

Agricultural Advisory Committee

AGENDA



Thursday, February 13, 2025

4:00 pm

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE MEETING TO ORDER:

- (a) I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.
- (b) The purpose of this Meeting is to consider certain Development Applications as noted on this meeting Agenda.
- (c) The Reports to Committee concerning the subject development applications are available on the City's website at www.kelowna.ca.
- (d) All representations to the Agricultural Advisory Committee form part of the public record.
- (e) 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 - 4

Approve Minutes of the Meeting of December 12, 2025.

3. Applications for Consideration

3.1 Old Vernon Rd 4150 - A25-0001 - City of Kelowna

5 - 26

To consider an application to the Agricultural Land Commission (ALC) for an exclusion of the subject property from the Agricultural Land Reserve (ALR) for aeronautical-related airside development at Kelowna International Airport.

4. ALC Decisions - Update

5. New Business

6. Next Meeting

March 13, 2025

7. Termination of Meeting



Agricultural Advisory Committee Minutes

Date: Thursday, December 12, 2024
 Time: 4:00 pm
 Location: Meeting Room 5

Members Present John Janmaat (Chair), Domenic Rampone (Vice Chair), Barbara Hall, Harsh Khela, Nick Ibuki, Chris Zabek (non-voting)

Members Absent Binny Bopari

Staff Present Tyler Caswell, Planner II; Dean Strachan, Community Planning & Development Manager Michael Jud, Deputy City Clerk

Guests Present Dustin Andriasiak, Collin McMeeken, Carl Withler, Tricia Deers, Derrick Sabotka

* Denotes partial attendance

1. Call to Order

The Chair called the meeting to order at 4:02 p.m.

Opening remarks by the Chair regarding the conduct of the meeting were read.

2. Minutes

Moved By Dominic Rampone/Seconded By Barbara Hall

THAT the Minutes of the October 10, 2024, Agricultural Advisory Committee meeting be amended to remove John Janmaat from the Members Present and be adopted.

Carried

3. Applications for Consideration

3.1 Brentwood Rd 1850 - A24-0010 - 1311485 B.C. LTD., INC. NO. BC1311485

- Staff displayed a PowerPoint summarizing the application and responded to questions from the Committee.

Applicant, Colli McMeeken

- Spoke to the application.
- Indicated that the fill material is good quality agricultural soil.
- Responded to questions from the Committee.

Moved By Nick Ibuki/Seconded By Harsh Khela

THAT the committee recommend that Council support the application to the Agricultural Land Commission (ALC) to allow a Soil and Fill Use application for placement of 35,000 cubic meters of topsoil to facilitate planting of a sweet cherry crop.

Carried

There were no anecdotal comments.

3.2 Saucier Rd 2360 - A24-0013 - Catspaw Management Co. Ltd. Inc.No. 155100

- Staff displayed a PowerPoint summarizing the application and responded to questions from the Committee.

Applicant, Derrick Sabotka

- Spoke to the application.
- Highlighted the architectural and landscaping features of the proposed accommodations for the temporary farm workers.
- Responded to questions from the Committee.

Moved By Domenic Rampone/Seconded By Barbara Hall

THAT the committee recommend that Council support the application to the Agricultural Land Commission (ALC) to allow a non-adhering residential use permit to allow for temporary farm help housing to accommodate eighteen (18) seasonal farm workers on the subject property.

Carried

Anecdotal comments:

- The Committee noted the importance of ensuring the applicant follows through with building the landscaping works described in the application as it provides an important buffer between the farming activity and the housing.

4. ALC Decisions – Update

There were no updates.

5. New Business

5.1 Bulletin - ALR Properties - Farm Retail Sales

The Committee received an update on a new advisory bulletin published by the City concerning retail sales on ALR properties.

5.2 Bulletin - ALR Properties - Gathering for an Event

The Committee received an update on a new advisory bulletin published by the City concerning event hosting on ALR properties.

5.3 Agricultural Signage Project

The Committee received an update on a project to install new signage at various locations throughout the City's highlighting the importance of agriculture. A design has been finalized, and the signs will be fully installed by spring 2025.

6. Next Meeting

The next Committee meeting has been scheduled for January 9, 2025.

7. Termination of Meeting

The Chair declared the meeting terminated 4:55 p.m.

 Chair

COMMITTEE REPORT



Date: February 13, 2025
To: Agricultural Advisory Committee
From: Development Planning
Address: 4150 Old Vernon Rd
File No.: A25-0001
Zone: A2 – Agriculture / Rural Residential

1.0 Purpose

To consider an application to the Agricultural Land Commission (ALC) for an exclusion of the subject property from the Agricultural Land Reserve (ALR) for aeronautical-related airside development at Kelowna International Airport.

2.0 Development Planning

The proposed Agricultural Land Reserve (ALR) exclusion is requested, as the subject property was identified in the *YLW Airport Master Plan 2045* as support services for the Aerospace Campus. The subject property has the Future Land Use Designation of Public Utilities, specifically for terminal expansion. The area is also located within the Permanent Growth Boundary (PGB).

Kelowna International Airport (YLW) is intending to increase capacity from 2.0 million passengers in 2023 to 2.8 million passengers in 2035, and this growth is dependent on the ability of YLW to expand its facilities to accommodate and support the increase in passengers and aircraft movements. YLW has indicated that they have exhausted all non-ALR lands for airside development, so this exclusion is necessary for the continued growth of the Airport. YLW believes the potential economic benefits that the expansion of YLW would bring to the agricultural community far exceed the loss of 0.49 ha of unused agricultural land.

The required neighbourhood notification was completed on December 13th, 2024, which included hand delivering notices to surrounding properties and installing a notification sign on the subject property. If the application is successful, the parcel will be consolidated with the surrounding lands that were excluded from the ALR (A16-0009 / ALC ID: 55243) on August 16, 2016.

