

management of the current plantable areas. All disturbed area will be reclaimed to enable healthy and productive agriculture. In addition the extraction will not harm the existing farm operations.

The application meets the intent of the Agriculture Plan recommendations and Official Community Plan policies regarding non-farm uses.

Should the ALC approve the Non-Farm Use, the applicant will be required to obtain a Soil Permit from the City of Kelowna prior to removing/placing fill on the property.

4.0 Proposal

4.1 Project Description

The proposal includes soil removal of up to 25,000 cubic metres of aggregate soil from a 1.64 hectare area of the subject properties. In addition to the removal of aggregate soil is placement of up to 600 cubic metres of suitable soil on the property. This work would create an area suitable for a future wine production facility, vineyard access road and would increase the vineyard area by 700 square metres adjacent to the existing vineyard. The majority of the aggregate material removed from the site will be utilized for the Kelowna Integrated Water Project construction with a portion moved onsite. The fill being placed on the property would be suitable clean material from offsite and would improve land that is currently not suited for agricultural/vineyard production. This will increase the efficiency of existing adjacent planned vineyard row layout. The reclamation target is to return disturbed land (i.e. the extraction area) to the pre-disturbance land capability for agriculture.

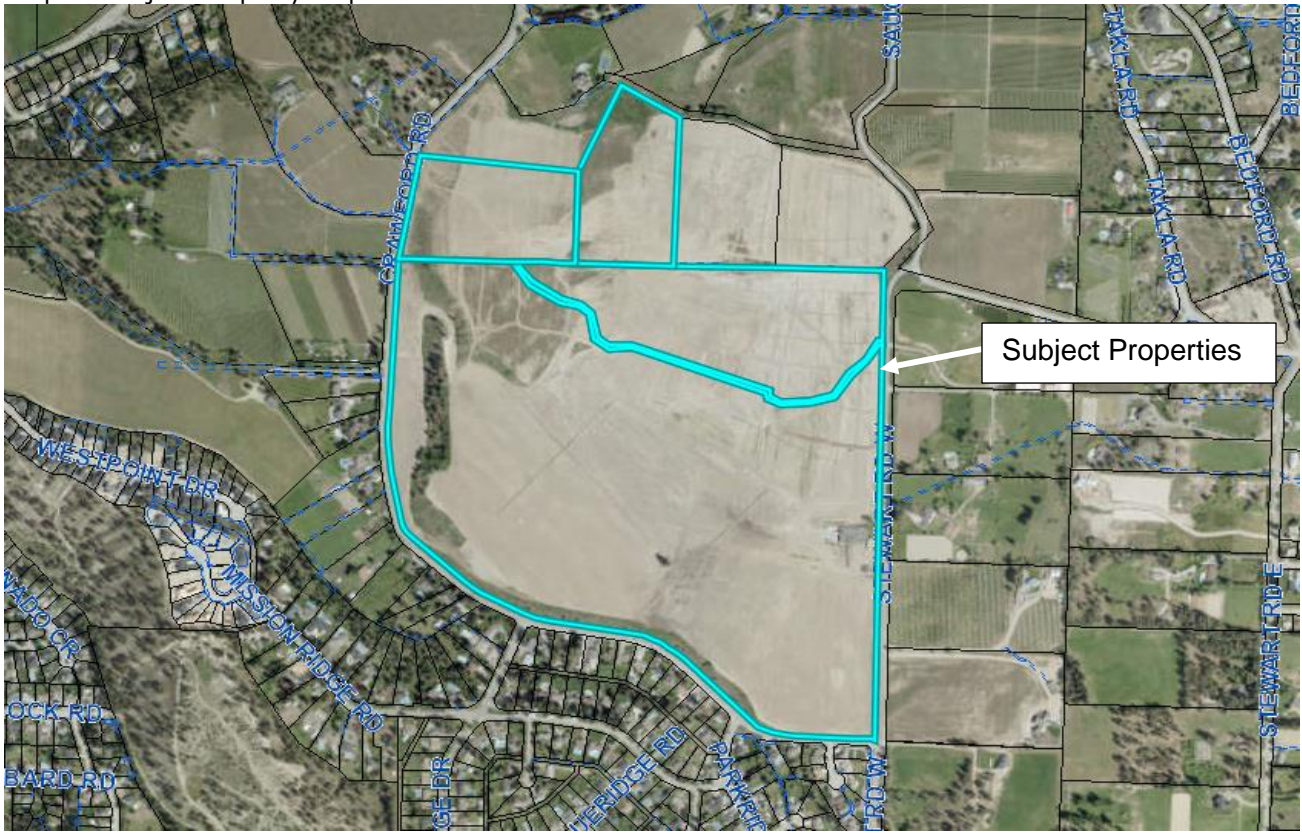
4.2 Site Context

The subject properties are located in the Southeast Kelowna Sector of the City and are within the ALR. The Future Land Use of the properties is Park/Resource Protection Area (REP). They are zoned A₁ – Agriculture 1 and outside of the Permanent Growth Boundary. The properties slopes downward from the southeast to the northwest.

Adjacent land uses are as follows:

Orientation	Zoning	ALR	Land Use
North	A ₁ - Agricultural	Yes	Agriculture
East	A ₁ - Agricultural	Yes	Agriculture / Rural Residential
South	RR ₃ – Rural Residential 3	No	Rural Residential
West	A ₁ - Agricultural	Yes	Agriculture / Rural Residential

Map 1 - Subject Property Map:



5.0 Current Development Policies

5.1 City of Kelowna Agriculture Plan (2017)

The Agricultural Plan recommends several bylaw and policy changes meant to address concern over the non-farm use of ALR land. Specifically, the following updates to the Official Community Plan and Development Application Procedure Bylaw updates are recommended by the plan:

1. Restrict non-farm uses that do not directly benefit agriculture. Only support non-farm uses in farm areas that have a direct and ongoing benefit to agriculture or meet essential requirements of municipal government.

5.2 Kelowna Official Community Plan (OCP)

Goals for a Sustainable Future

One of the main goals of the OCP is to: Enable healthy and productive agriculture. Promote healthy and productive agriculture through diverse strategies that protect farmlands and food production.

Agricultural Land Use Policies

Objective 5.33 Protect and enhance local agriculture Policy .1 - Protect Agricultural Land.

Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

Objective 5.33 Protect and enhance local agriculture Policy .6 - Non-Farm Uses.

Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:

- are consistent with the Zoning Bylaw and OCP;
- provide significant benefits to local agriculture;
- can be accommodated using existing municipal infrastructure;
- minimize impacts on productive agricultural lands;
- will not preclude future use of the lands for agriculture;
- will not harm adjacent farm operation

6.0 Technical Comments

Comments from referral agencies and departments are in Attachment A.

7.0 Application Chronology

Date of Application Received: January 23, 2019
Agricultural Advisory Committee n/a

Report prepared by: Sergio Sartori, Development Technician

Reviewed by: Laura Bentley, Community Planning Supervisor

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Technical Circulation Comments

Attachment B: Site Plan