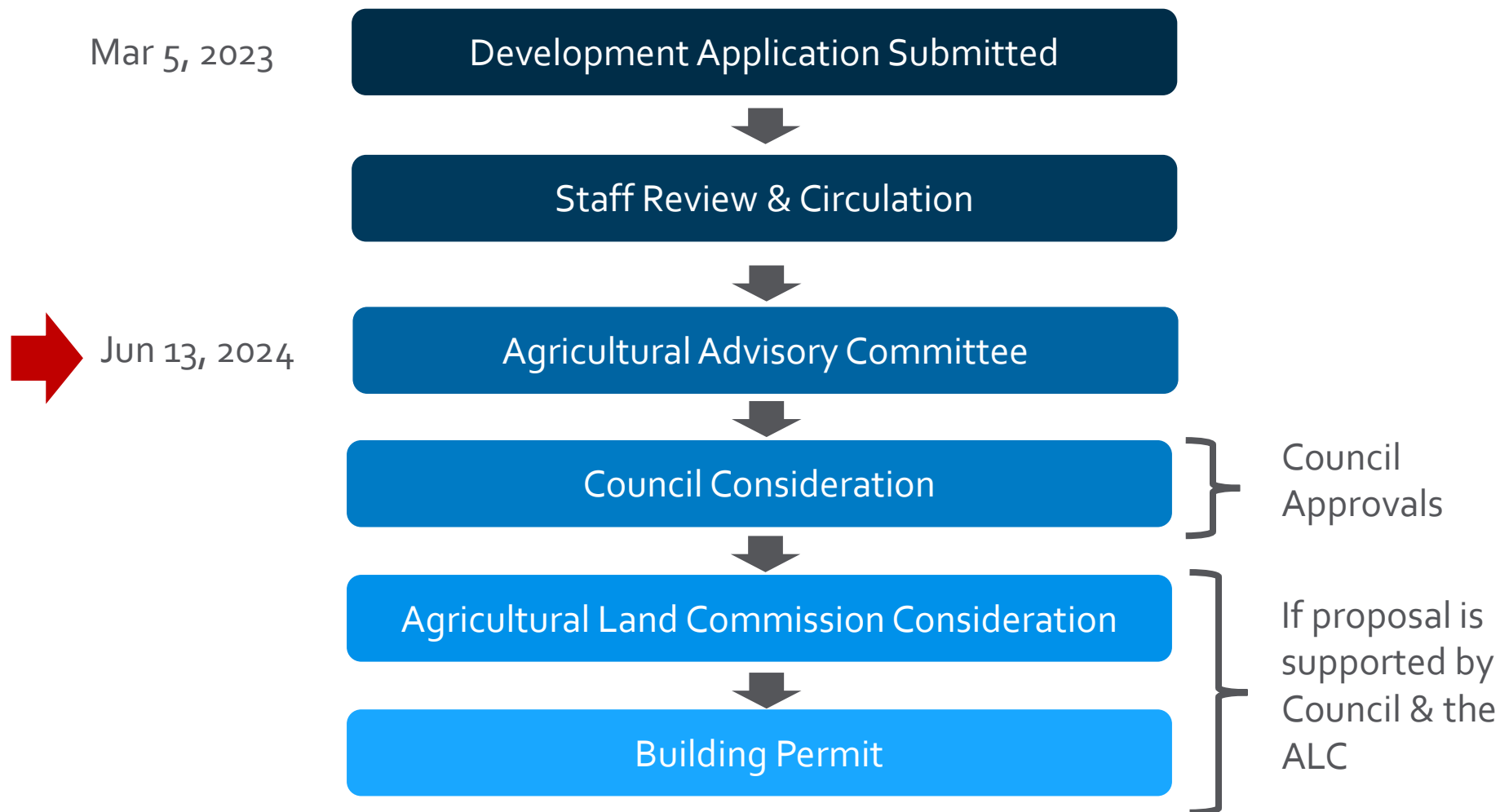
A24-0006 / FH24-0001
1758-1760 KLO Rd

ALR Application for a Non-Adhering Residential Use

Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to allow temporary farm help housing to accommodate 4 seasonal farm workers on the subject property.

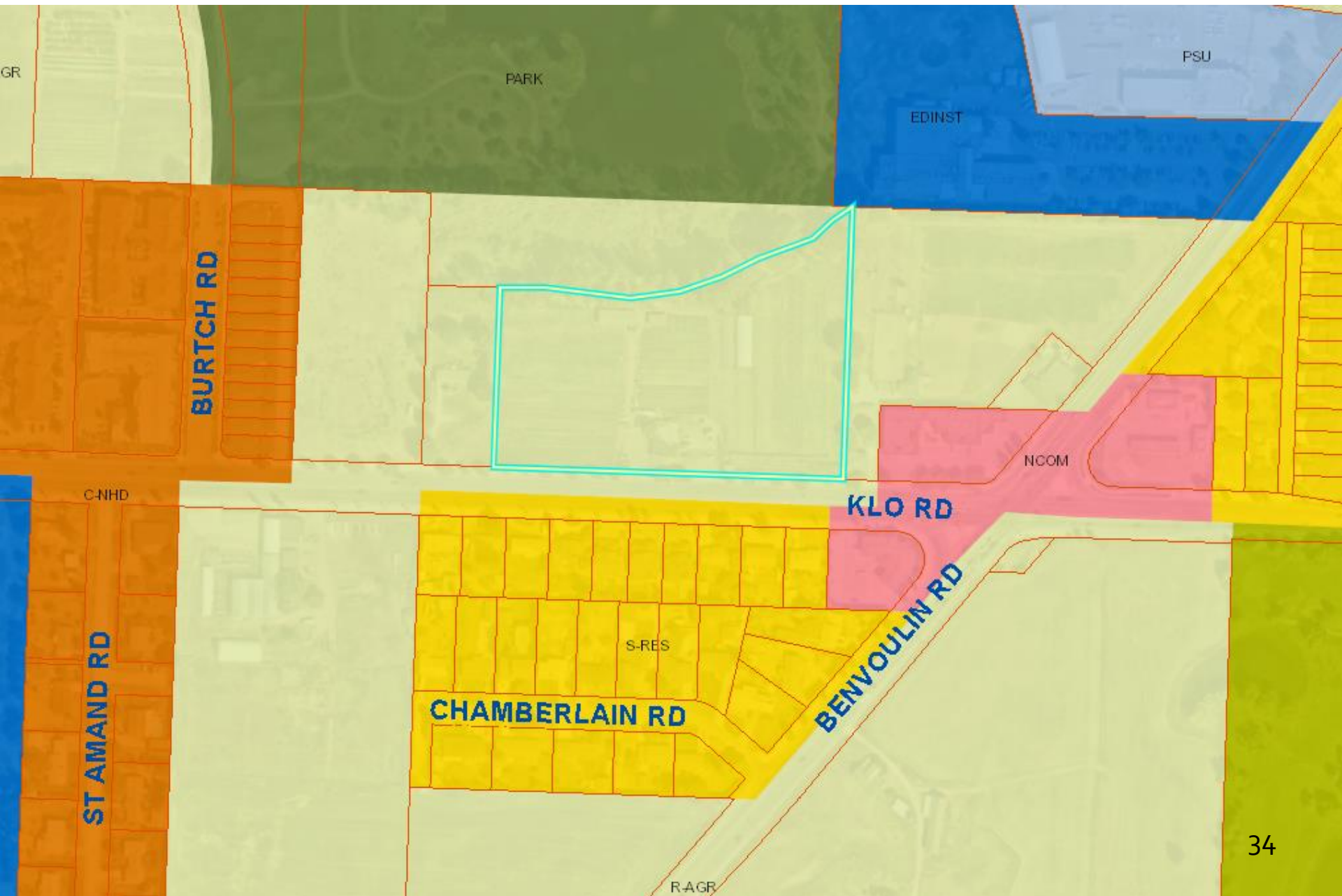
Development Process



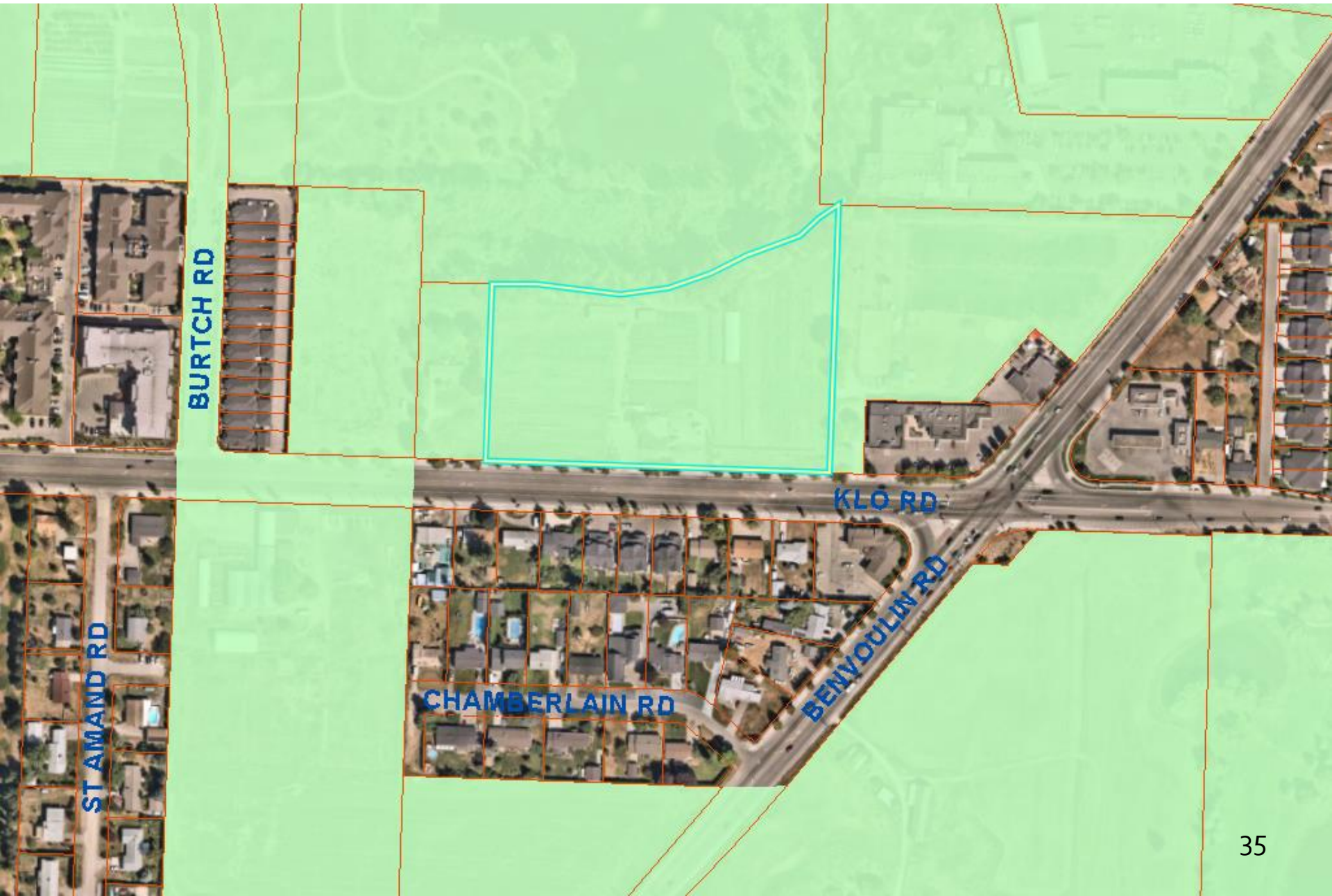
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