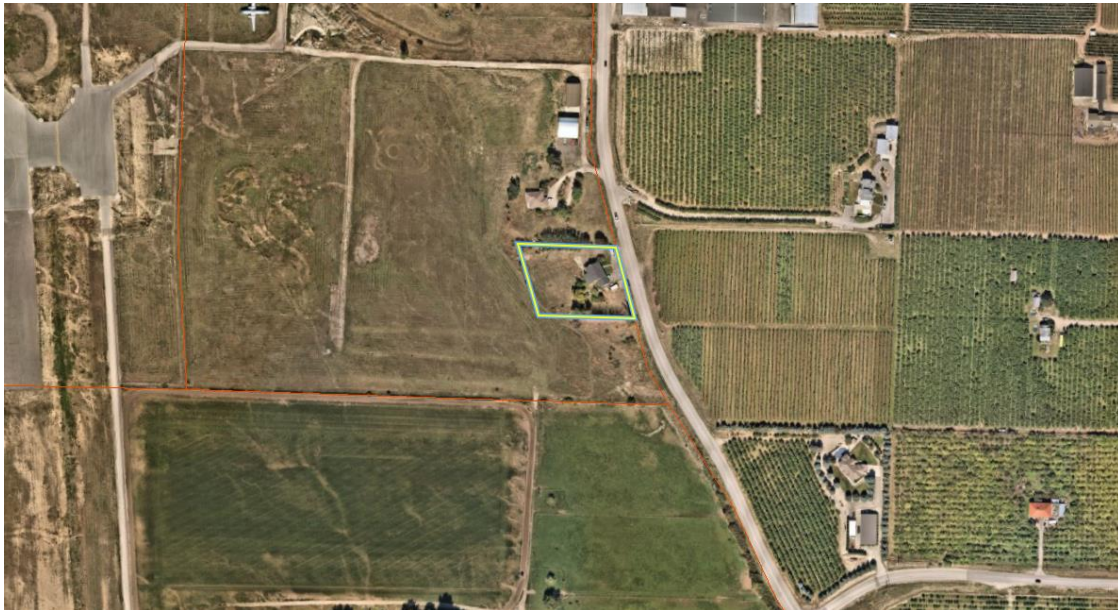
3.0 Subject Property & Background

3.1 Site Context

The subject property is located on Old Vernon Rd near the Ellison Dog Park and High Noon Park, located just east of Kelowna International Airport. The surrounding area is primarily agriculture and airport lands.

Orientation	Zoning	ALR	Land Use
North	Single-Detached Dwelling / Airport Lands	No	Public Services / Utilities
South	Airport Lands	No	Public Services / Utilities
East	RDCO	Yes	RDCO
West	Airport Lands	No	Public Services / Utilities

Subject Property Map



ALR Map



Future Land Use Map



3.2 Background

The subject property was previously in the Regional District of Central Okanagan (RDCO) but was purchased by the City of Kelowna and included in a boundary adjustment in 2021. The boundary redefinition was requested so this land could develop to provide support services for the Aerospace Campus, as identified in the *YLW Airport Master Plan 2045*.

4.0 **Current Development Policies**

4.1 Kelowna Official Community Plan (OCP)

Objective 6.3. Support the strategic and planned growth of Kelowna International Airport as a regional economic generator.	
Policy 6.3.5. ALR Lands at YLW	Support the exclusion of ALR lands at YLW, as identified in the <i>YLW Airport Master Plan 2045</i> , in time to allow for airport expansion and development. <i>The subject property has been identified in the YLW Airport Master Plan as an area designated for future airport expansion.</i>

Report prepared by: Tyler Caswell, Planner Specialist
Reviewed by: Alex Kondor, Development Planning Manager, North
Approved for Inclusion: Nola Kilmartin, Development Planning Department Manager

Attachments:

Attachment A – ALC Application File No: 101938
Attachment B – Site Plan



ATTACHMENT A

This forms part of application
A25-0001

Planner Initials TC



City of Kelowna
DEVELOPMENT PLANNING

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 101938
Application Type: Exclude Land from the ALR
Status: Under Review by L/FNG
Name: City of Kelowna
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT A DISTRICT LOT 122 OSOYOOS DIVISION YALE DISTRICT PLAN 16500
Approx. Map Area 0.49 ha
PID 008-587-388
Purchase Date Mar 9, 2020
Farm Classification No
Civic Address 4150 Old Vernon Road
Certificate Of Title TITLE-CA8078831-PID-008-587-388.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Alex Kondor	City of Kelowna	2504698582	akondor@kelowna.ca	Mgmt and Exempt Org Chart.pdf

2. Other Owned Parcels

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

Describe the other parcels including their location, who owns or leases them, and their use. This subject parcel is one of several parcels owned by the City of Kelowna related to the operation of Kelowna International Airport. The parcel is surrounded by Airport land to the North, West, and South specifically PID: 031-085-598

ATTACHMENT		A
This forms part of application # A25-0001		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

3. Primary Contact

Type	Local or First Nation Government Staff
First Name	Toni
Last Name	McQueenie
Organization (If Applicable)	Airport Corporate Services
Phone	2508074310
Email	tmcqueenie@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). None, subject site is an approximate 1.2 acre lot with single detached house.

Describe all agricultural improvements made to the parcel(s). None

Describe all other uses that Single Detached House

currently take place on the parcel(s).