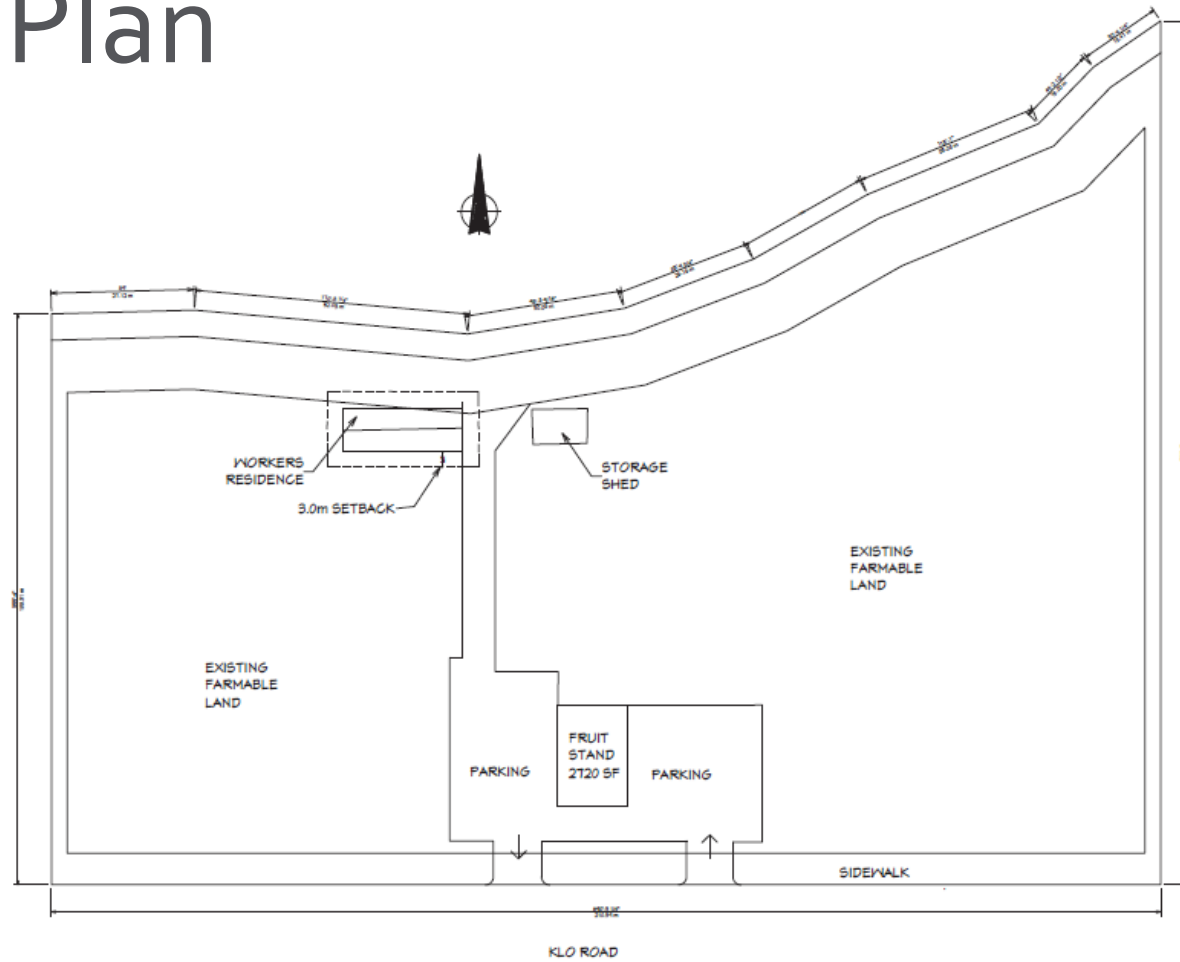
Aerial View



Project Details

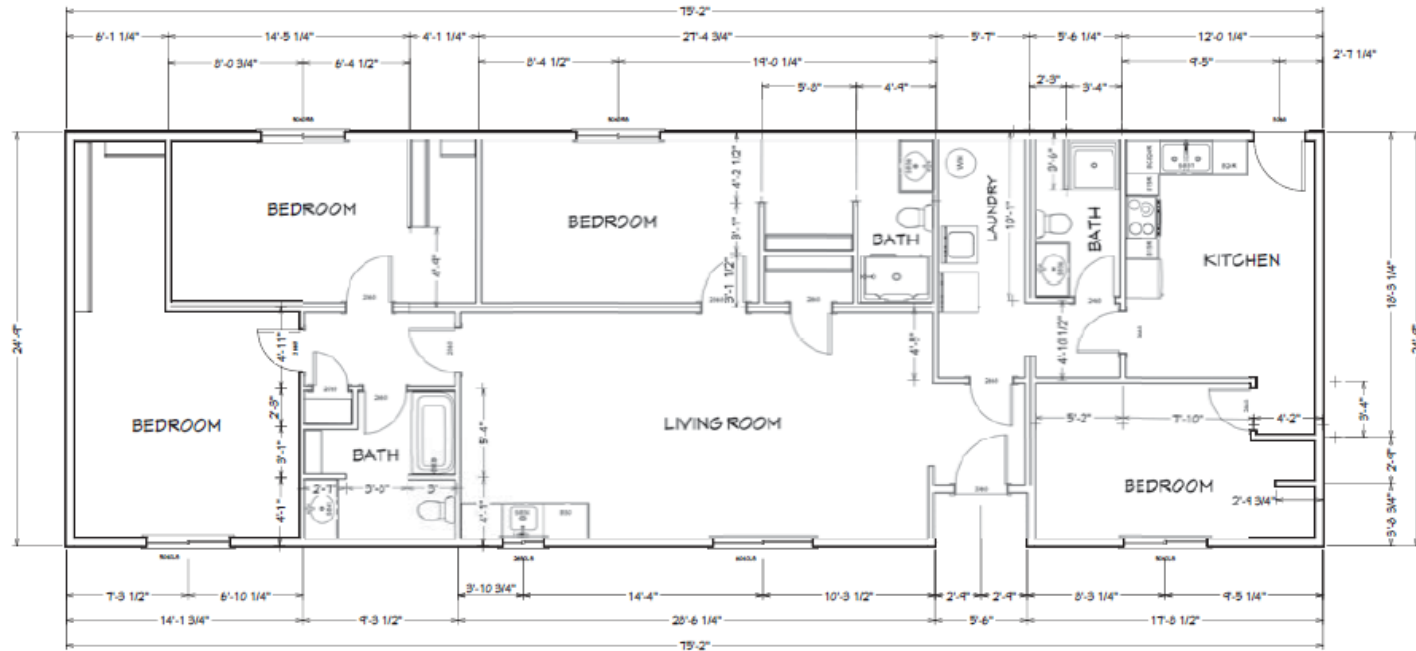
- ▶ The applicant is seeking approvals to allow for four seasonal agriculture workers;
 - ▶ The workers will be located in a 165 m² ATCO trailer;
 - ▶ There are four bedrooms in the structure.
- ▶ If approved, a covenant is required to be registered on title indicating that the residence can only be used for 10 months.
- ▶ A vegetative buffer is also required to be planted.

Site Plan



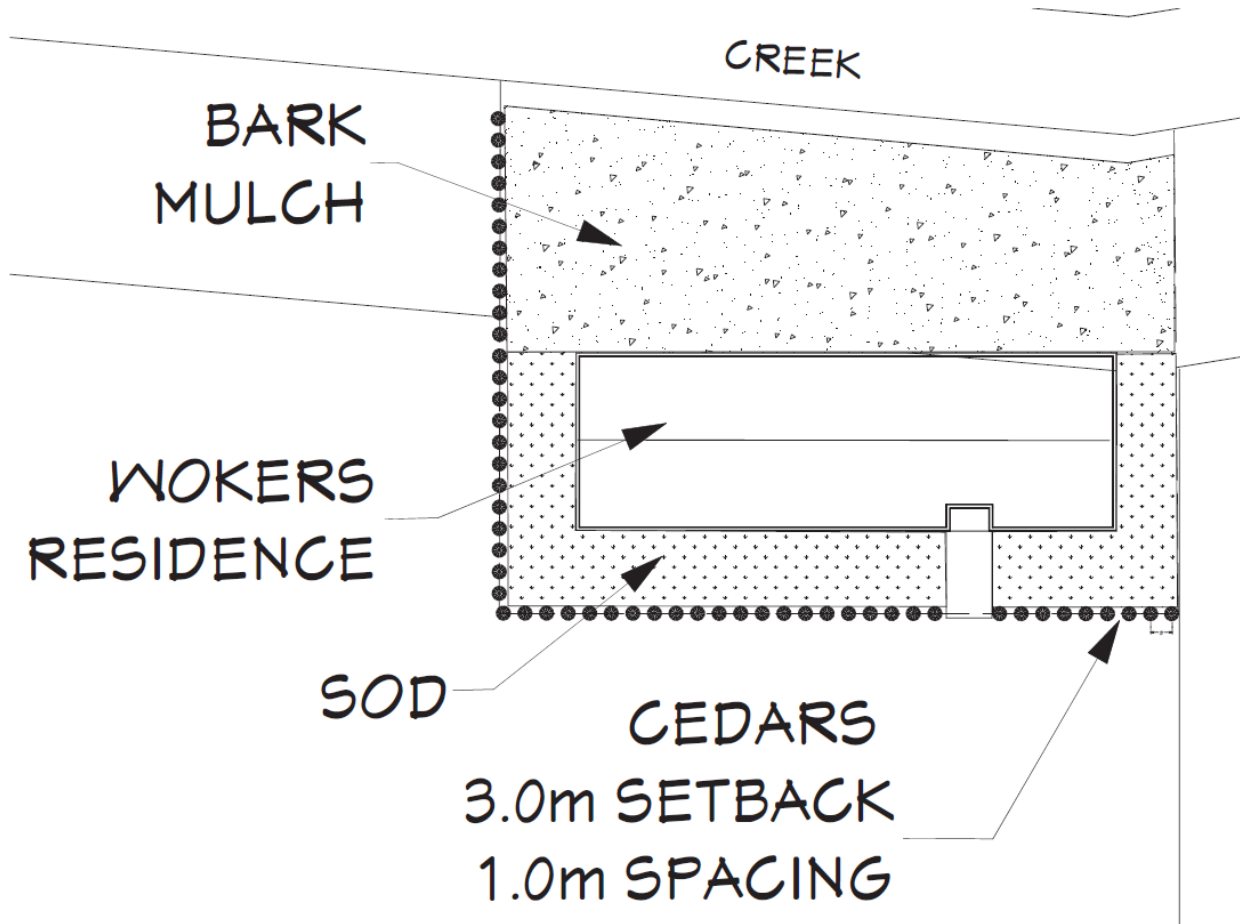
"1760 KLO ROAD
KELOWNA, BC

Floor Plan



LIVING AREA
1843 SQ FT

Landscape Plan



Development Policy: Zoning Bylaw

Regulation	Meets
Minimum farm unit size: 3.8 ha	<input checked="" type="checkbox"/>
New TFWH structures must include a communal kitchen	<input checked="" type="checkbox"/>
Only occupied during growing, harvesting and pruning periods	<input checked="" type="checkbox"/>
Occupied no more than 10 months of a calendar year	<input checked="" type="checkbox"/>
Maximum TFWH footprint: 0.30 ha for maximum of 60 workers	<input checked="" type="checkbox"/>
Maximum temporary farm workers per city sector: 60	<input checked="" type="checkbox"/>

Development Policy: OCP Policies & Permit Guidelines

Policy / Guideline	Meets
Agriculture is the principal use on the parcel	☑
Scale of farm operation is large enough that permanent help is deemed necessary	☑
TFWH on non-permanent foundations where the need for farm worker housing is justified	☑
Building footprint within 50 m of the road or located to maximize agricultural potential and limit negative impacts on the farm parcel	X
Minimum 3 m wide vegetated buffer for screening to adjacent property lines and between TFWH and active farming (In the process of being done)	☑

AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Following the meeting the application will be forwarded to Council.



Conclusion of Staff Remarks

COMMITTEE REPORT



Date: June 13th, 2024
To: Agricultural Advisory Committee
From: Development Planning Department
Address: 1875-2255 Glenmore Rd
File No.: A24-0007
Zone: P4 – Utilities

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for a road closure, consolidation and subdivision at the City of Kelowna landfill.

2.0 Development Planning

The Glenmore Landfill has been in service since 1966 and includes 19 parcels that are utilized for the landfill operations or act as a buffer between landfill operations and surrounding parcels. These parcels are wholly or partially within the ALR.

The City of Kelowna proposes to close a road right-of-way that runs through the parcels under this application to protect landfill operations. There are rules and regulations that prevent certain landfill operations within specified distances of utilities and road right of ways. The proximity of the existing right of way to the landfill operations poses a liability risk. As long as legally dedicated roadways exist, third-party utilities could be placed within the right of way area without any process to restrict the placement.

The City proposes to consolidate six properties to create efficiencies and maintain the long-term viability of the landfill. This new property, along with two existing properties would be amended to consolidate the land from the road closure. Closing and reconsolidating the right of way into the existing parcels does not require an ALC application.

The closure of the road right of way and the consolidation of the six lots would create three large parcels, which would allow easier functionality of day-to-day operations for the Glenmore Landfill.

3.0 Subject Property & Background

3.1 Site Context

The subject properties are all part of the Glenmore Landfill. They are accessed directly from John Hindle Drive. The surrounding area is a mix of agricultural, rural residential, and residential.

Zoning and land use adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	P ₄ – Utilities	Partially	Landfill
South	P ₄ – Utilities	Partially	Landfill
East	P ₄ – Utilities	Partially	Vacant
West	P ₄ – Utilities	Yes	Landfill

Subject Property Map



ALR Map



Future Land Use Map



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 8.5. Ensure the long-term viable use of the Glenmore Landfill.	
<p>Policy 8.5.2. Landfill Operations and ALR.</p>	<p>If required, support the exclusion of ALR lands at the Glenmore Landfill only at time of landfill operations expansion.</p>
	<p><i>This application is not for an ALR exclusion, but the consolidation, road closure and subdivision does help with the long-term viable use of the Glenmore Landfill.</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: 100043
 Attachment B – Site Plan



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100043
Application Type: Subdivide Land in the ALR
Status: Under Review by L/FNG
Applicant: City of Kelowna et al.
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1 SECTIONS 15 AND 16 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP15596
Approx. Map Area 28.68 ha
PID 029-954-398
Purchase Date Sep 29, 2006
Farm Classification No
Civic Address 1875 Glenmore Rd N
Certificate Of Title TITLE-CA4800330-PID-029-954-398.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

ATTACHMENT A
 This forms part of application
 # A24-0007
 Planner Initials TC

 City of Kelowna
 DEVELOPMENT PLANNING

Parcel #2

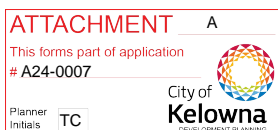
Parcel Type	Fee Simple
Legal Description	LOT A SECTIONS 15, 16, 21 AND 22 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP104543
Approx. Map Area	67.8 ha
PID	031-388-736
Purchase Date	Dec 12, 1998
Farm Classification	No
Civic Address	2105-2145 Glenmore Road North
Certificate Of Title	TITLE-CA8983269-PID-031-388-736.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

Parcel #3

Parcel Type	Fee Simple
Legal Description	LOT 7 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
Approx. Map Area	3.08 ha
PID	011-843-071
Purchase Date	Feb 27, 1997
Farm Classification	No
Civic Address	2105 Glenmore Rd N
Certificate Of Title	TITLE-KL18313-PID-011-843-071.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable



Parcel #4

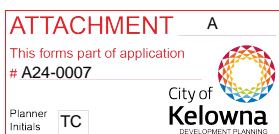
Parcel Type	Fee Simple
Legal Description	LOT 8 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
Approx. Map Area	2.78 ha
PID	011-843-187
Purchase Date	Feb 27, 1997
Farm Classification	No
Civic Address	2105 Glenmore Rd N
Certificate Of Title	TITLE-KL18314-PID-011-843-187.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

Parcel #5

Parcel Type	Fee Simple
Legal Description	LOT 9 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
Approx. Map Area	3.58 ha
PID	011-843-195
Purchase Date	Feb 27, 1997
Farm Classification	No
Civic Address	2105 Glenmore Rd N
Certificate Of Title	TITLE-KL18315-PID-011-843-195.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable



Parcel #6

Parcel Type	Fee Simple
Legal Description	LOT 10 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
Approx. Map Area	3.66 ha
PID	011-843-209
Purchase Date	Feb 27, 1997
Farm Classification	No
Civic Address	2105 Glenmore Rd N
Certificate Of Title	TITLE-KL18316-PID-011-843-209.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

Parcel #7

Parcel Type	Fee Simple
Legal Description	LOT 11 BLOCK 12 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
Approx. Map Area	3.61 ha
PID	011-843-217
Purchase Date	Feb 27, 1997
Farm Classification	No
Civic Address	2105 Glenmore Rd N
Certificate Of Title	TITLE-KL18317-PID-011-843-217.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable



Parcel #8

Parcel Type Fee Simple
Legal Description BLOCK 18 SECTION 15 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 1068
Approx. Map Area 19.73 ha
PID 011-845-163
Purchase Date Feb 27, 1997
Farm Classification No
Civic Address 2105 Glenmore Rd N
Certificate Of Title TITLE-KL18328-PID-011-845-163.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
City of Kelowna	City of Kelowna	2504698610	realestate@kelowna.ca	Not Applicable

Parcel #9

Parcel Type Crown
Legal Description Road to Be Closed
Approx. Map Area 4.18 ha
PID (optional) No Data
PIN (optional) No Data
Farm Classification No
Civic Address Road to be closed Reference plan to accompany Bylaw No. 12550 (City of Kelowna)
Certificate Of Title EPP129760_LTO-Survey-Plan-Certification_V15-KELOWNA_SIGNED.pdf

Government Parcel Contact

First Name Whitney
Last Name Purvis



Ministry or Department City of Kelowna Road
Phone 2508620436
Email wpurvis@kelowna.ca
Crown Type provincial

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type Local or First Nation Government Staff
First Name Whitney
Last Name Purvis
Organization (If Applicable) Real Estate Services
Phone 1250870299
Email wpurvis@kelowna.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). Small amount of grazing land, approximately 0.92 ha, on the southwest corner of 029-954-398.

Describe all agricultural improvements made to the parcel(s). Within the grazing lands there is some fencing. All other parcels have no agricultural improvements.

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

The other parcels are being used as a sanitary landfill.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Grazing
East	Other	Unused, golf course, residential
South	Agricultural / Farm	Grazing
West	Agricultural / Farm	Grazing and park

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	69.9
2	Lot	20.3
3	Lot	46.9

What is the purpose of the proposal?

The purpose of the proposal is to:

- 1) Close and reconsolidate a road right-of-way into the identified parcels under application
- 2) Following the Road Closure, consolidate the resulting lots and reconfigure (subdivide) into three lots

The Glenmore Landfill has been in service since 1966 and includes 19 parcels that are utilized for the landfill operations or act as a buffer between the landfill operations and surrounding parcels. These parcels are wholly or partially within the ALR.

In order to protect landfill operations, the City of Kelowna proposes to close a road right-of-way that runs through the parcels under this application. The proximity of the right of way to the landfill operations poses a liability risk, as there are rules and regulations that prevent certain landfill operations within certain distances of utilities and road right of ways. As long as the legally dedicated roadway exists, third-party utilities could be placed within the right of way area without any process to restrict the placement.


Closing and reconsolidating the right of way into the existing parcels

ATTACHMENT A

This forms part of application
A24-0007

Planner
Initials

TC



City of
Kelowna
DEVELOPMENT PLANNING

would not require an ALC application. However, in order to create efficiencies and maintain the long term viability of the landfill, the City proposes to consolidate Lots 7, 8, 9, 10, and 11 as identified on Plan KAP1068 into Lot 1 EPP15596.

Why do you believe this parcel is suitable for subdivision?

The majority of the area on the subject parcels is currently part of the landfill operations, with the exception of a small portion that is being leased to an agricultural operating on the southwest corner of current Lot 1. The resulting consolidation and reconfiguration (subdivision) of these properties will result in a smaller number of parcels than currently exists and will not impact any of the lands that are currently being farmed.

Does the proposal support agriculture in the short or long term? Please explain.

This proposal supports the long-term operations of the regional sanitary landfill which provides a direct benefit to agriculture as it provides a location for the creation of compost that is used as a soil amendment on agricultural lands. The Landfill also accepts construction waste and fill from residents in the Central Okanagan Regional District which is critical to ensure that fill is disposed of properly and not placed on ALR lands. In addition, the landfill requires a buffer from residential which will continue to support long term sustainability agricultural uses adjacent to this site. This subdivision will not have a negative impact on agricultural occurring on the site or on neighbouring parcels.

Proposal Map / Site Plan

EPP129761_LTO-Survey-Plan-Certification_V15-KELOWNA_SIGNED.pdf

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

No


7. Optional Documents

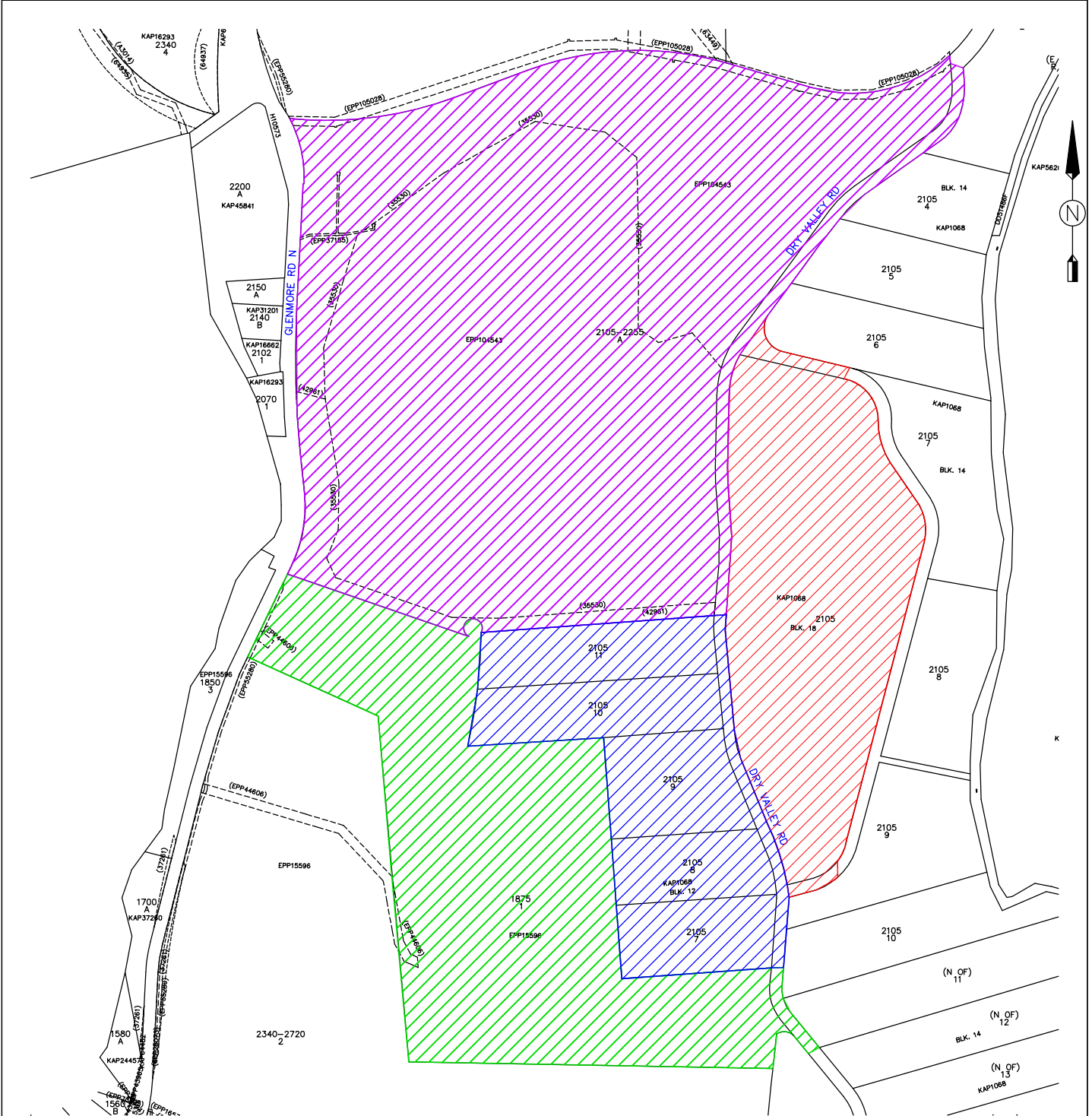
Type	Description	File Name
Other files that are related	Road Closure Reference Plan	EPP129760_LTO-Survey-Plan-Certification_V15-KELOWNA_SIGNED.pdf
Other files that are related	Signed Road Closure Bylaw	Bylaw No. 12550 - Certified Copy.pdf

ATTACHMENT A

This forms part of application
A24-0007

Planner Initials TC


City of Kelowna
DEVELOPMENT PLANNING



SCALE: N.T.S.

MAILING ADDRESS: 2105-2255 GLENMORE RD N (LANDFILL)

LEGAL DESCRIPTION: LOT NO. A PLAN NO. EPP104543

TWP. 23 SEC. 15

ATTACHMENT B

This forms part of application # A24-0007



City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

 ROAD CLOSURE AREA = ±41,140m² (10.16ac)

PLEASE NOTE THAT THIS SKETCH IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DEGREE OF ACCURACY OF THE AREA IS LIMITED