ATTACHMENT A

This forms part of application # A25-0001

Planner Initials

TC



City of Kelowna
DEVELOPMENT PLANNING

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Civic / Institutional	Airport Lands – residential properties excluded from the ALR for development
East	Agricultural / Farm	Orchards and Vineyards
South	Civic / Institutional	Airport Lands – polo fields
West	Civic / Institutional	Airport Lands – operation of the Airport

6. Proposal

The governmental or prescribed public body that is applying to exclude land	Local Government
How many hectares are you proposing to exclude?	0.49 ha
Does any land under application share a common property line with land in another Local or First Nation Government?	Yes
What is the purpose of the proposal?	Exclusion is being requested in order for the property to be developed for aeronautical-related, airside development at Kelowna International Airport.
Explain why you believe that the parcel(s) should be excluded from the ALR	PID 008-587-388 is situated in the vicinity of Kelowna International Airport ("YLW") and consists of 0.49 ha of land. This property was less than 2 acres at the time the ALR was created, so, in accordance with Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1), "Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area." However, YLW intends to consolidate this parcel with the surrounding land to the north and west for development, so an exclusion application is being submitted. The surrounding lands were

excluded from the ALR as a part of Application ID 55243 for which the ALC released its decision on August 16, 2016. If this parcel of land were to be excluded from the ALR, YLW intends to develop it for aeronautical-based, airside purposes including future services needed to support anticipated increased growth at YLW (eg. fueling, maintenance, cargo facilities, etc.). Being the 10th largest airport in Canada, with over 2.0M passengers passing through its doors in 2023, YLW provides travelers with the ability to access the Okanagan Valley from a variety of provincial, national and international locations. Passenger numbers are anticipated to increase to 2.3M by 2025 and 2.8M by 2035. This growth is dependent on the ability of YLW to expand its facilities to accommodate and support the increase in passengers and aircraft movements. YLW has exhausted all non-ALR lands for airside development, so this exclusion is necessary for the continued growth of the Airport. YLW's 2015 Economic Impact Study has estimated that YLW has an indirect economic impact to the Province of B.C. of 4,545 jobs and \$789M, which includes the economic impact YLW passengers have on agriculture and agri-tourism in the Okanagan Valley. Without YLW, access and exposure to the Okanagan Valley and its agriculture-based business and agri-tourism would be significantly restricted. YLW believes agriculture and agri-tourism are vital to the success of the Okanagan economy and supports these industries through retail initiatives (eg. Farm to Flight), advertisement opportunities, partnerships and events, farming opportunities in and around the airport, leasing of land to the Sterile Insect Release program, and intends to transfer soils to ALR lands as a part of future developments. YLW believes the potential economic benefits that the expansion of YLW would bring to the agricultural community far exceed the loss of 0.49 ha of unused agricultural land.

- Proposal Map / Site Plan** ALC - Map 4150 Old Vernon Road.docx
- Notice of Public Hearing (Advertisement)** exclusion_proof_of_serving_notice.pdf
- Proof of Signage** Sign3.jpeg
Sign2.jpeg
Sign1.jpeg
- Report of Public Hearing** exclusion_proof_of_serving_notice.pdf

ATTACHMENT A

This forms part of application
A25-0001

Planner
Initials

TC



City of Kelowna
DEVELOPMENT PLANNING

7. Optional Documents

Type	Description	File Name
	No Data	

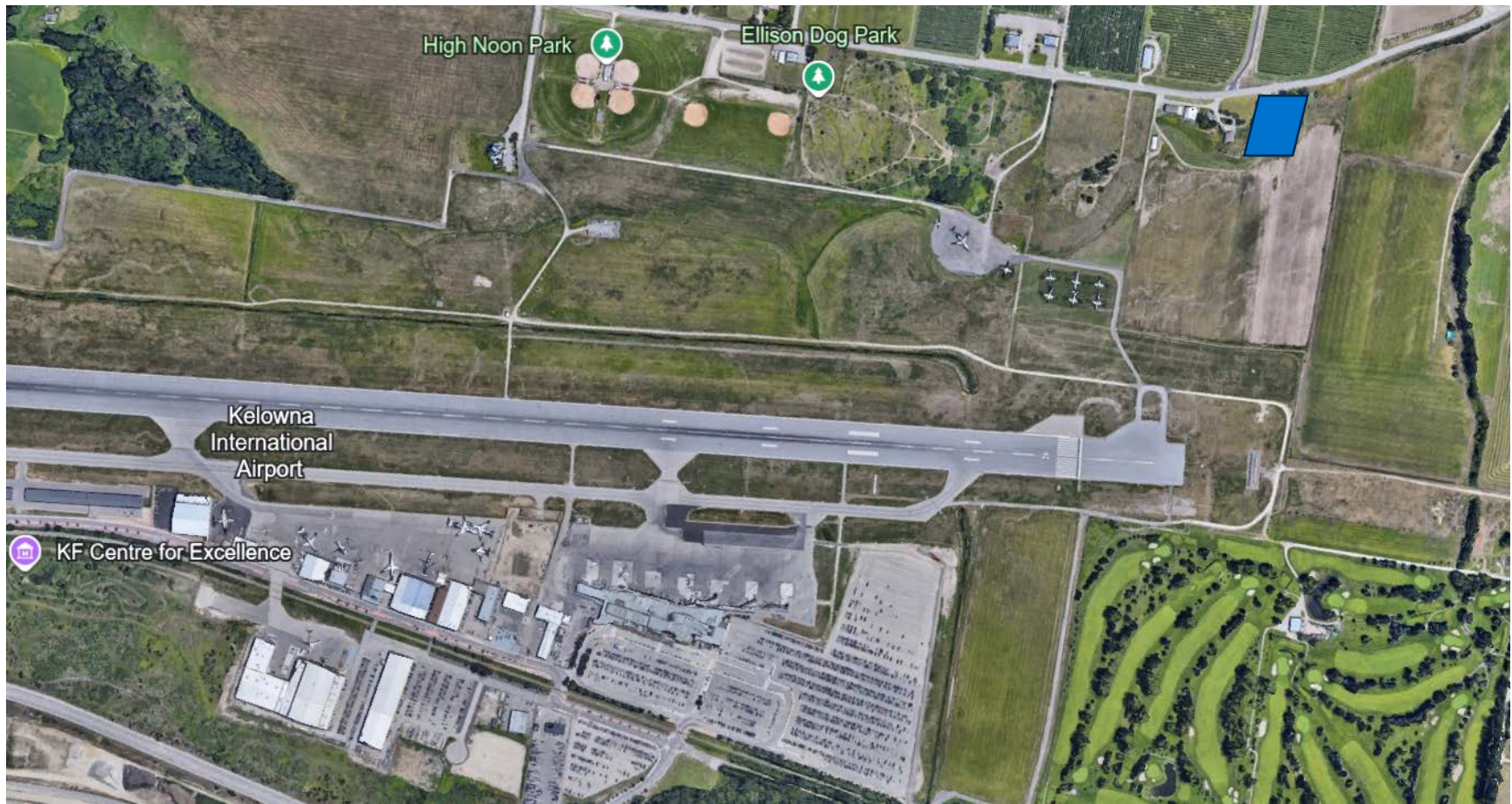
ATTACHMENT A

This forms part of application
A25-0001

Planner Initials



City of **Kelowna**
DEVELOPMENT PLANNING



ATTACHMENT **B**

This forms part of application
A25-0001

Planner
Initials TC



City of
Kelowna