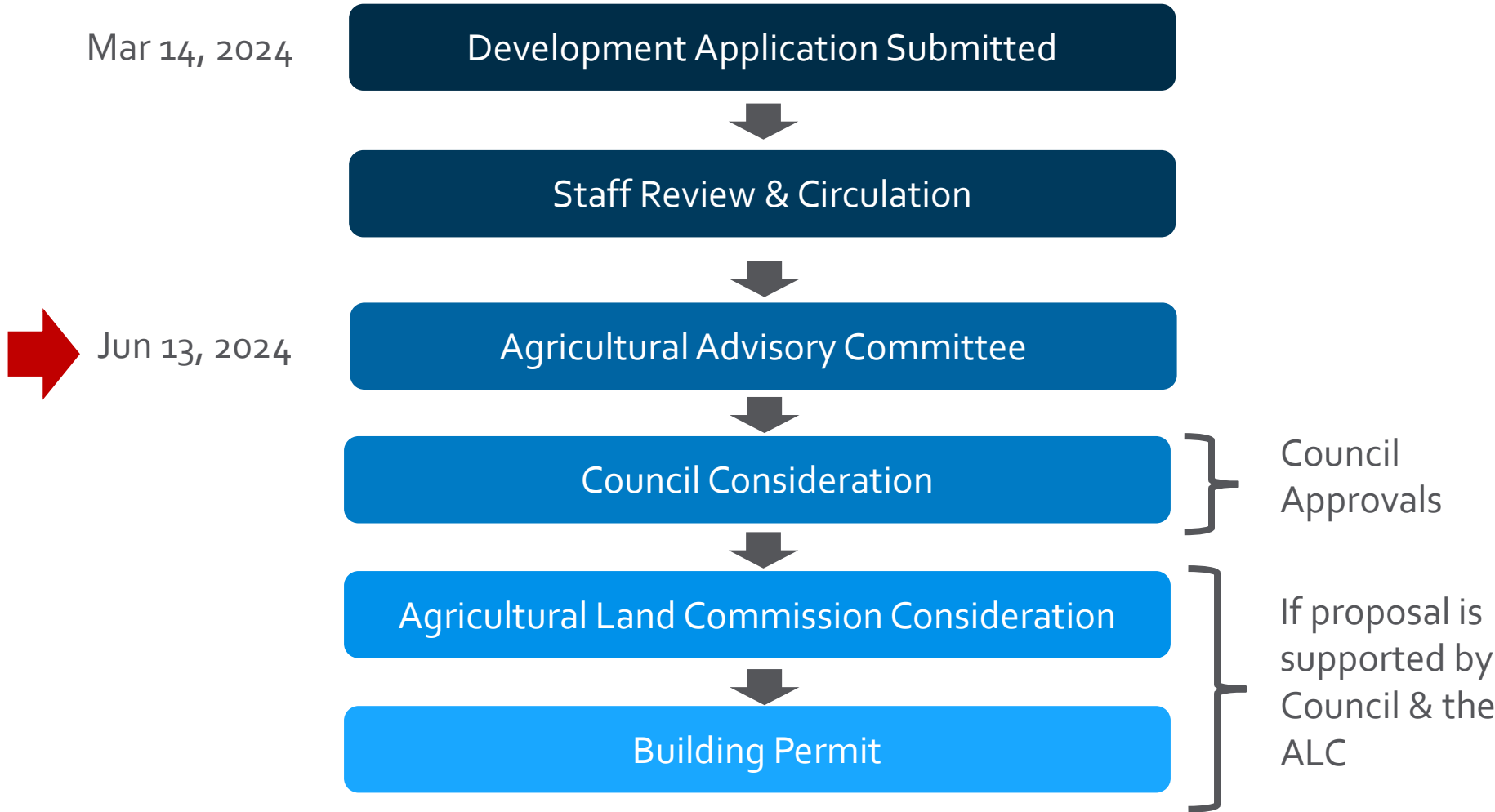
City of
Kelowna

A24-0007
1875-2255 Glenmore Rd
ALR Application for a Subdivision

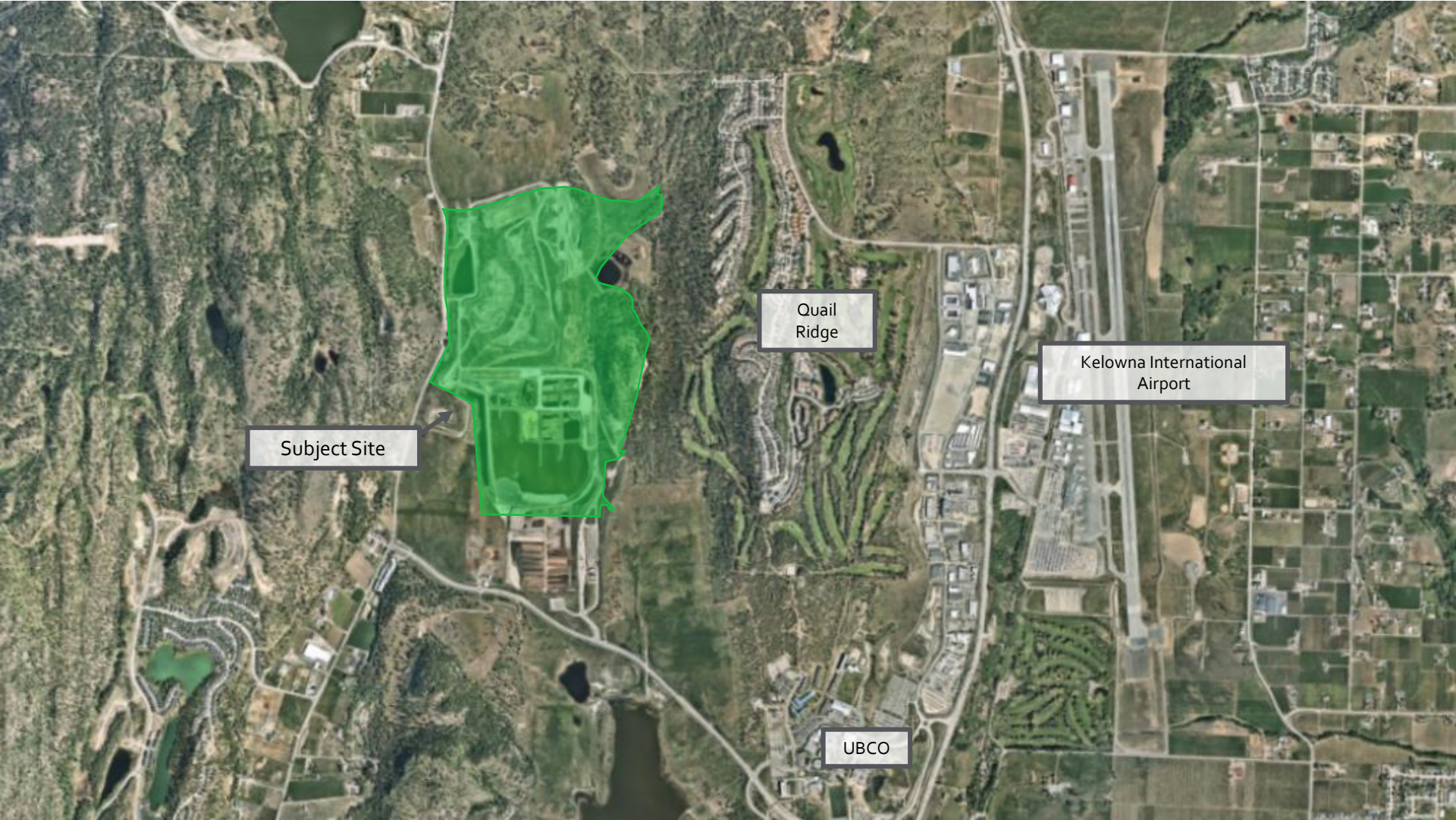
Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) for a road closure, consolidation and subdivision at the City of Kelowna landfill.

Development Process



Context Map



Context Map



OCP Future Land Use / Zoning



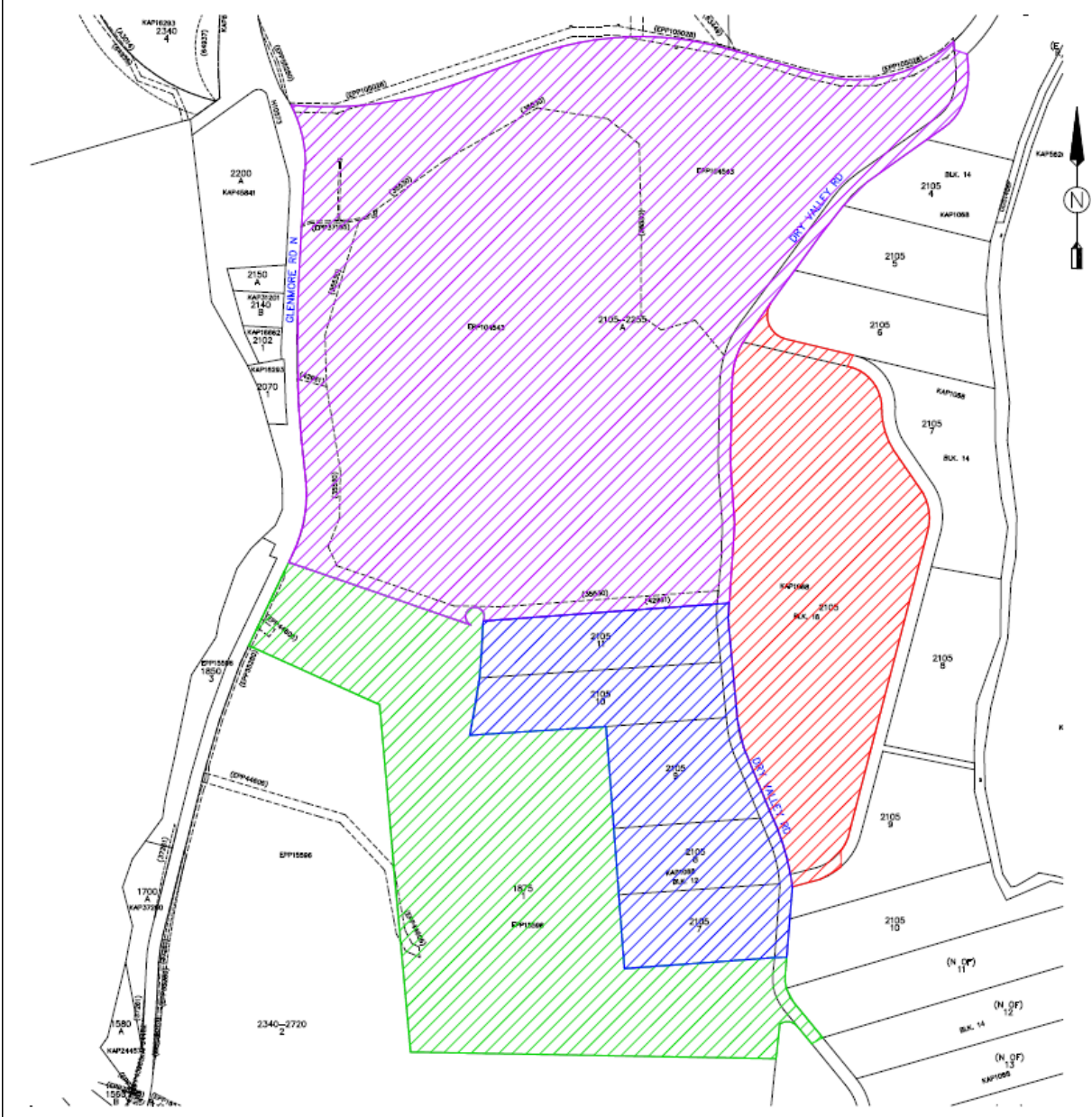
Agricultural Land Reserve



Road Closure Area and Consolidation Survey Plan



Site Plan



Project Details

- ▶ The City is seeking approvals to close the road right-of-way;
- ▶ The City is also seeking approvals to consolidated six parcels;
- ▶ These remaining three parcels will become larger, as the land in the road right-of-way will be consolidated;

OCP Objectives & Policies

- ▶ Objective 8.5. Ensure the long-term viable use of the Glenmore Landfill.

AAC Recommendation

- ▶ Request for AAC to provide a recommendation for Council of either support or non-support.
- ▶ Following the meeting the application will be forwarded to Council.



Conclusion of Staff Remarks

COMMITTEE REPORT



Date: June 13, 2024
To: Agricultural Advisory Committee
From: Development Planning Department
Address: 4150 Swamp Road
File No.: A23-0008
Zone: A1 - Agriculture 1

1.0 Purpose

To consider a Non-Farm Use application to the Agricultural Land Commission (ALC) to allow for a 2-3 day music festival for up to 15,000 people.

2.0 Development Planning

The subject property is a 47.7 acres (19.3 ha) site located on Swamp Road in the lower mission area. The large property is currently and has historically been used as hay fields and was purchased by the owner in 1991.

A Non-Farm Use application is required to allow for a music festival on the property. The proposed festival would be a 2-3 day event and accommodate up to 15,000 people over the course of the festival. The festival area is proposed on approximately 18 acres on the eastern side adjacent to Swamp Road. The event would include a mainstage and various tent structures for concert goers, first aid, administration and concession. No public parking is considered onsite and is proposed to be all public transit or shuttles from offsite.

A report from a Professional Agrologist has been provided and describes land management and monitoring recommendations for the proposed event. That report is included as part of Attachment B.

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;
- Provides 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 Agriculture 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.

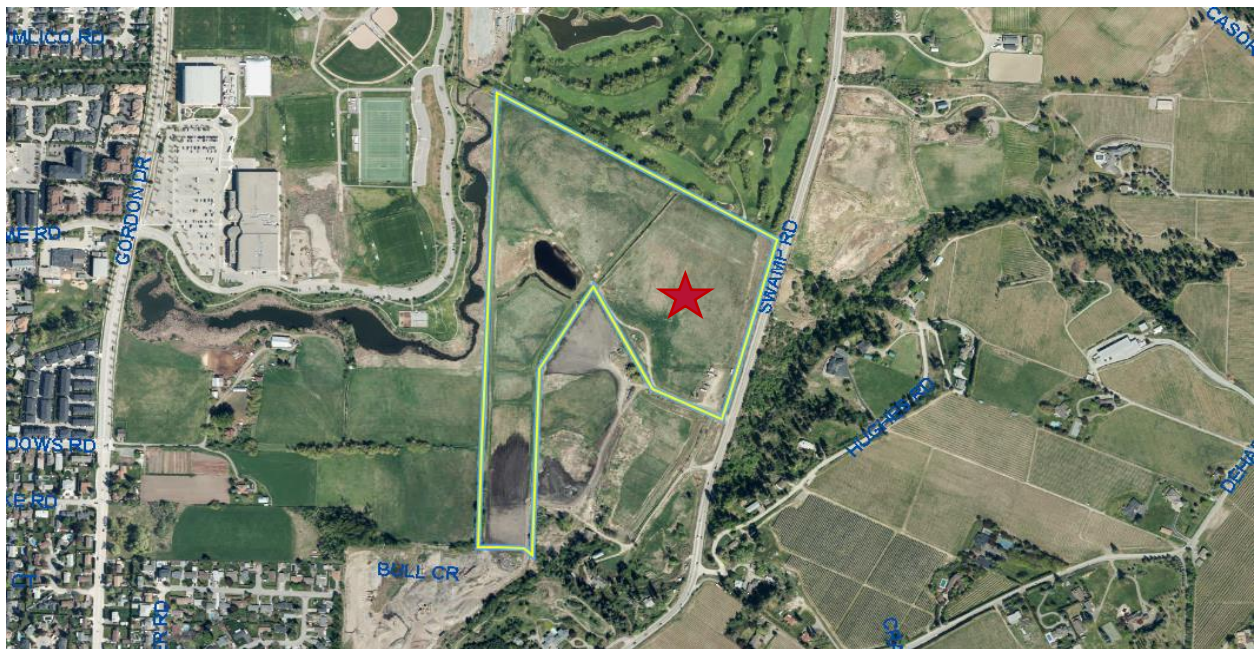
3.0 Subject Property & Background

3.1 Site Context

The site is located in the lower Mission area with a mix of uses including golf course, institutional and agricultural. Zoning and land uses adjacent are as follows:

Orientation	Zoning	ALR	Land Use
North	P3 – Parks and Open Space	Yes	Michaelbrooke Golf Course
South	A1 – Agriculture 1	Yes	Agriculture
East	A1 – Agriculture 1	Yes	Agriculture / Rural Residential
West	P5 – Municipal District Park A1 – Agriculture 1	Yes	CNC/H ₂ O/Public Park Facilities and Agriculture