DEVELOPMENT PLANNING



City of
Kelowna

A25-0001

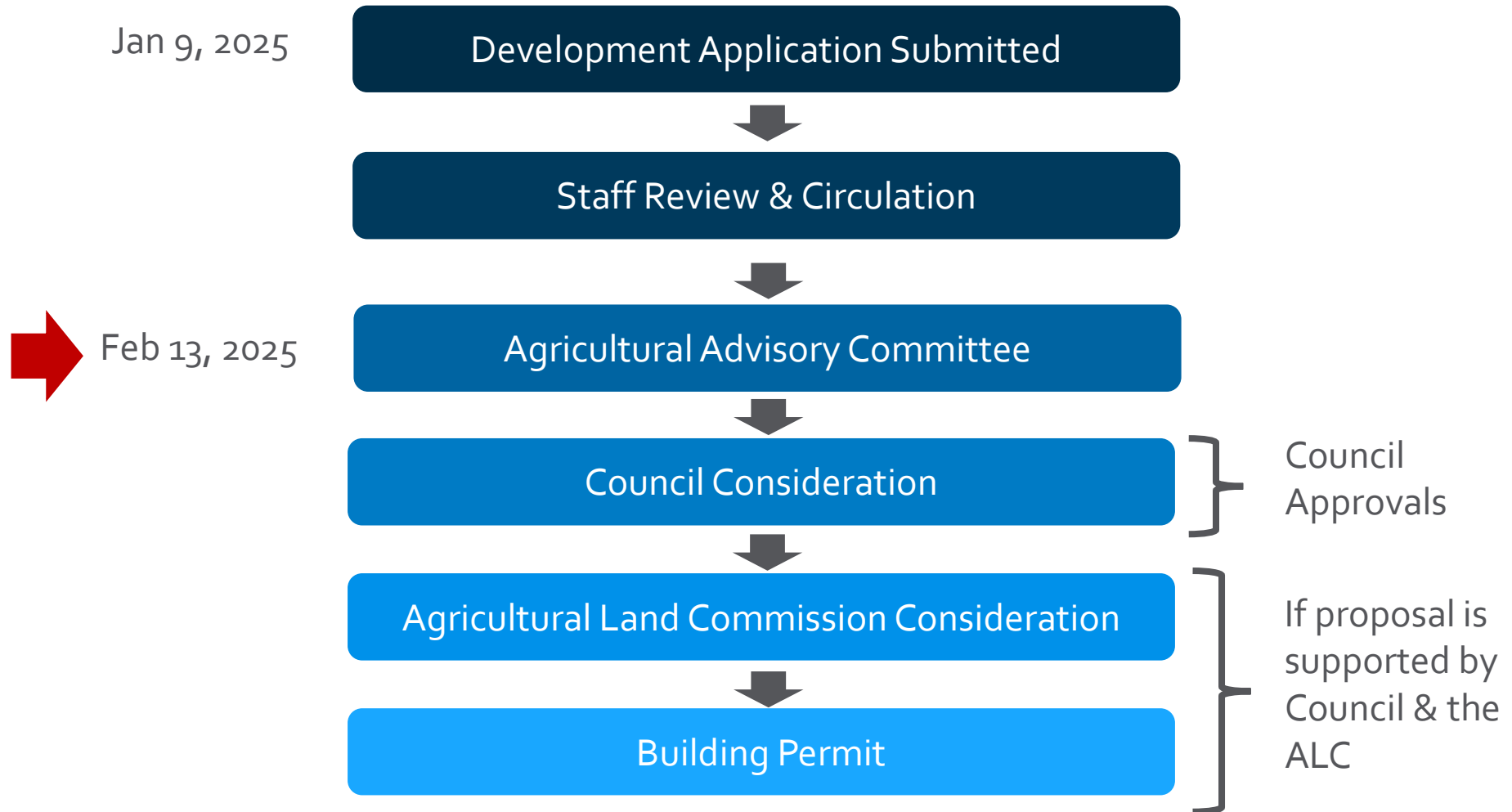
4150 Old Vernon Rd

ALR Application for an ALR Exclusion

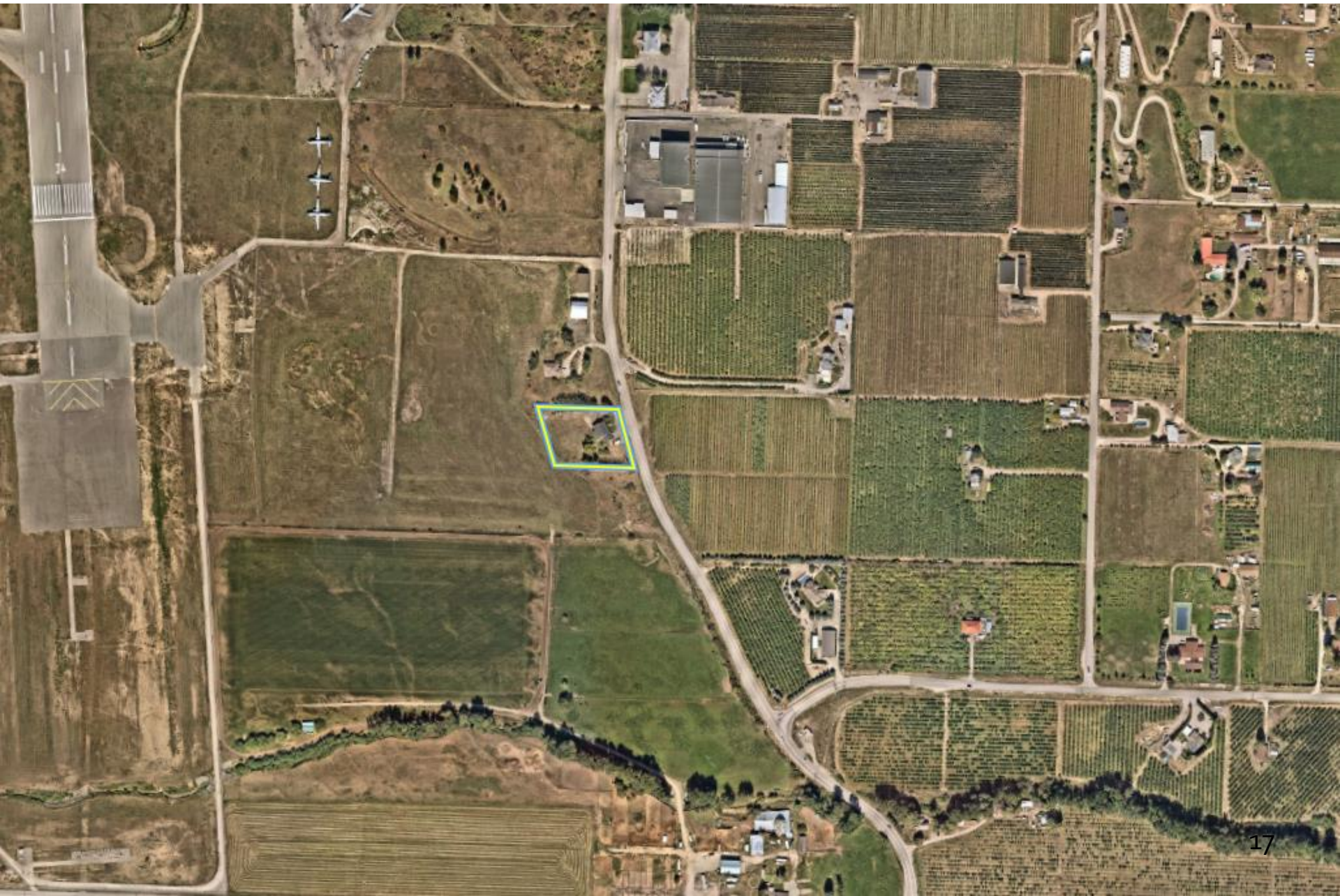
Proposal

- ▶ To consider an application to the Agricultural Land Commission (ALC) for an exclusion of the subject property from the Agricultural Land Reserve (ALR) for aeronautical-related airside development at Kelowna International Airport.

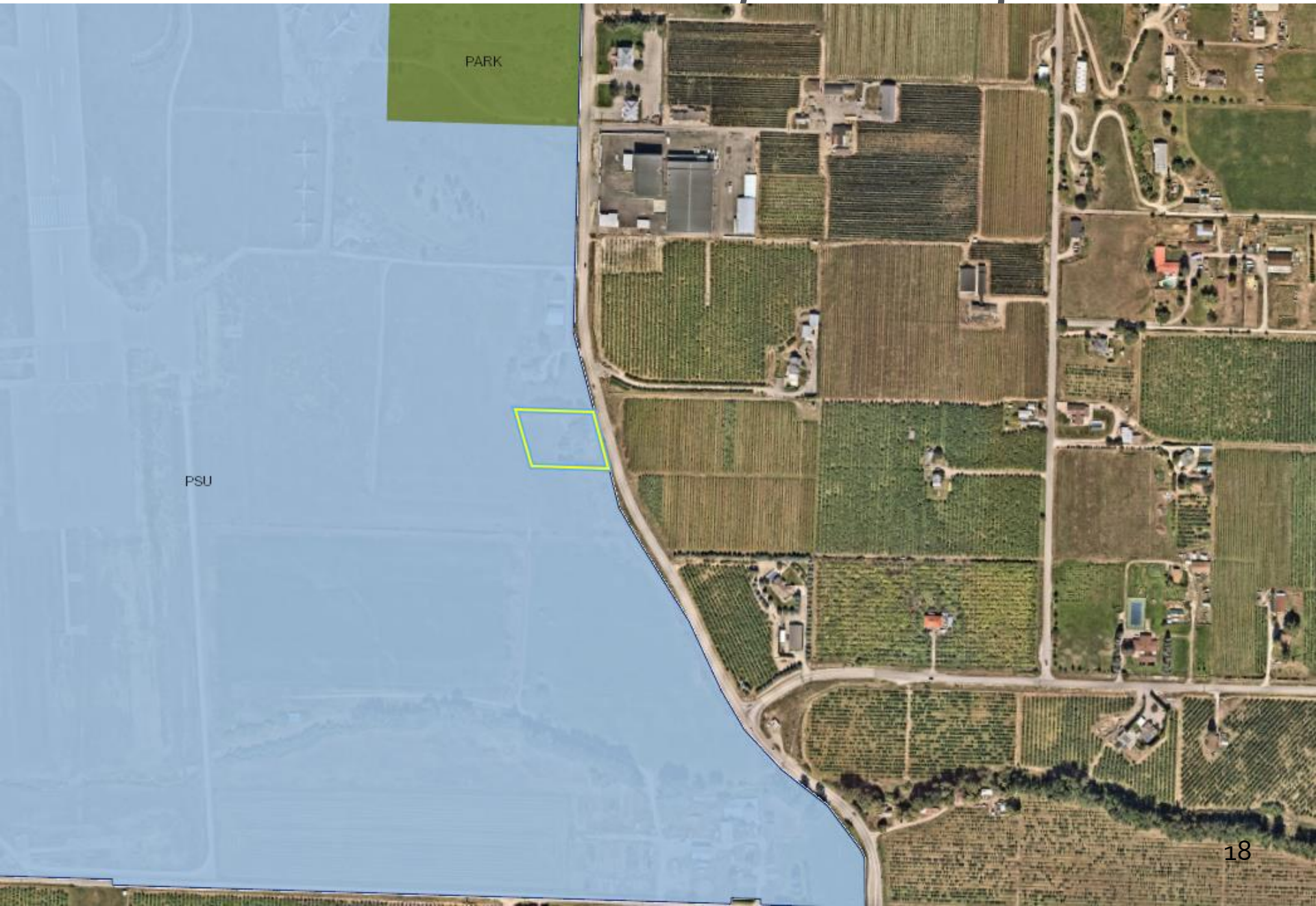
Development Process



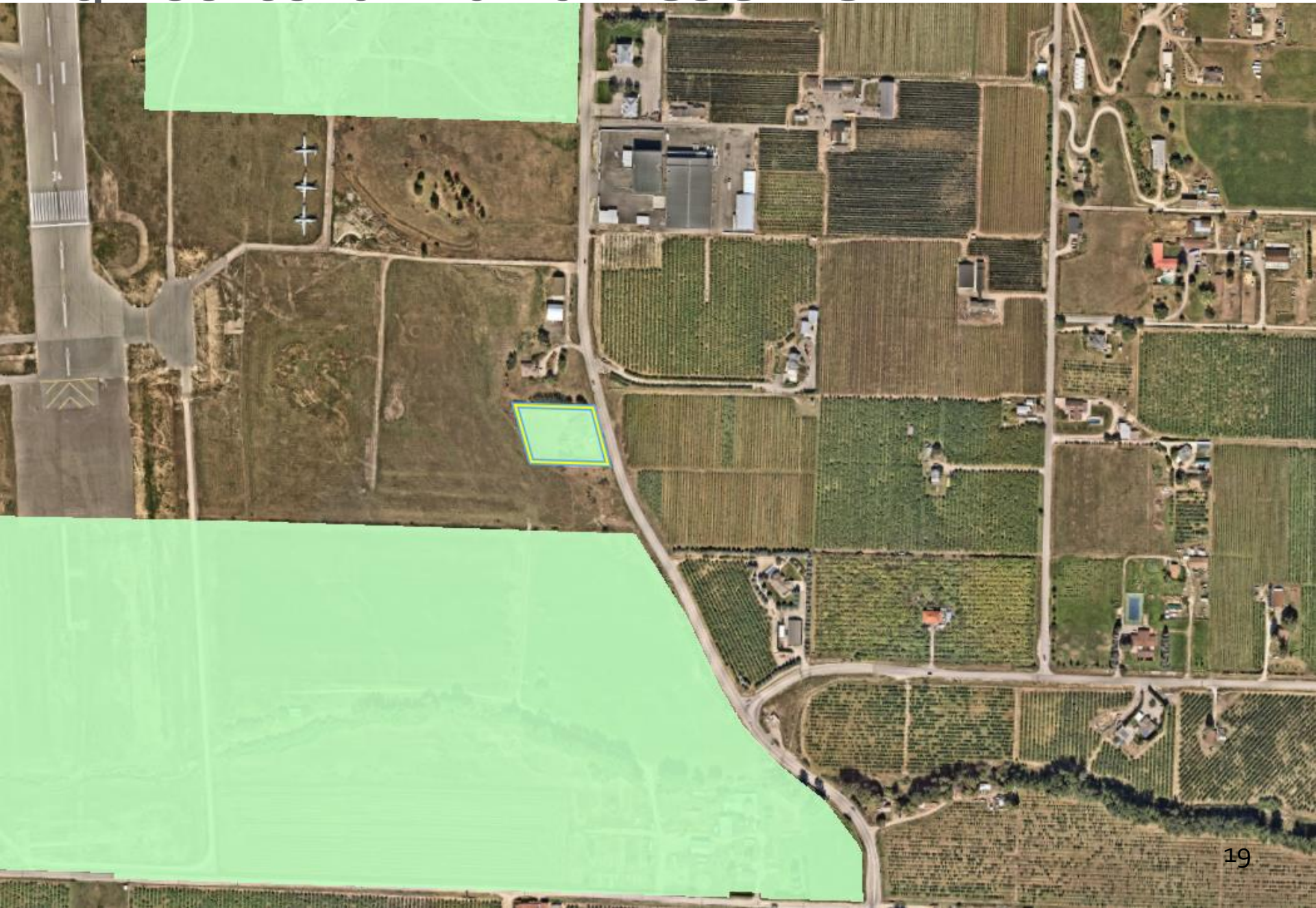
Context Map



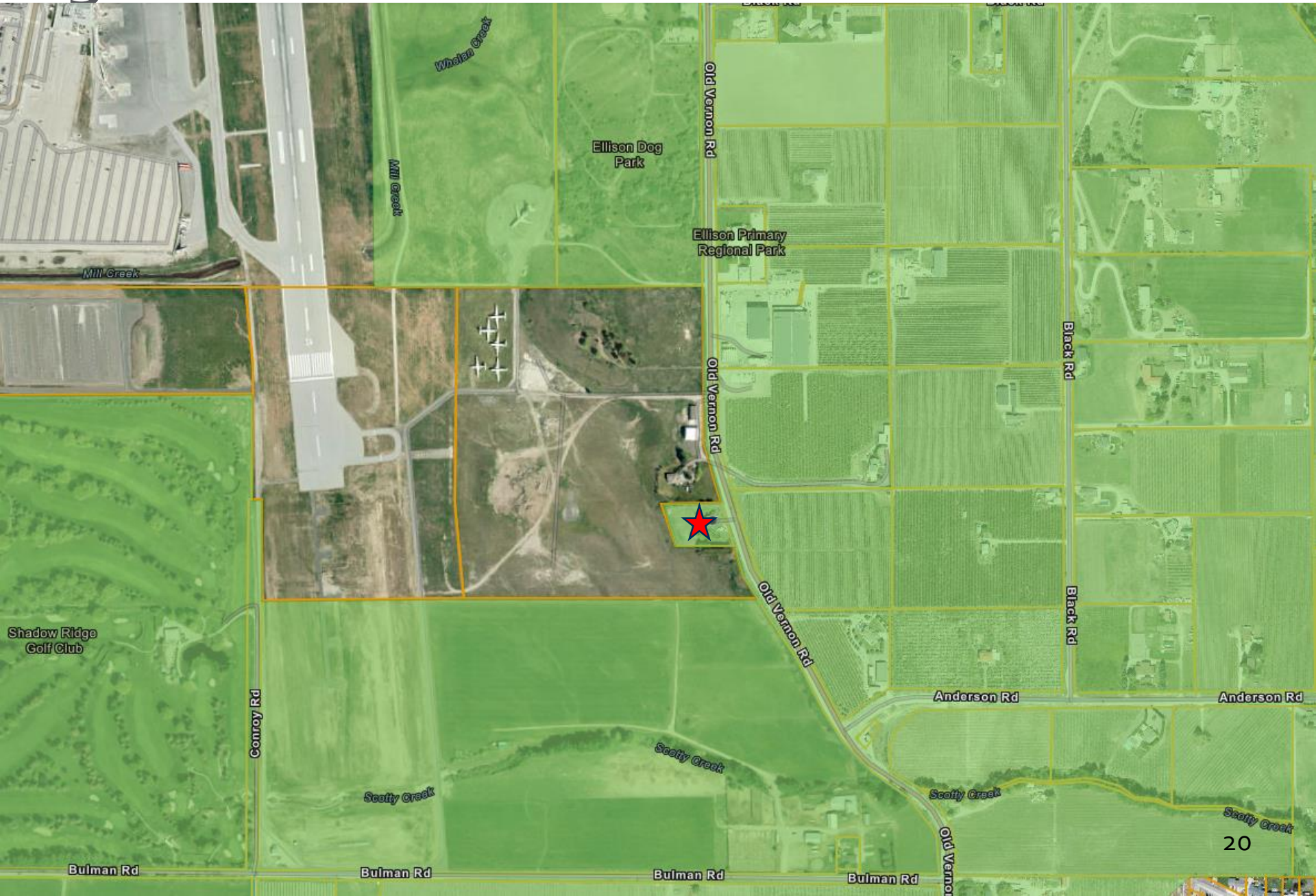
OCP Future Land Use / Zoning



Agricultural Land Reserve



Agricultural Land Reserve



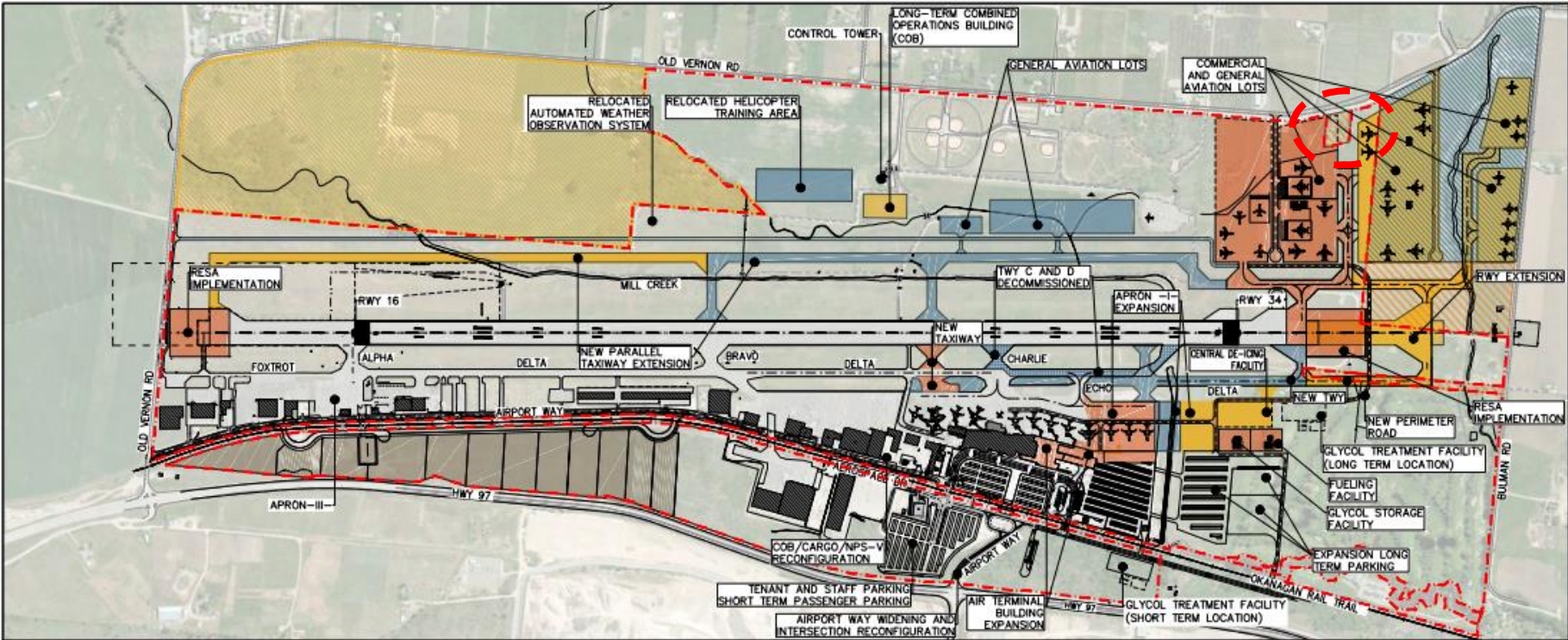
Aerial View



Project Details

- ▶ The City is proposing to exclude to the subject property from the ALR for future expansion to Airport Operations.
 - ▶ The subject property was identified in the *YLW Airport Master Plan 2045*;
 - ▶ The Future Land Use is Public Services/Utilities;
 - ▶ The surrounding area was excluded from the ALR in 2016.