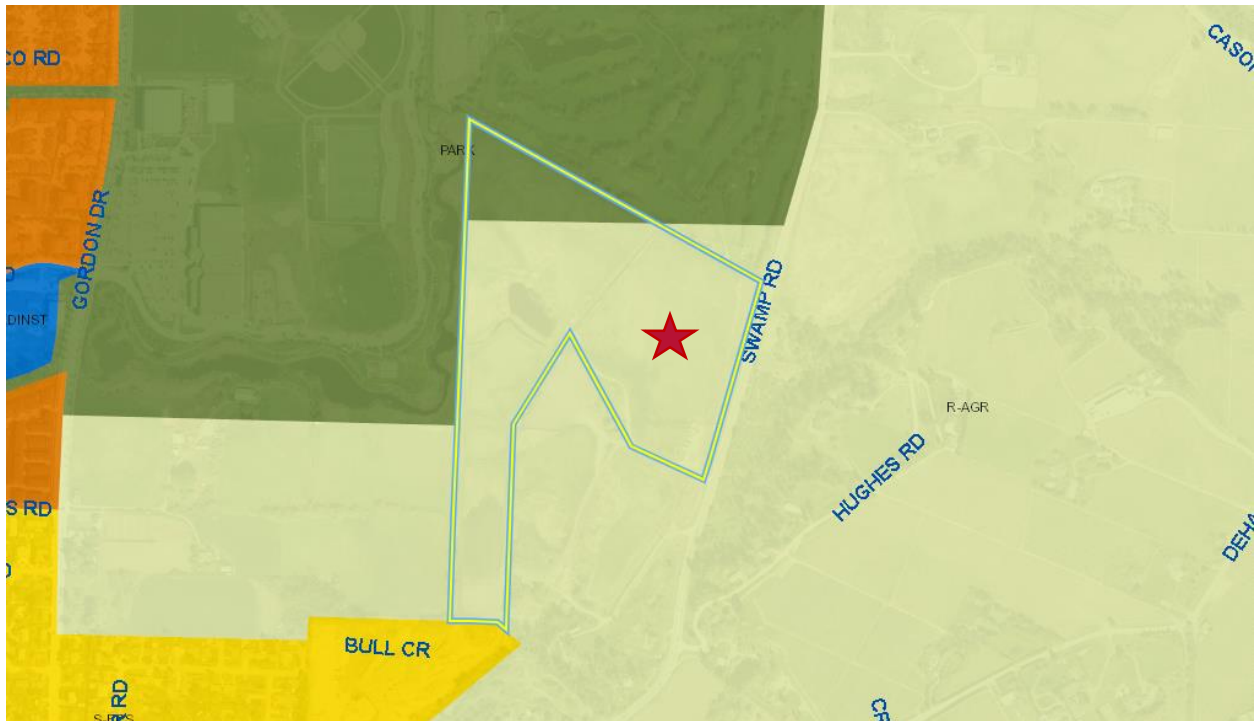
Subject Property Map



ALR Map



Future Land Use Map



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 only where approved by the ALC and where the proposed uses:</p> <ul style="list-style-type: none"> • 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 productive agricultural lands; • Will not preclude future use of the lands for agriculture; and • Will not harm adjacent farm operations. <p><i>The application is not considered to directly benefit agriculture or provide consistency with OCP policies.</i></p>
Policy 8.1.4. Urban Uses.	<p>Direct urban uses to lands within the Permanent Growth Boundary, to minimize development and speculative pressure on agricultural lands.</p> <p><i>The property is located outside of the PGB.</i></p>

Report prepared by: Wesley Miles, Planner Specialist
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: 68500 (A23-0008)
 Attachment B – Concept Plan and P. Ag Report



ATTACHMENT		A
This forms part of application		
# A23-0008		
Planner Initials	WM	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 68500

Application Status: Under LG Review

Applicant: Alexander Rezansoff

Agent: Michael Cohen

Local Government: City of Kelowna

Local Government Date of Receipt: 07/06/2023

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

Proposal Type: Non-Farm Use

Proposal: Michael & Amy Cohen (www.thechicexperience.ca) are proposing to stage a 2-3 day arts and music festival for up to 15,000 people on the site during the summer. The proposed festival would utilize approximately half of the total land parcel and would require 14 days of access to the site. The festival would require a main stage and two additional temporary structures plus food and beverage vendors. The festival will be run using a sustainable model and we will reseed the land after the event. We will also provide a post event environmental impact report.

Agent Information

Agent : Michael Cohen

Mailing Address :

9512 Benchland Drive

Lake Country, BC

V4V 0A4

Canada

Primary Phone : (646) 824-9891

Email : michael@controlmgt.com

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 023-376-414

Legal Description : LOT A SECTION 6 TOWNSHIP 26 AND SECTION 31 TOWNSHIP 29 OSOYOOS DIVISION YALE DISTRICT PLAN KAP56611 EXCEPT PLAN KAP82461

Parcel Area : 19.3 ha

Civic Address : Southeast Kelowna, south of Mission Creek across the Mission Creek floodplain

Date of Purchase : 06/01/1991

Farm Classification : Yes

Owners

1. **Name :** Alexander Rezansoff

Address :

Box 557 Stn A
Kelowna , BC
V1Y 8T9
Canada
Phone : (403) 999-5510
Email : arezansoff@shaw.ca

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type :** Fee Simple
Parcel Identifier : 023-376-538
Owner with Parcel Interest : Alexander Rezansoff
Parcel Area : 10.2 ha
Land Use Type : Agricultural/Farm
Interest Type : Full Ownership
-

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**
The land is and always has been a hay field under current ownership.
2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**
The land is fully fenced and has natural irrigation from a stream running through it.
3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**
No non-agricultural uses currently on the parcel.

Adjacent Land Uses

North

Land Use Type: Recreational
Specify Activity : Golf Club

East

Land Use Type: Agricultural/Farm
Specify Activity : Unused

South

Land Use Type: Agricultural/Farm
Specify Activity : Rezansoff residence

West

Land Use Type: Recreational

Specify Activity : H20 Adventure Centre & Sports Fields

Proposal

1. How many hectares are proposed for non-farm use?

10 ha

2. What is the purpose of the proposal?

Michael & Amy Cohen (www.thechicexperience.ca) are proposing to stage a 2-3 day arts and music festival for up to 15,000 people on the site during the summer. The proposed festival would utilize approximately half of the total land parcel and would require 14 days of access to the site. The festival would require a main stage and two additional temporary structures plus food and beverage vendors. The festival will be run using a sustainable model and we will reseed the land after the event. We will also provide a post event environmental impact report.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

No, there are no sites in the City of Kelowna available to stage a festival of this size.

4. Does the proposal support agriculture in the short or long term? Please explain.

We plan to leave the land in the same if not better condition post event.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement - Michael Cohen
- Proposal Sketch - 68500
- Site Photo - Google Maps
- Certificate of Title - 023-376-414

ALC Attachments

None.

Decisions

None.

ATTACHMENT

A

This forms part of application
A23-0008



City of
Kelowna
DEVELOPMENT PLANNING

Planner
Initials

WM

OKANAGAN VALLEY ARTS & MUSIC WEEK FESTIVAL

CITY OF KELOWNA PRESENTATION

CONTENTS

1. Why here, Why Now ?
2. Introduction to Stakeholders
3. Event Plan
4. Local Partners
5. Site Plan
6. Sustainability
7. Agrologist Report
8. Traffic, Parking, Security & Emergency Plan
9. Precedents
10. Appendix



WHY HERE, WHY NOW?

We believe in the beauty of the Okanagan and the power of music.

We want to showcase to the world what Kelowna and the Okanagan has to offer by providing a music festival experience like no other.

Against a backdrop of stunning natural beauty we will bring some of the worlds brightest music talent to the region, many for the very first time.

Within the festival we will showcase The Okanagan's rich indigenous culture as well as providing a platform to showcase some of the leading wine brands in the region.

The Okanagan attracts close to 2 million visitors each year over the summer, it should have globally recognized music festival.

The site we are suggesting is perfect in that it is close enough to downtown and easily accessible yet still somewhat away from any major residential areas so as provide minimal disruption to the community.

STAKEHOLDERS



Michael Cohen - Event Producer

With over 25 years experience in the music industry Michael has worked with some of the biggest artists in the world in varying capacities. Starting his career at Polygram Records in the late 90's, Michael went onto senior positions at Warner Music and Capitol Records before forming his own artist management company, Control Management Group.

During this time he was also instrumental in the growth of leading electronic music booking agency, AM Only. Some of the artists Michael has worked with during his career include Tiesto, David Guetta, Skrillex and Phoenix. Michael moved to the Okanagan in 2019 and is based here full-time, and is an active member of the music industry community serving on the Music Advisory Group for Creative Okanagan's Music Action Committee.

STAKEHOLDERS



Amy Cohen - Event Producer

Amy's career as a Professional Makeup Artist took her from Calgary to all over the world before she started her business Chic Studios School of Makeup in New York City in 2010.

She has since expanded Chic into the events business putting on one of kind beauty and business leadership events and retreats all over the world including in the Okanagan at Sparkling Hill Resort. Amy moved to the Okanagan in 2019 and is now based here full-time, and is an active member of the Kelowna Chamber of Commerce.

STAKEHOLDERS



Blueprint Events/Alvaro Prol - Event Producer

Based in Vancouver, BC, Blueprint is one of the largest lifestyle, concerts and events companies in western Canada – dedicated to providing the best in entertainment. Always at the forefront of entertainment culture, Blueprint, founded by Alvaro Prol, Bill Kerasiotis and Chris Kerasiotis offers an impressive scale of nightclubs, over 250 blow out events annually, along with a boundless array of pubs and liquor stores.

With Blueprint, the entertainment experience truly begins ‘at the ticket’ and extends through every aspect including service, music, food and beverage, talent and events. The management group is built on a strong foundation of skilled staff that are leaders in their field of expertise. These employees are in avenues such as accounting, security, graphic design, talent booking, marketing, and event planning and product development allowing us to seamlessly take on new projects ensuring we have a solid team behind us. With a relentless focus on current & upcoming trends and an unparalleled passion for detail, Blueprint’s goal is to continue producing the best in entertainment and lifestyle culture in Vancouver and beyond.

Blueprint produce some of the biggest festivals in BC and Alberta including FVDED In The Park, Badlands, and Chasing Summer.

Alvaro is based in Vancouver, BC.

STAKEHOLDERS



Chris Kerr - XA Security - Event Producer

Chris' path into crowd safety and major event management began at the University of Calgary where he was Vice President Events on the Students' Union in 2001. It was here that he was exposed to the fundamental values of tolerance, patience, and diplomacy in difficult crowd situations. In 2004, he founded the company to staff local live events. In 2005, he brought the company into the security industry and over the following 15 years, grew the team to over 800 with offices in Calgary and Edmonton, and has established the company as a recognized crowd safety leader.

Today, in addition to leading the XA Security team, Chris is also a respected production manager of concert tours, music festivals, and major ticketed events with global experience. Among his many roles, Chris is the Production Manager for Grammy Award winning recording artist Zedd, and the Festival Operations Director for the annual FVDED in the Park music festival in Surrey, BC which hosts 25,000 music fans annually.

His strong relationships with government agencies and regulators are a result of his collaborative approach to site operations and crowd safety, and his successful management of large, ticketed events on government properties.

He is the Vice-Chair of the Event Safety Alliance Canada, and a vocal advocate of elevating global event and crowd safety standards. He is driven by ethics, social responsibility, and community building.

Chris is based in Calgary, AB.

STAKEHOLDERS

Mitch Carefoot & Kurt Jury - Thick As Thieves Entertainment



Thick As Thieves Entertainment are responsible for some of Kelowna's biggest and best outdoor experiences such as Denim On The Diamond, Altitudes and the Kelowna Beer Fest. They have worked with brands such as Monster Energy/Coca-Cola, White Claw/Mark Anthony Group, Sleeman Breweries, Nutri/Labatt, First Wave Credit Union, Toyota, and many more.

They employ hundreds of people in their hospitality and events business and have extensive experience with digital media, finance, hospitality and live events.

EVENT PLAN - FESTIVAL

- **We aim to produce an internationally recognized music festival experience in the heart of The Okanagan.**
- **Featuring international and nationally known artists, as well as providing a platform for local artists.**
- **The event will take place over a week to 10 days in the summer, most likely July, and run from 2pm - 10pm each day.**
- **There will be a main stage area, a secondary stage tented area, and a VIP tented area.**
- **We would also like to use the tent structure for individual events in the week leading up to the festival. This helps mitigate risk and brings cost benefits.**
- **There will be food and beverage options on site sold through a variety of local vendors.**
- **The music programming will be broad and inclusive aiming to attract a broad audience of music enthusiasts.**

EVENT PLAN - FESTIVAL

RUN OF EVENT PROPOSED SCHEDULE - MAINSTAGE

Mainstage - 8.30 - 10pm - Headliner

- 7 - 8pm - Support Act

- 5.45 - 6.45 - Support Act

- 4.30 - 5.30 - Support Act

- 3.15 - 4.15pm - Local Support Act

- 2.15 - 3.15pm - Local Support Act

EVENT PLAN - FESTIVAL

RUN OF EVENT PROPOSED SCHEDULE - DANCE TENT

Dance Tent - 8.30 - 10pm - Headliner

- 7 - 8pm - Support Act

- 5.45 - 6.45 - Support Act

- 4.30 - 5.30 - Support Act

- 3.15 - 4.15pm - Local Support Act

- 2.15 - 3.15pm - Local Support Act

EVENT PLAN - FESTIVAL

RUN OF EVENT PROPOSED SCHEDULE - VIP TENT

VIP Tent - 5.45 - 6.45 - DJ

- 4.30 - 5.30 - DJ

- 3.15 - 4.15pm - Local DJ

- 2.15 - 3.15pm - Local DJ

EVENT PLAN - *KELOWNA*FORNIA MUSIC WEEK

The dance tent structure that will be built for the festival will have a capacity of 5000 and will be used throughout the week leading up to the festival for single day events.

This is the same model used by *Blueprint* in Calgary, during Stampede. <https://www.badlandsmusicfest.com/>

This allows for weather and smoke mitigation and also makes the event more economically viable by amortizing costs across multiple events.

We plan to work closely with *Creative Okanagan* to build a branded Kelowna Music Week event to co-incide with their overall strategy of a Kelowna Music Month.

BADLANDS

MUSIC FESTIVAL
2022



ROGERS

LIVE NATION

Red Bull

JAMESON



ABSOLUT

COORS LIGHT

VIZZY

RBC/MUSIC



BADLANDSMUSICFEST.COM

18+

SNEAK-A-PEEK
TROYBOI
SKIITOUR
DJ C-SIK DJ SONIDF
JOANNA MAGIK BLKFT
TWO FACED

07 08

FIRST FRIDAY
YUNG GRAVY
CHASE B
HARRY MACK
JOASH CHARLES MIKEY THE KID
TRASHGARDEN DJ C-SIK

SEVEN LIONS
GEM & TAURI
OBLVYN GINSONG
BRYCE KENNETH

09 10

ILLENIUM
BENNY BENASSI
WE ARE ROBOTS
SARA SUKHA JADE TANG

DON TOLIVER
MANILA GREY
HARM FRANKLIN
DISORIENTAL W/ FUJI FRANK

11 12

THE ROAD HAMMERS
ROBYN OTTOLINI
ANDREW HYATT
ANTHEM JAXX

THE CHAINSMOKERS
GUEST WHO B2B MHNUS
SARA SUKHA
JADÉ 4LOW

13 14

LIGHTS
CHROME0 DJ SET
BRATPACK
STEPHANIE PRINCE
DJ HANNAH JOANNA MAGIK

ZEDD
CAPOZZI
SEELO TRAVIS LYDIAN
KELLAND

15 16

MARC REBILLET
SMALLTOWN DJS
BURCHILL DR DANCE
SKY MILLZ DJ SONIDF

REWIND
DJ AL-V & DJ C-SIK
HOSTED BY BIG DREW

17

LOCAL PARTNERS

Creative Okanagan

Mark Anthony Group

ATB Wealth Partners

Kelowna Now

Wyant Group

Joe & Sons Concrete

Bell Media

Delta Hotels

Sparkling Hill Resort

Karma Farming

Humo Izakaya

Indigenous Wine

Kekuli Cafe

Hyatt Hotels

Sandhill Winery

Salt & Brick

Pattinson Media

Wilson Beck

Tourism Kelowna

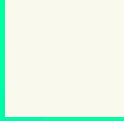


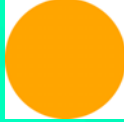
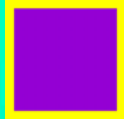
Porter Ramsey

The Chic Experience





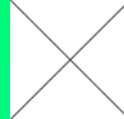
SITE PLAN





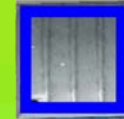


K E Y

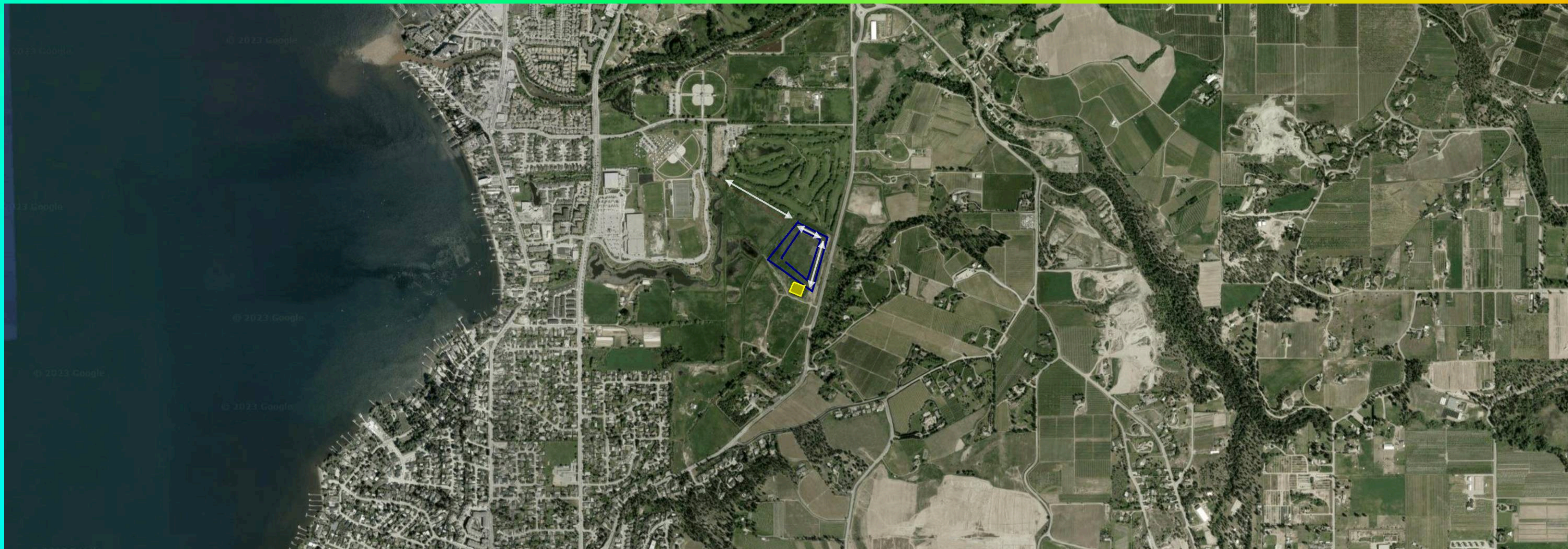
-  Concession Area (1)
-  Event Managment Office (1)
-  Marquee Stretch 16x32 - Vip Area (1)
-  Police (1)
-  Stage - Mainstage (1)

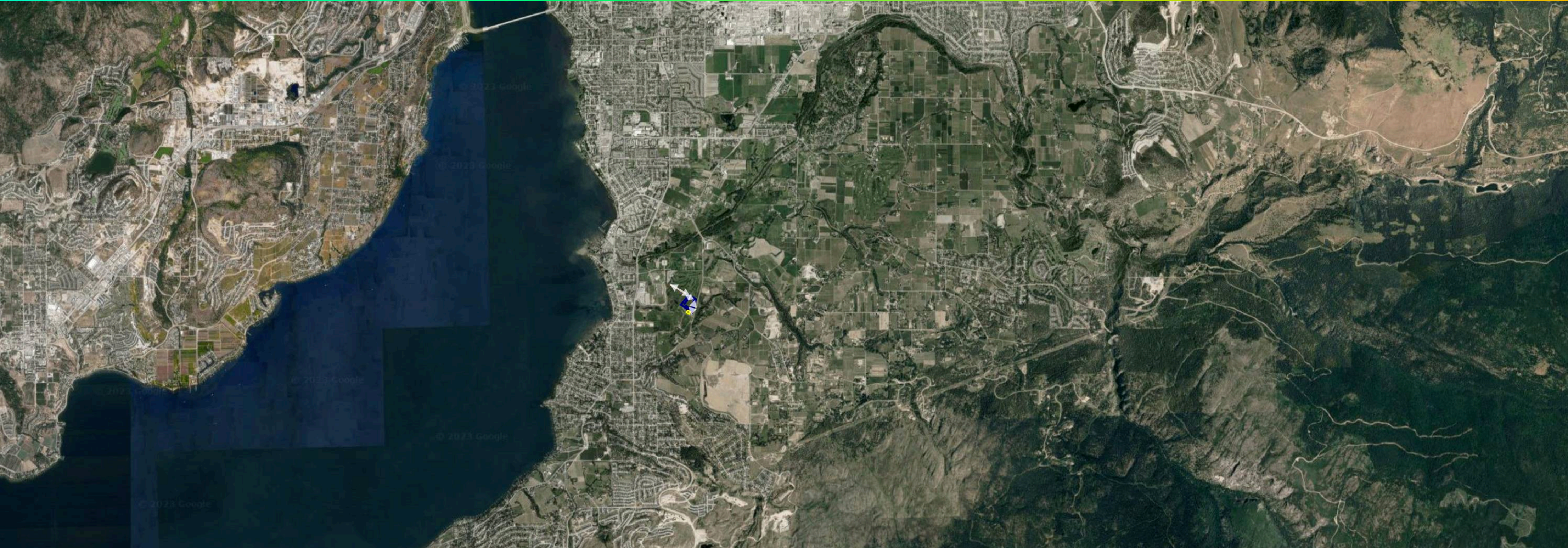
V I E W : Festival Site

-  Emergency Exit (1)
-  First Aid Point (1)
-  Measure Line (2)
-  Porta Loos (5)
-  Tent White - Dance Tent (1)

-  Entry Exit Gantry (1)
-  Heras / Perimeter Fencing Custom (2)
-  Medical (1)
-  Security (1)
-  Toilet Trailer (1)







SUSTAINABILITY

SUSTAINABILITY

We aim to minimize the negative impact on environment an event like this can produce.

Reduction of waste, water and energy, use of fair trade or organic food, using local suppliers and locally sourced products, providing education about environmental impacts and more.

We aim to build a transportation plan that focuses on public transport, minimal parking on site, sufficient bike racks, provide local shuttle service powered by green energy.

Zero waste. This will be done through the reduction of waste such as no single serving containers, composting of organic matter, recycling and reusing of paper, metal, plastic and glass.

Food and/or material which are left over from the event are to be donated to a charitable organization.

AGROLOGIST REPORT

Agrologists Report: 4150 Swamp Road, Kelowna B.C.

Proponents: Michael and Amy Cohen

9512 Benchland Dr, Lake Country, B.C.

ALC Application: 68500



Photo #1: proposed festival location looking approximately west.

This report has been prepared at the request of the daughter and son-in-law of the owner of 4150 Swamp Road (Alex Rezansoff) as they wish to host a 15, 000 person arts and music festival on lands within the ALR. To support this application a request was made by City of Kelowna planning staff for an Agrologist's report to give comfort that the festival will have no net negative impact on the agricultural land that is proposed on.

To complete this report a site review was held on Tuesday August 15, 2023, with the project proponent and a field review was conducted. Following the site review a basic literature review was completed, SIFT and Google reviews were conducted, and some basic sketch drawings compared to existing land management. Added to this, the author of this report has been familiar with the property in question both as a Ministry of Agriculture employee and now, as a consulting Agrologist.

Site Description: The property in question is an approximately 50-acre farm parcel that has a mix of farming activities, but primarily focusses on the production of sub-irrigated forage for

use locally. The parcel has suffered with water inundation over a period of time with the placement and construction of a local recreation facility (H2O Recreation Center) and various changes to Swamp Road and its resultant re-alignment of sub-surface and surface water flows. Ephemeral water immunization of this site may preclude festival activities until the soils are dry and stable.



Photo #2: looking generally North at festival site. Swamp road is to right in photo.

Soil description: in reviewing the soil classification on the SIFT website it is noted that the proposed festival site is within one soil polygon dominated (80%) by Rego-Gleysol (RUMHOR) soils which are mineral in their parent material and development. Specific to this site the soils are organic (not gleyed) and in various locations around the property covered by up to 24" of fill (see photo above). The fill on site is very sandy and coarse likely from excavations on Truswell Road and surrounding locations. This has been completed with ALC approval and improved the agricultural capability of this parcel immensely.



Image #1; SIFT screenshot showing predominant soil in proposed festival location.

Current Agriculture Capability mapping for this site shows an unimproved class of 80% Class 4 with water (W) being the limiting factor. Again, the removal/reduction of subsurface moisture on this site through the placement of fill has likely improved the agricultural capability of this site. This is evidenced by the production of tame forage at this site where traditionally hydrophobic peat materials were on site and only rushes and meadow grasses were grown and harvested.

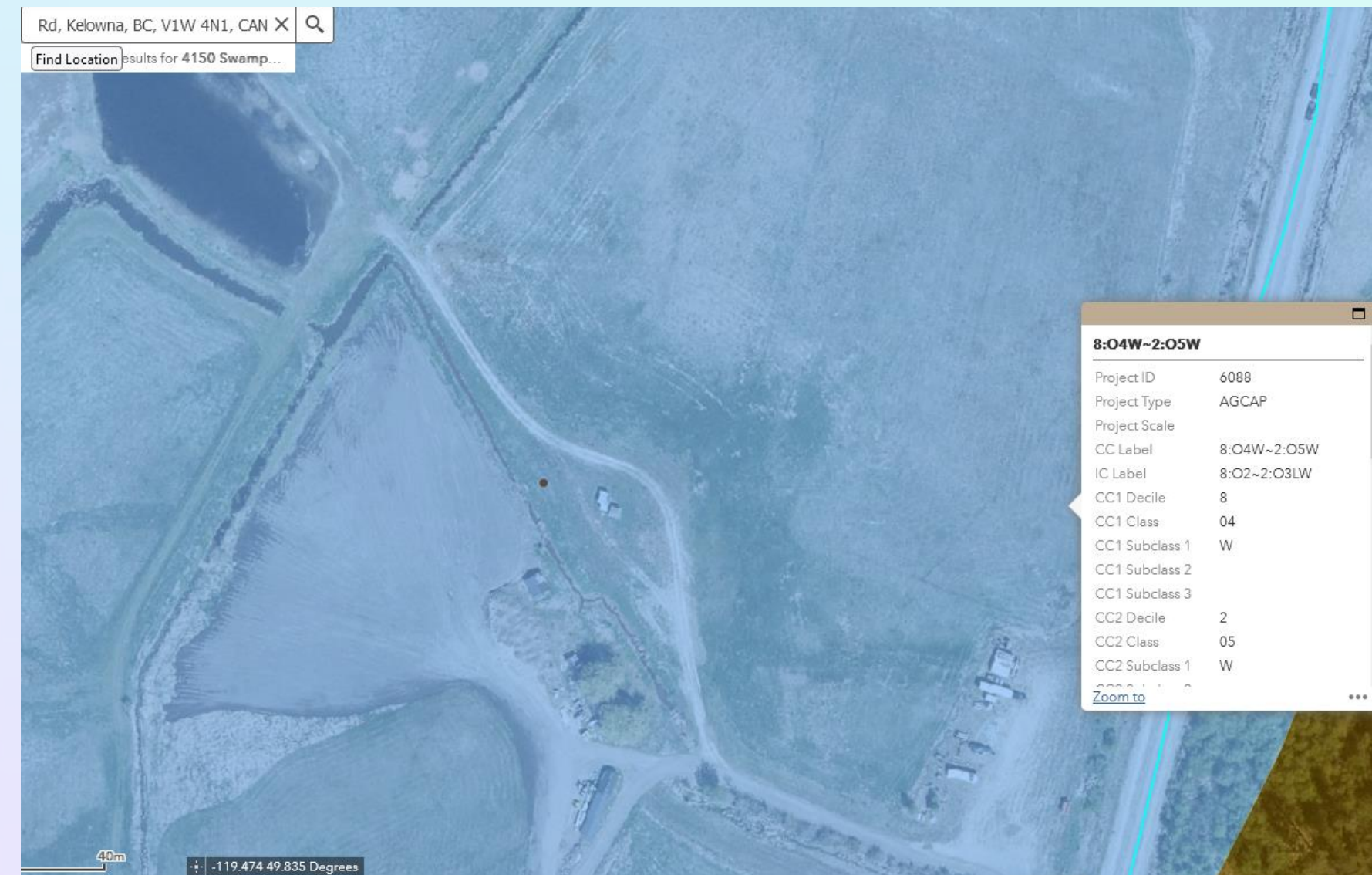


Image #2: screenshot of Agriculture Capability mapping 4150 Swamp Road.