YLW 2045 Airport Master Plan



LEGEND

	SHORT TERM 2016-2025		MEDIUM TERM 2026-2035		LONG TERM 2036-2045
	LAND ACQUISITION 2016-2025		LAND ACQUISITION 2026-2035		LAND ACQUISITION 2036-2045
	FUTURE GROUND SIDE COMMERCIAL		DECOMMISSIONING 2026-2035		
	AIRPORT BOUNDARY				

SCALE 1:10 000

 0 200 500m

ISSUE No	REV.	DATE (Y/M/D)	PURPOSE OF ISSUE	No	REVISION DESCRIPTION	DATE (Y/M/D)	*	**
4	00	2016-11-10	ISSUED FOR FINAL REPORT					

ISSUE REGISTER REVISION REGISTER * DESIGNED ** APPROVED

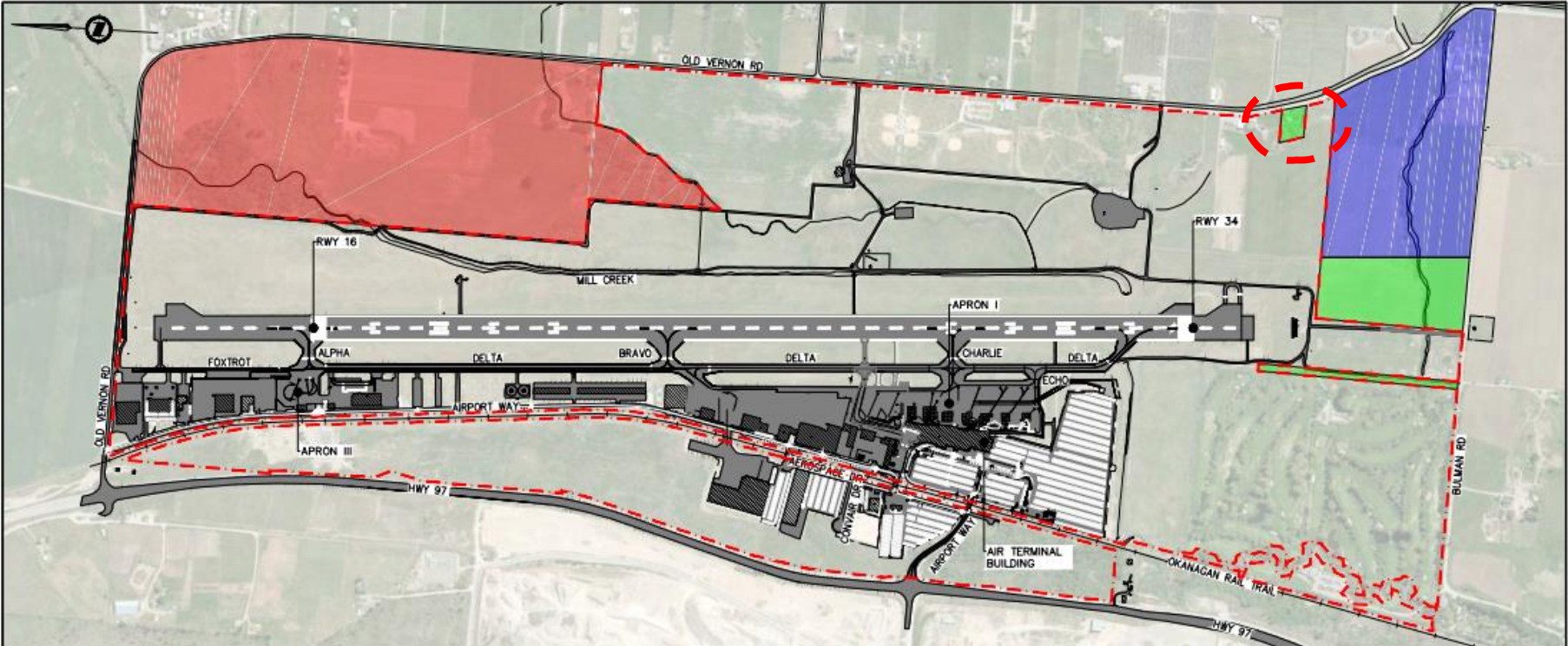
PROFESSIONAL SEAL

SNC-LAWALIN
 Airports & Aviation Group
 500-745 Thurlow Street, Vancouver British Columbia, Canada. V6E 1V8
 Tel: 604-662-3555

CLIENT

DESIGNED	PROJECT				
DRAWN	YLW MASTER PLAN				
CHECKED	TITLE				
APPROVED	MASTER PLAN RECOMMENDATION SUMMARY				
DATE	2016-07-21	PROJECT No	627320	SUBDIVISION	0000
SCALE	1:10 000	SUBJECT	40 DK	SERIAL	23
		REV.	00		

YLW 2045 Airport Master Plan



LEGEND

- BUILDING STRUCTURE
- AIRPORT BOUNDARY
- SHORT TERM
- MEDIUM TERM
- LONG TERM

SCALE 1:10 000
 0 200 500m

ISSUE No	REV.	DATE (Y/M/D)	PURPOSE OF ISSUE	No	REVISION DESCRIPTION	DATE
4	00	2016-11-10	ISSUED FOR FINAL REPORT			

ISSUE REGISTER

No	REVISION DESCRIPTION	DATE

REVISION REGISTER * DES

PROFESSIONAL SEAL

SNC-LAVALIN
 Airports & Aviation Group
 500-745 Thurlow Street, Vancouver British Columbia, Canada, V6E 1V8
 Tel: 604-662-3555

CLIENT



DESIGNED	
DRAWN	
CHECKED	
APPROVED	
DATE	2016-07-21
SCALE	1:10 000

PROJECT					
YLW MASTER PLAN					
TITLE					
FIGURE 74 FUTURE LAND REQUIREMENTS					
PROJECT No	SUBDIVISION	SUBJECT	SERIAL	REV.	
627320	0000	40/DK	0018	00	

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