Proposed Use and Agricultural Impact: After some discussions with the project proponents, a final proposed location was determined for this non-farm activity and a rough site map prepared. (See Appendix 1)

This location within the property was chosen to place the festival as it meets the basic size requirements for festival layout, is proximate to the road for easy access and egress, is on placed (fill) soils which are more resilient to the activities proposed and keeps activities and participants away from the riparian area of the property reducing risk to existing vegetation and species that benefit from that.

Because of the considerations noted above the impact to existing agricultural production will be limited to a basic mow of tame vegetation and very minor exposure of soils where the stage is placed, and a tent peg or office is temporarily placed.

General Commentary and Recommendations: this proposal is not dissimilar to other music festivals held on agricultural lands across the province including, but not limited to Shambala,

Rockin River and Pemberton. These temporary uses of ALR lands have limited impact on perennial forage production locations such this as the proposal does not create hard surfaces (pavement, gravel), exist for brief periods of time and distribute most of the ground pressure across wide areas of land.

I am supportive of this proposal as discussed and described, with some basic land management recommendations:

- The festival should not be held on water inundated soils (March-May)
- The festival should not be placed closer than 30m to the stream.
- All garbage shall be removed within two days of festival finish.
- All exposed mineral soils should be seeded with Canada number one forage mix at a minimum of 5 kgs/ha.
- Irrigation should be supplied for 5 days post festival to assist in forage recovery and retain the natural biodiversity of the soils.
- A final report/letter signing off these conditions should be submitted to City staff post festival.

In providing this report I remain committed to the project proponents to ensure that the information provided is accurate, the recommendations are achievable and the timelines realistic. I am also available to City of Kelowna and ALC staff to clarify questions and provide further information as requested.

Respectfully submitted.



Carl Withler P.Ag. (#695)*

*Professional qualifications statement upon request.

TRAFFIC, PARKING, SECURITY & EMERGENCY PLAN

TRAFFIC & PARKING PLAN

Our plan is to utilize public transit and local livery partners (Uber, Current, Lime) to encourage attendees not to bring a car to the event.

We plan to work with local neighbors (Michaelbrook, H20) and partners to devise a parking plan for those that do drive to the event.

Our plan is to utilize Swamp Road as production and emergency access only.

We would push attendees to access the site via Gordon Avenue and the back of the H20.

Stakeholders have extensive experience in working with local govt to devise and execute plans.

SECURITY & EMERGENCY PLAN

Stakeholder XA Security has extensive experience in building and executing security plans around events such as these.

Utilizing its long term good working relationship with BC RCMP we would sit down early with local RCMP to devise a plan that works for all.

Location is close to Kelowna General for access to emergency medical needs.

Onsite security and medical teams will be provided.

Zero tolerance policy toward drug and alcohol intoxication with searches carried out at all entry points.

SECURITY & EMERGENCY PLAN

CONTINUED

Stakeholders will work to the guidelines presented in *Public Health Guidelines - BC Major Planned Events* by the Health Protection Branch of the Ministry Of Health to provide plans around:

- Safe Food
- Sanitation
- Waste Management
- Harm Reduction
- Opiod Overdose Response

SECURITY & EMERGENCY PLAN

CONTINUED

Stakeholders will work with the Major Planned Events guidelines provided by the Province of BC to provide detailed planning around:

- Event Medical Team
- Event Security
- Event Communications
- Event Transport Management
- Event Waste Management
- BC Ambulance Service
- Police
- Fire
- Liquor Control and Licensing
- Public Health

PRECEDENTS



Agricultural Land Commission Staff Report

DATE: March 4, 2010
TO: Vice Chair and Commissioners - Kootenay Panel
FROM: Martin Collins

RE: Application # 51488

PROPOSAL: To use portions (~40 ha) of a 202 ha ranch for the annual Shambhala Music Festival (held in early August). The music festival attracts approximately 10,000 over four days. There are six "stages" scattered through the forested areas. The cleared fields are used for parking and camping. Other semi-permanent structures such as stages, storage, and concessions are scattered throughout the wooded portions of the property.

PROPOSAL INFORMATION

Background: Shambhala Music Festival has been leasing Salmo River Ranch from Richard and Suzanne Bundschuh for the last 12 years.
Received Date: February 1, 2010
Applicant: Richard & Suzanne Bundschuh, Corrine Zawaduk
Agent: N/A
Local Government: Regional District of Central Kootenay

DESCRIPTION OF LAND

PID: 006-081-673
Legal Description: Sublot 36 District Lot 1236 Kootenay District Plan X69, Except (1) Parcel "A" (Explanatory Plan 887451), (2) Parcel "A" (Reference Plan 528671), (3) Parcel "A" (Reference Plan 563941), (4) Parts Included in Plans 2493, 13841, 15425 and 16382 (5) Part Included in RW Plan 1958 (6) Part Included in Reference Plan 614571 Together with the Land Immediately Adjoining Same to the West Being of an Imaginary Line Down the Centre of the Salmo River as of May 28 1945 and (7) Part Included in SRW Plan 14293
Civic Address: Salmo River Ranch
Area: 135 ha
ALR Area: 70 ha
Purchase Date: June 17, 1994
Owner: Richard & Suzanne Bundschuh

PID: 013-351-583
Legal Description: That Part of Parcel A (Explanatory Plan 180421) Sublot 1 Included in Explanatory Plan 579231 District Lot 1236 Kootenay District Pplan X69
Civic Address: Salmo River Ranch
Area: 65 ha

ALR Area: 35 ha
Purchase Date: June 17, 1994
Owner: Richard & Suzanne Bundschuh

Total Land Area: 200 ha
Total ALR Area: 105 ha
Current Land Use: Cattle ranching, hay crops and small sawmill.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
40.0	Prime	CLI

Surrounding Land Uses:

North Forested non ALR
East Forested river bottomlands in the ALR
South Forested crown land in the ALR
West Forested non ALR hillside

Official Community Plan

Bylaw Name: No OCP exists in this area
Designation:
OCP Compliance: Yes

Zoning

Zoning Bylaw Name: No zoning bylaw exists in this area
Zoning Designation:
Minimum Lot Size:
Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 45495
Applicant: Leonard and Patricia Ritchie
Proposal: To hold the Pemberton Music Festival on land in the Agricultural Land Reserve (ALR) for a period of ten (10) years.

Decisions: Resolution

Number	Decision Date	Decision Description
726	November 18, 2008	Approved in principle subject to conditions.

Note: Also see Issue Complaint File # 46651 (Thomas Loo)

Application #: 16990

Applicant: Active Mountain Entertainment Corp

Proposal: To exclude approximately 8 ha of ALR land and to use portions of the remainder for the following non-farm uses:

1. 18 hole golf links (approximately 40ha
Stage and Festival Area
Amphitheatre
18 hole Golf Course
Onsite Accommodation (RV and campsites)

Decisions:

**Resolution
Number**

Decision Date

Decision Description

316

June 26, 2001

Commission allowed the application with conditions that the irrigation improvements be in place BEFORE all other developments and that the vineyard be planted before the amphitheatre can be constructed. Bonding will still be a requirement and an agrologist report is req'd for the potential for grape growing. The Commission also requires a management plan detailing the agricultural use of the property in conjunction with non farm uses

Committee Recommendations

Type

Recommendation

Description

Board/Council

No Comment

The Regional District of Central Kootenay Board of Directors forwarded the application without comment.

STAFF COMMENTS

Staff suggests that the Commission consider the following:

- 1) The areas used for the festival parking and camping represent the best agricultural lands on the property. A site assessment report from Lawrence Refern P. Ag notes that the CLI Mapping is relatively accurate, but that non ALR land lying in the north portion of the property is also comprised of high capability soils.
- 2) The aforementioned report notes that the structures associated with the Festival are small in scale, and represent only a minor loss of grazing potential. Also, the structures are located on secondary soils that likely could not be cultivated. Fially many of the simple structures could be used for agriculture should the need arise. It is noted tha the income from the festival helps to support and improve the agricultural infrastructure i.e. irrigation, fencing, outbuildings etc.
- 3) The major potential negative issues associated with the festival are soil compaction, and possible contamination of the hayfield due to parking and camping. There is also potential for the intoduction of noxious weeds. The Agrologist's report recommends the following:
 - a weed inventory be undertaken and a weed management plan developed.
 - that a plan to mitigate detrimental compaction be developed.
 - festival organizers and a farm professional work together to identify modifications that will improve stewardship, particularly on the highest quality lands

4) The applicant's submission (attached) indicates that weed control and field improvements are on-going and are aided by the income achieved from the four day festival.

ATTACHMENTS

- 51488 airphoto map.pdf
- 51488 ALC map.pdf
- 51488 applicant's submission.pdf
- 51488 site map and airphoto.pdf

END OF REPORT

Signature

Date



Staff Report
Application # YY – 37970
Applicant: Ravens Crest Developments Ltd
Agent: Shane Bourbonnais
Live Nation

DATE RECEIVED: February 06, 2008

DATE PREPARED: February 28, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: This is non-farm use proposal for a summer music festival (Pemberton Festival) to occur July 25, 26 & 27, 2008. The organization responsible for the development of this festival is Live Nation and the contact is Shane Bourbonnais, President Touring, and Business Development Canada Music.

The vision for this festival is the following:

- Create an annual multi-day, multi-artist summer music festival in the Pemberton Valley
- European-style festival format with a diverse array of artists playing multi-stages, camping and a festival village
- Eco-friendly festival
- An amazing experience for artists and fans alike

The ALR portion of four (4) properties is proposed for the festival site plan as follows:

- Camping Fields ±23 ha
- Stage Arena ±13 ha
- Artist Campground ±3 ha
- Parking ±5 ha
- RV Site ±6 ha

It is proposed that all these uses are temporary and will be removed from the land after the festival. The land will then be cleaned and returned to be suitable for farming.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The area proposed for the music festival event is to be south of the CN Railroad right-of-way and north of Lillooet River of the subject property.

Local Government:

Squamish-Lillooet Regional District

Legal Description of Property:

1. PID: 010-309-306
The Easterly 310 acres more or less of District Lot 211, Lillooet District, EXCEPT Plans 9479, A21 and 39509
2. PID: 004-464-532
The Fractional North West 1/4 of District Lot 211, Lillooet District, EXCEPT Plans A21, B3576, B4215, KAP59366 and KAP59592
3. PID: 007-915-179
That part of Lot A, lying North of the Road shown on Plan 20157, District Lot 210, Lillooet District, Plan 20157
4. PID: 007-915-268
Lot B, District Lot 210, Lillooet District, Plan 20157

Purchase Date:

Various purchase dates

Location of Property:

Highway 99, Pemberton

Proposed Festival Area:

±50 ha

Present use of the Property:

Hayfield, gravel pit quarry, vineyard and home, sheep, fruit

Surrounding Land Uses:

WEST: Equestrian, hobby farm, hayfield, pasture, festival site
SOUTH: Highway 99, residential development
EAST: Residential, hay/grazing
NORTH: Forest, private crown

Agricultural Capability:

Data Source: Agricultural Capability Map # 92J/7
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: Bylaw No. 589
Designation: Agriculture

Zoning Bylaw and Designation:

Zoning: Bylaw 765
Designation: Agriculture
Minimum Lot Size: 2 ha

PREVIOUS APPLICATIONS:

RELEVANT APPLICATIONS:

Application #15048 -0

Applicant: Clarke, Mark & Sarah
Decision Date: 15 July 1982
Proposal: To subdivide the subject property into three lots of 1.26, 1.85 and 2.85 ha and then sold as rural residential home sites.
Decision: Refused on the grounds that the subject property has good potential for agricultural use.

Application #12713-0

Applicant: Clarke, Mark
Decision Date: 2 September 1981
Proposal: To construct a building supplies operation from some renovated farm buildings.
Decision: Allowed with the conditions that the term of approval for the use as a building supply operation be for a five year term. After that time all activity must cease and an application for a lease extension, if desired, must be considered by the Commission.

Application #06802-0

Applicant: Csizmazia, Joseph
Decision Date: 6 July 1978
Proposal: Request for a temporary permit of five years for a commercial business on 0.6 ha of the 16 ha property. The proposed commercial use would be a building supplies retail store.
Decision: Refused. However, the Commission would be willing to consider a one year temporary permit for the commercial use.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Squamish Lillooet Regional District Board

During its meeting on 28 January 2008 it was moved and seconded:

That the Live Nation application for the non-farm use of the ALR (a summer music festival at the raven's Crest property and the neighbouring parcels within the ALR) be forwarded to the ALC for consideration, including the following recommendations:

That the proposed summer music festival be supported for a period of one year;

That following the festival, in order to retain the agricultural capability of the land, appropriate remediation measures be required, such as a no-till reseeding program;

And that prior to a 2009 festival taking place a second application by Live Nation for the same non-farm use be reviewed by the AAC.

Agricultural Advisory Committee

It was recommended that the application be supported for one year. That following the festival, in order to retain the agricultural capability of the land, appropriate remediation measures be required, such as a no-frill reseeding program. That prior to a 2009 festival taking place, a second application by Live Nation for the same non-farm use be reviewed by the AAC.

STAFF COMMENTS:


It is recommended that the Commission consider the following:

- That the Panel's Vice Chair conduct an on-site inspection with the applicant(s) and representative stakeholders to determine the impact of the proposed music festival on local agriculture.

ATTACHMENTS:

1. ALC Context Maps (2)
2. Provincial Orthophoto (1999)
3. Agricultural Capability Map
4. Pemberton Festival Site Maps (2)
5. Existing Land Use Map

END OF REPORT



Signature

3 March 2008

Date



City of
Kelowna

A23-0008

4150 Swamp Road

ALR Application for a Non-Farm Use

Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) to allow for a 2-3 day music festival for up to 15,000 people

Development Process


July, 2023

Development Application Submitted



Staff Review & Circulation



 June 13, 2024

Agricultural Advisory Committee



Council Consideration

} Council Approvals



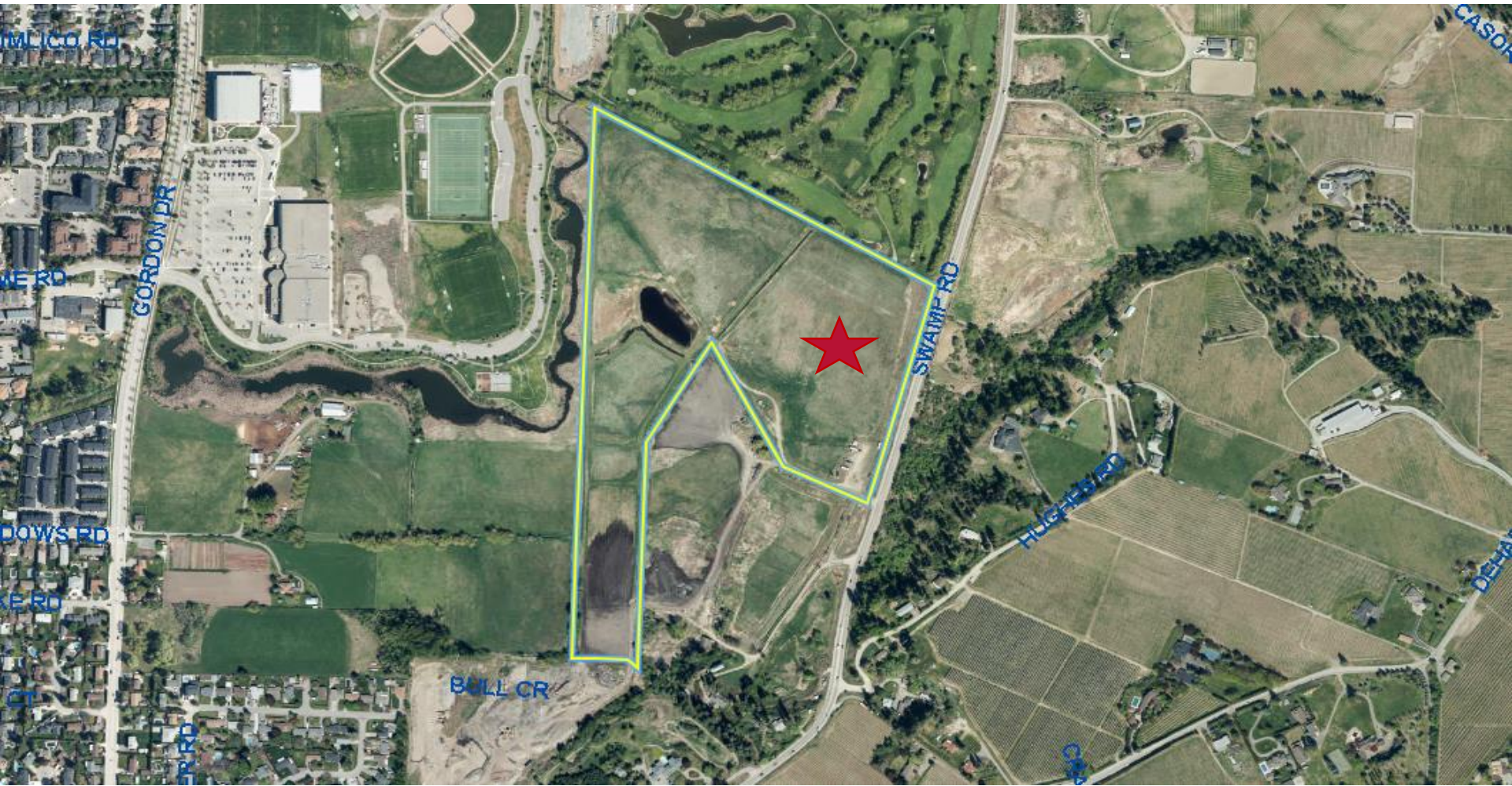
Agricultural Land Commission Consideration

} If proposal is supported by Council & the ALC

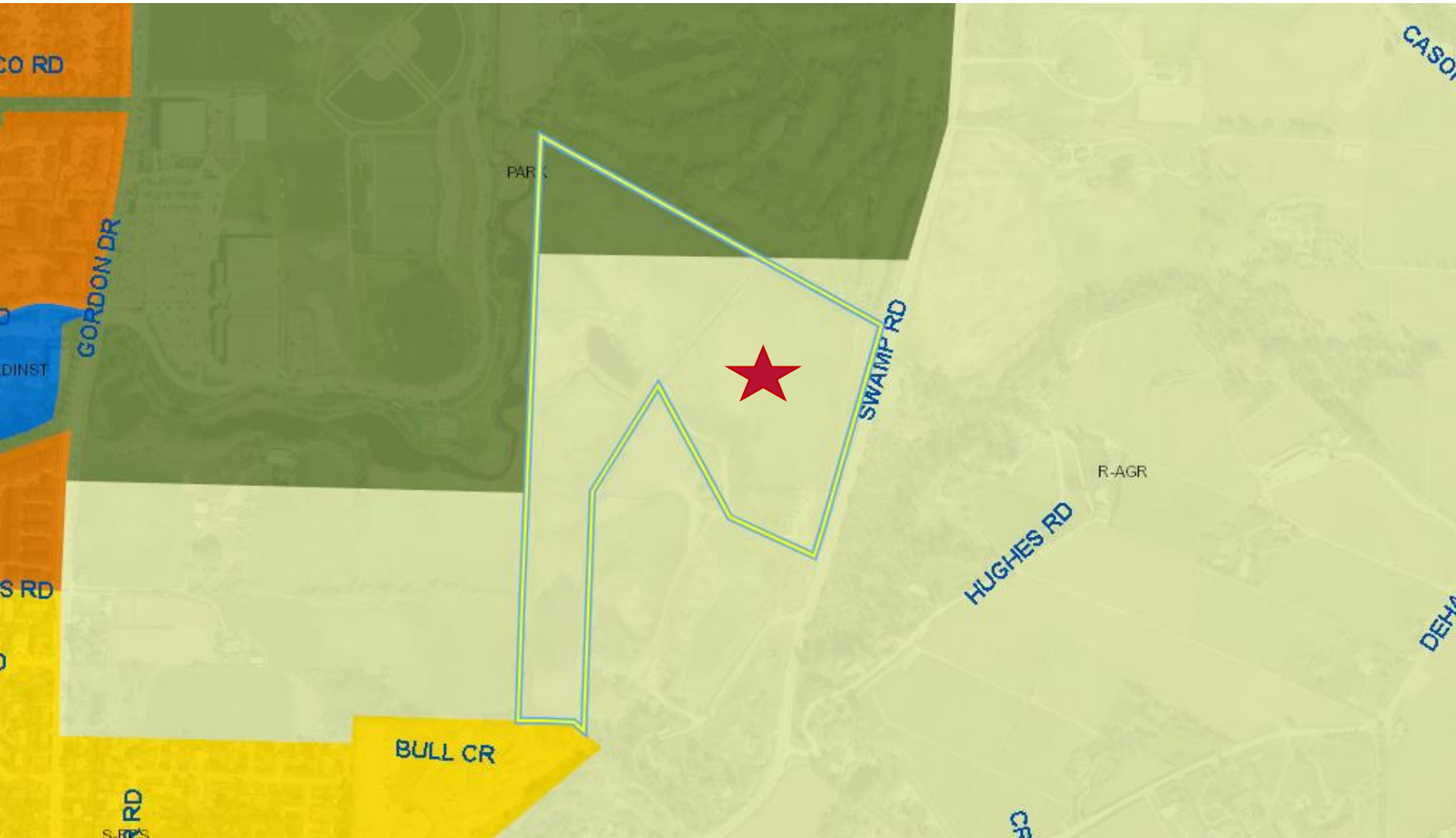


Development/Building Permit

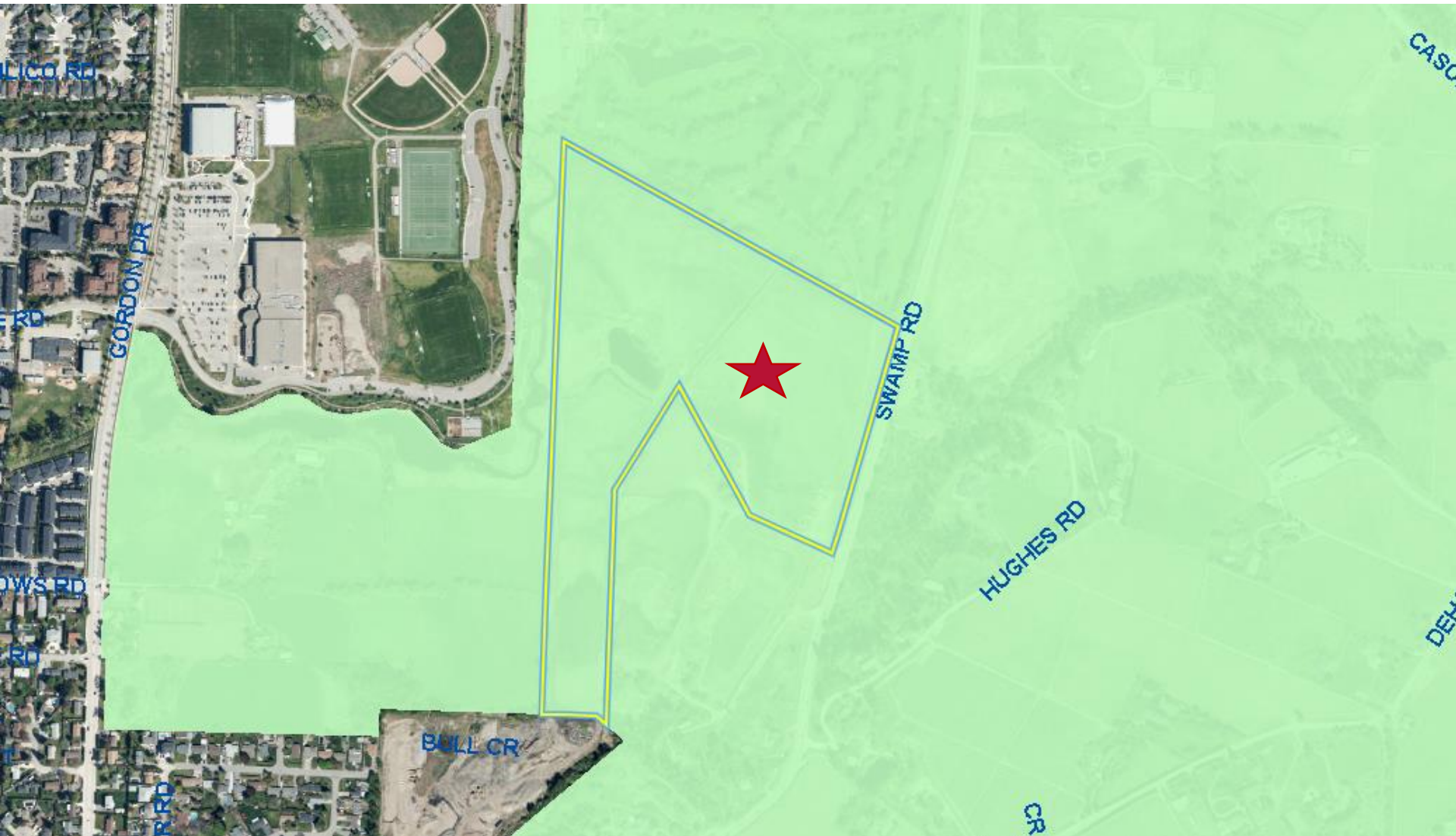
Context Map



OCP Future Land Use / Zoning



Agricultural Land Reserve



Project Details

- ▶ The applicant is seeking approvals to allow for a 2-3 day festival
- ▶ A Non-Farm Use Application is required since the use is not permitted in the ALR.

Site Plan



KEY

 Concession Area (1)	 Emergency Exit (1)	 Entry Exit Gantry (1)
 Event Management Office (1)	 First Aid Point (1)	 Heras / Perimeter Fencing Custom (2)
 Marquee Stretch 16x32 - Vip Area (1)	 Measure Line (2)	 Medical (1)
 Police (1)	 Porta Loos (5)	 Security (1)
 Stage - Mainstage (1)	 Tent White - Dance Tent (1)	 Toilet Trailer (1)

VIEW : Festival Site

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